

**立法會**  
**Legislative Council**

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From : Clerk to the Legislative Council

To : All Members of the Legislative Council

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**Council meeting of 7 November 2012**

**Amendments to motion on  
“Perfecting housing policy and resolving public housing need”**

Further to LC Paper No. CB(3) 79/12-13 issued on 26 October 2012, seven Members (Hon LEE Cheuk-yan, Hon LEUNG Che-cheung, Hon Gary FAN, Hon Michael TIEN, Ir Dr Hon LO Wai-kwok, Hon James TIEN and Dr Hon KWOK Ka-ki) have respectively given notices of their intention to move separate amendments to Hon WONG Kwok-hing’s motion on “Perfecting housing policy and resolving public housing need” scheduled for the Council meeting of 7 November 2012. As directed by the President, the respective amendments will be printed in the terms in which they were handed in on the Agenda of the Council.

2. The President will order a joint debate on the above motion and the amendments. To assist Members in debating the motion and amendments, I set out below the procedure to be followed during the debate:

- (a) the President calls upon Hon WONG Kwok-hing to speak and move his motion;
- (b) the President proposes the question on Hon WONG Kwok-hing’s motion;
- (c) the President calls upon the seven Members who intend to move amendments to speak in the following order but no amendment is to be moved at this stage:
  - (i) Hon LEE Cheuk-yan;
  - (ii) Hon LEUNG Che-cheung;

- (iii) Hon Gary FAN;
  - (iv) Hon Michael TIEN;
  - (v) Ir Dr Hon LO Wai-kwok;
  - (vi) Hon James TIEN; and
  - (vii) Dr Hon KWOK Ka-ki;
- (d) the President calls upon the designated public officer(s) to speak;
  - (e) the President invites other Members to speak;
  - (f) the President gives leave to Hon WONG Kwok-hing to speak for the second time on the amendments;
  - (g) the President calls upon the designated public officer(s) to speak again;
  - (h) in accordance with Rule 34(5) of the Rules of Procedure, the President has decided that he will call upon the seven Members to move their respective amendments in the order set out in paragraph (c) above. The President invites Hon LEE Cheuk-yan to move his amendment to the motion, and forthwith proposes and puts to vote the question on Hon LEE Cheuk-yan's amendment;
  - (i) after Hon LEE Cheuk-yan's amendment has been voted upon, the President deals with the other six amendments; and
  - (j) after all amendments have been dealt with, the President calls upon Hon WONG Kwok-hing to reply. Thereafter, the President puts to vote the question on Hon WONG Kwok-hing's motion, or his motion as amended, as the case may be.

3. For Members' ease of reference, the terms of the original motion and of the motion, if amended, are set out in the **Appendix**.

(Odelia LEUNG)  
for Clerk to the Legislative Council

Encl.

(Translation)

**Motion debate on  
“Perfecting housing policy and resolving public housing need”  
to be held at the Council meeting of 7 November 2012**

**1. Hon WONG Kwok-hing’s original motion**

That the Chief Executive pointed out during his election campaign that ‘housing tops the list of livelihood issues that are of public concern; it is also the bedrock of a stable society’; yet, since the new-term Government has taken office, property prices and rents in Hong Kong have been rising rather than declining, making it more difficult for people to acquire homes; besides, as the quantitative easing measures implemented by many countries have led to a huge influx of hot money, property prices in Hong Kong may become further out of tune with people’s incomes, making the housing problem more severe; in this connection, this Council urges the Government to expeditiously put forward effective measures focusing on planning for immediate, medium-term and long-term demands, so as to address people’s housing needs; the relevant measures should include:

- (a) to expeditiously formulate and announce Hong Kong’s long-term housing development strategy and the implementation timetable, so as to let members of the public know the future supply of public and private residential units and put their minds at ease;
- (b) to examine the Government’s existing land reserve, including the overall reserve of potential sites and disposed sites, and to expeditiously undertake planning for the construction of public and subsidized housing on lands suitable for residential purposes, with a view to increasing housing supply;
- (c) to explain to members of the public the land use status of the idle residential land lots in the land reserve, including those of the MTR Corporation Limited, the Urban Renewal Authority and the Government, and the relevant reasons, and to immediately launch long-term planning for the supply of residential land;
- (d) to expeditiously inform members of the public of the policy details, implementation particulars, arrangements and implementation timetable relating to ‘Hong Kong property for Hong Kong residents’;

- (e) to increase the annual public rental housing ('PRH') production to 30 000 units or more for accelerating the time for allocating units to the existing applicants on the Waiting List to two years, so as to meet grass-root people's demand for PRH;
- (f) to expedite the construction of youth hostel units for diverting the large number of young people currently waiting for PRH, and at the same time to review the Quota and Points System for non-elderly one-person applicants, so as to assist singletons with genuine housing difficulties in getting PRH allocation;
- (g) to introduce sandwich-class PRH units to enable those households and persons with incomes slightly above the PRH eligibility criteria but without the ability to enter the private market to apply for renting such units subject to certain conditions and time limits, so as to alleviate their rental pressure;
- (h) to review the allocation and eligibility criteria of PRH to encourage young family members to live with their elderly family members and to provide care for them;
- (i) to offer rent allowance to low-income persons, including expeditiously reviewing and increasing the rent allowance under the Comprehensive Social Security Assistance Scheme, providing rent allowance to eligible households waiting for PRH and offering a tax allowance to eligible households with no property for renting private residential units;
- (j) to study and introduce more measures to assist people in acquiring their homes, including enhancing the former Home Starter Loan Scheme and the Tenants Purchase Scheme, so as to enable more members of the public to acquire their own homes; and
- (k) to closely monitor the impacts of the economic environment and external factors, and introduce more adjustment measures whenever the hot money flows in and the property prices continue to rise, including increasing the effectiveness of the special stamp duty and revising the loan-to-value ratio for non-owner-occupied units, so as to avoid the formation of a property bubble.

## **2. Motion as amended by Hon LEE Cheuk-yan**

*That this Council considers that the enjoyment of a dignified living environment is a basic human right, and the Government's housing policy must ensure that people of different genders, ages, ethnicities, family*

*compositions, financial means or health conditions may all enjoy the right to proper accommodation, and since the right to accommodation does not necessarily have to be manifested in property ownership, the Government must at the same time ensure that people renting flats may also enjoy the right to dignified and proper accommodation; given that* the Chief Executive pointed out during his election campaign that ‘housing tops the list of livelihood issues that are of public concern; it is also the bedrock of a stable society’; yet, since the new-term Government has taken office, property prices and rents in Hong Kong have been rising rather than declining, making it more difficult for people to acquire homes; besides, as the quantitative easing measures implemented by many countries have led to a huge influx of hot money, property prices in Hong Kong may become further out of tune with people’s incomes, making the housing problem more severe; ~~in this connection,~~ this Council urges the Government to expeditiously put forward effective measures focusing on planning for immediate, medium-term and long-term demands, so as to address people’s housing needs; the relevant measures should include:

- (a) to expeditiously formulate and announce Hong Kong’s long-term housing development strategy and the implementation timetable, so as to let members of the public know the future supply of public and private residential units and put their minds at ease;
- (b) to examine the Government’s existing land reserve, including the overall reserve of potential sites and disposed sites, and to expeditiously undertake planning for the construction of public and subsidized housing on lands suitable for residential purposes, with a view to increasing housing supply;
- (c) to explain to members of the public the land use status of the idle residential land lots in the land reserve, including those of the MTR Corporation Limited, the Urban Renewal Authority and the Government, and the relevant reasons, and to immediately launch long-term planning for the supply of residential land;
- (d) to expeditiously inform members of the public of the policy details, implementation particulars, arrangements and implementation timetable relating to ‘Hong Kong property for Hong Kong residents’;
- (e) to increase the annual public rental housing (‘PRH’) production to 30 000 units or more for accelerating the time for allocating units to the existing applicants on the Waiting List to two years, so as to meet grass-root people’s demand for PRH;
- (f) to expedite the construction of youth hostel units for diverting the large number of young people currently waiting for PRH, and at the same

time to review the Quota and Points System for non-elderly one-person applicants, so as to assist singletons with genuine housing difficulties in getting PRH allocation;

- (g) to introduce sandwich-class PRH units to enable those households and persons with incomes slightly above the PRH eligibility criteria but without the ability to enter the private market to apply for renting such units subject to certain conditions and time limits, so as to alleviate their rental pressure;
- (h) to review the allocation and eligibility criteria of PRH to encourage young family members to live with their elderly family members and to provide care for them;
- (i) to offer rent allowance to low-income persons, including expeditiously reviewing and increasing the rent allowance under the Comprehensive Social Security Assistance Scheme, providing rent allowance to eligible households waiting for PRH and offering a tax allowance to eligible households with no property for renting private residential units;
- (j) *to reinstate rent control for preventing landlords from increasing rents drastically and terminating tenancy agreements arbitrarily, so as to protect the rights and interests of private housing tenants;*
- (k) *to immediately crack down on residential units which pose immediate structural, fire or hygiene hazards, and properly rehouse affected households;*
- ~~(j)~~(l) to study and introduce more measures to assist people in acquiring their homes, including enhancing the former Home Starter Loan Scheme and the Tenants Purchase Scheme, so as to enable more members of the public to acquire their own homes; and
- ~~(k)~~(m) to closely monitor the impacts of the economic environment and external factors, and introduce more adjustment measures whenever the hot money flows in and the property prices continue to rise, including increasing the effectiveness of the special stamp duty and revising the loan-to-value ratio for non-owner-occupied units, so as to avoid the formation of a property bubble.

Note: Hon LEE Cheuk-yan's amendment is marked in *bold and italic type* or with deletion line.

### 3. Motion as amended by Hon LEUNG Che-cheung

That, *given that* the Chief Executive pointed out during his election campaign that ‘housing tops the list of livelihood issues that are of public concern; it is also the bedrock of a stable society’; yet, since the new-term Government has taken office, property prices and rents in Hong Kong have been rising rather than declining, making it more difficult for people to acquire homes; besides, as the quantitative easing measures implemented by many countries have led to a huge influx of hot money, property prices in Hong Kong may become further out of tune with people’s incomes, making the housing problem more severe; ~~in this connection~~, this Council urges the Government to expeditiously put forward effective measures focusing on planning for immediate, medium-term and long-term demands, so as to address people’s housing needs; the relevant measures should include:

- (a) to expeditiously formulate and announce Hong Kong’s long-term housing development strategy and the implementation timetable, so as to let members of the public know the future supply of public and private residential units and put their minds at ease;
- (b) to *expeditiously roll out those land development plans the consultation procedures of which have been completed, and* examine the Government’s existing land reserve, including the overall reserve of potential sites and disposed sites, and to expeditiously undertake planning for the construction of *private residential flats as well as* public and subsidized housing on lands suitable for residential purposes, with a view to increasing housing supply;
- (c) to explain to members of the public the land use status of the idle residential land lots in the land reserve, including those of the MTR Corporation Limited, the Urban Renewal Authority and the Government, and the relevant reasons, and to immediately launch long-term planning for the supply of residential land;
- (d) to expeditiously inform members of the public of the policy details, implementation particulars, arrangements and implementation timetable relating to ‘Hong Kong property for Hong Kong residents’;
- (e) to increase the annual public rental housing (‘PRH’) production to 30 000 units or more for accelerating the time for allocating units to the existing applicants on the Waiting List to two years, so as to meet grass-root people’s demand for PRH;

- (f) to expedite the construction of youth hostel units for diverting the large number of young people currently waiting for PRH, and at the same time to review the Quota and Points System for non-elderly one-person applicants, so as to assist singletons with genuine housing difficulties in getting PRH allocation;
- (g) to introduce sandwich-class PRH units to enable those households and persons with incomes slightly above the PRH eligibility criteria but without the ability to enter the private market to apply for renting such units subject to certain conditions and time limits, so as to alleviate their rental pressure;
- (h) to review the allocation and eligibility criteria of PRH to encourage young family members to live with their elderly family members and to provide care for them;
- (i) to offer rent allowance to low-income persons, including expeditiously reviewing and increasing the rent allowance under the Comprehensive Social Security Assistance Scheme, providing rent allowance to eligible households waiting for PRH and offering a tax allowance to eligible ~~households~~ *taxpayers* with no property for renting private residential units;
- (j) to study and introduce more measures to assist people in acquiring their homes, including *expediting the implementation of the New Home Ownership Scheme with an increased number of units being put on sale annually, reintroducing the Sandwich Class Housing Scheme, and* enhancing the former Home Starter Loan Scheme and the Tenants Purchase Scheme, so as to enable more members of the public to acquire their own homes; ~~and~~
- (k) *to increase the number of units for allocation under the Territory-wide Overcrowding Relief Exercise and the Living Space Improvement Transfer Scheme, so as to enable more households to improve their living environment; and*
- ~~(k)~~(l) to closely monitor the impacts of the economic environment and external factors, and introduce more adjustment measures whenever the hot money flows in and the property prices continue to rise, including increasing the effectiveness of the special stamp duty *and the Buyer's Stamp Duty when necessary* and revising the loan-to-value ratio for non-owner-occupied units, so as to avoid the formation of a property bubble.



Note: Hon LEUNG Che-cheung's amendment is marked in *bold and italic type* or with deletion line.

#### **4. Motion as amended by Hon Gary FAN**

That, *given the gravity of Hong Kong's housing problem*, the Chief Executive *therefore* pointed out during his election campaign that 'housing tops the list of livelihood issues that are of public concern; it is also the bedrock of a stable society'; yet, since the new-term Government has taken office, property prices and rents in Hong Kong have been rising rather than declining, making it more difficult for people to acquire homes; besides, as the quantitative easing measures implemented by many countries have led to a huge influx of hot money, property prices in Hong Kong may become further out of tune with people's incomes, making the housing problem more severe; in this connection, this Council urges the Government to expeditiously put forward effective measures focusing on planning for immediate, medium-term and long-term demands, so as to address people's housing needs; the relevant measures should include:

- (a) to expeditiously formulate and announce Hong Kong's long-term housing development strategy and the implementation timetable, so as to let members of the public know the future supply of public and private residential units and put their minds at ease;
- (b) to ~~examine~~ *avoid using private land acquisition as a means to increase the supply of residential lands, and give priority to using* the Government's existing land reserve, including the overall reserve of potential sites and disposed sites, and to expeditiously undertake planning for the construction of public and subsidized housing on lands suitable for residential purposes, with a view to increasing housing supply;
- (c) to explain to members of the public the land use status of the idle residential land lots in the land reserve, including those of the MTR Corporation Limited, the Urban Renewal Authority and the Government, and the relevant reasons, and to immediately launch long-term planning for the supply of residential land;
- (d) to expeditiously inform members of the public of the policy details, implementation particulars, arrangements and implementation timetable relating to 'Hong Kong property for Hong Kong residents';
- (e) to increase the annual public rental housing ('PRH') production to 30 000 units or more for accelerating the time for allocating units to the

existing applicants on the Waiting List to two years, so as to meet grass-root people's demand for PRH;

- (f) to expedite the construction of youth hostel units for diverting the large number of young people currently waiting for PRH, and at the same time to ~~review~~ **abolish** the Quota and Points System for non-elderly one-person applicants, so as to ~~assist~~ **give fair treatment to** singletons with genuine housing difficulties in getting PRH allocation;
- (g) to introduce sandwich-class PRH units to enable those households and persons with incomes slightly above the PRH eligibility criteria but without the ability to enter the private market to apply for renting such units subject to certain conditions and time limits, so as to alleviate their rental pressure;
- (h) to review the allocation and eligibility criteria of PRH to encourage young family members to live with their elderly family members and to provide care for them;
- (i) to offer rent allowance to low-income persons, including expeditiously reviewing and increasing the rent allowance under the Comprehensive Social Security Assistance Scheme, providing rent allowance to eligible households waiting for PRH and offering a tax allowance to eligible households with no property for renting private residential units;
- (j) to study and introduce more measures to assist people in acquiring their homes, including enhancing the former Home Starter Loan Scheme and the Tenants Purchase Scheme, so as to enable more members of the public to acquire their own homes; and
- (k) to closely monitor the impacts of the economic environment and external factors, and introduce more adjustment measures whenever the hot money flows in and the property prices continue to rise, including increasing the effectiveness of the special stamp duty and revising the loan-to-value ratio for non-owner-occupied units, so as to avoid the formation of a property bubble.

Note: Hon Gary FAN's amendment is marked in ***bold and italic type*** or with deletion line.

## **5. Motion as amended by Hon Michael TIEN**

That, ***given that*** the Chief Executive pointed out during his election campaign that 'housing tops the list of livelihood issues that are of public concern; it is

also the bedrock of a stable society’; yet, since the new-term Government has taken office, property prices and rents in Hong Kong have been rising rather than declining, making it more difficult for people to acquire homes; besides, as the quantitative easing measures implemented by many countries have led to a huge influx of hot money, property prices in Hong Kong may become further out of tune with people’s incomes, making the housing problem more severe; ~~in this connection~~, this Council urges the Government to expeditiously put forward effective measures focusing on planning for immediate, medium-term and long-term demands, so as to address people’s housing needs; the relevant measures should include:

- (a) to expeditiously formulate and announce Hong Kong’s long-term housing development strategy and the implementation timetable, so as to let members of the public know the future supply of public and private residential units and put their minds at ease;
- (b) to examine the Government’s existing land reserve, including the overall reserve of potential sites and disposed sites, and to expeditiously undertake planning for the construction of public and subsidized housing on lands suitable for residential purposes, with a view to increasing housing supply;
- (c) to explain to members of the public the land use status of the idle residential land lots in the land reserve, including those of the MTR Corporation Limited, the Urban Renewal Authority and the Government, and the relevant reasons, and to immediately launch long-term planning for the supply of residential land;
- (d) to expeditiously inform members of the public of the policy details, implementation particulars, arrangements and implementation timetable relating to ‘Hong Kong property for Hong Kong residents’, *and to consider adding provisions relating to first-time home acquisition*;
- (e) to increase the ~~annual public rental housing (‘PRH’) production to~~ *land supply for public rental housing (‘PRH’) construction in order to achieve an annual production of* 30 000 units or more for accelerating the time for allocating units to the existing applicants on the Waiting List to two years, so as to meet grass-root people’s demand for PRH;
- (f) to expedite the construction of youth hostel units for diverting the large number of young people currently waiting for PRH, and at the same time to review the Quota and Points System for non-elderly one-person applicants, so as to assist singletons with genuine housing difficulties in getting PRH allocation;

- ~~(g)~~ — to introduce sandwich class PRH units to enable those households and persons with incomes slightly above the PRH eligibility criteria but without the ability to enter the private market to apply for renting such units subject to certain conditions and time limits, so as to alleviate their rental pressure;
- ~~(h)~~**(g)** to review the allocation and eligibility criteria of PRH to encourage young family members to live with their elderly family members and to provide care for them;
- ~~(i)~~ — to offer rent allowance to low income persons, including expeditiously reviewing and increasing the rent allowance under the Comprehensive Social Security Assistance Scheme, providing rent allowance to eligible households waiting for PRH and offering a tax allowance to eligible households with no property for renting private residential units;
- ~~(j)~~**(h)** to study and introduce more measures to assist people in acquiring their homes, including enhancing the former Home Starter Loan Scheme and the Tenants Purchase Scheme, so as to enable more members of the public to acquire their own homes; and
- ~~(k)~~**(i)** to closely monitor the impacts of the economic environment and external factors, and introduce more adjustment measures whenever the hot money flows in and the property prices continue to rise, including increasing the effectiveness of the special stamp duty and revising the loan-to-value ratio for non-owner-occupied units, so as to avoid the formation of a property bubble.

Note: Hon Michael TIEN's amendment is marked in *bold and italic type* or with deletion line.

## **6. Motion as amended by Ir Dr Hon LO Wai-kwok**

That, *given that* the Chief Executive pointed out during his election campaign that 'housing tops the list of livelihood issues that are of public concern; it is also the bedrock of a stable society'; yet, since the new-term Government has taken office, property prices and rents in Hong Kong have been rising rather than declining, making it more difficult for people to acquire homes; besides, as the quantitative easing measures implemented by many countries have led to a huge influx of hot money, property prices in Hong Kong may become further out of tune with people's incomes, making the housing problem more severe; ~~in this connection~~, this Council urges the Government to expeditiously put forward effective measures focusing on planning for immediate, medium-term and

long-term demands, so as to address people's housing needs; the relevant measures should include:

- (a) to expeditiously formulate and announce Hong Kong's long-term housing development strategy and the implementation timetable, so as to let members of the public know the future supply of public and private residential units and put their minds at ease;
- (b) to examine the Government's existing land reserve, including the overall reserve of potential sites and disposed sites, and to expeditiously undertake planning for the construction of public and subsidized housing on lands suitable for residential purposes, with a view to increasing housing supply;
- (c) to explain to members of the public the land use status of the idle residential land lots in the land reserve, including those of the MTR Corporation Limited, the Urban Renewal Authority and the Government, and the relevant reasons, and to immediately launch long-term planning for the supply of residential land;
- (d) ~~to expeditiously inform members of the public of the policy details, implementation particulars, arrangements and implementation timetable relating to 'Hong Kong property for Hong Kong residents' as the Government has earlier announced the levying of a 15% additional Buyer's Stamp Duty on non-local buyers, which increases non-local buyers' property purchase costs and may create an effect similar to that of the 'Hong Kong property for Hong Kong residents' policy, to carefully consider and explain to the public the policy details of 'Hong Kong property for Hong Kong residents' as soon as possible;~~
- (e) to increase the annual public rental housing ('PRH') production ~~to 30 000 units or more for accelerating the time for allocating units to the existing applicants on the Waiting List to two years~~ **for gradually shortening the waiting time of family applicants and non-elderly one-person applicants over the age of 35 to two years**, so as to meet grass-root people's demand for PRH;
- (f) to expedite the construction of youth hostel units for diverting the large number of young people currently waiting for PRH, ~~and at the same time to review the Quota and Points System for non-elderly one-person applicants, so as to assist singletons with genuine housing difficulties in getting PRH allocation;~~ **to provide needy young people with youth hostel units on a rental basis for helping them to save money for home purchase; and to specify a maximum rental period for such units to increase their turnover;**

- (g) ~~to introduce sandwich-class PRH units to enable those households and persons with incomes slightly above the PRH eligibility criteria but without the ability to enter the private market to apply for renting such units subject to certain conditions and time limits, so as to alleviate their rental pressure~~ *relax the asset limits for Home Ownership Scheme ('HOS') applicants to benefit more people and make them eligible for purchasing HOS flats, so as to resolve the housing problem;*
- (h) to review the allocation and eligibility criteria of PRH to encourage young family members to live with their elderly family members and to provide care for them;
- ~~(i) to offer rent allowance to low income persons, including expeditiously reviewing and increasing the rent allowance under the Comprehensive Social Security Assistance Scheme, providing rent allowance to eligible households waiting for PRH and offering a tax allowance to eligible households with no property for renting private residential units;~~
- ~~(j)(i)~~ to study and introduce more measures to assist people in acquiring their homes, including enhancing the former Home Starter Loan Scheme and the Tenants Purchase Scheme, so as to enable more members of the public to acquire their own homes; and
- ~~(k)(j)~~ to closely monitor the impacts of the economic environment and external factors, ~~and introduce more adjustment measures whenever the hot money flows in and the property prices continue to rise, including increasing the effectiveness of the special stamp duty and revising the loan to value ratio for non-owner occupied units, so as to avoid the formation of a property bubble~~ *as well as the impacts of the two stamp duty measures introduced earlier on employment, the market situation and the supply of housing, and to adjust the strength of its efforts in suppressing the property market having regard to the circumstances, so as to avoid repeating the past mistake of the policy of '85 000 units'.*

Note: Ir Dr Hon LO Wai-kwok's amendment is marked in *bold and italic type* or with deletion line.

## **7. Motion as amended by Hon James TIEN**

That *in recent years, the society has been increasingly vocal in requesting the Government to show concern over soaring property prices, and* the Chief Executive pointed out during his election campaign that 'housing tops the list of livelihood issues that are of public concern; it is also the bedrock of a stable

society'; yet, since the new-term Government has taken office, property prices and rents in Hong Kong have been rising rather than declining, making it more difficult for people to acquire homes; besides, as the quantitative easing measures implemented by many countries have led to a huge influx of hot money, property prices in Hong Kong may become further out of tune with people's incomes, making the housing problem more severe; ***notwithstanding the Government's recent introduction of two measures in an attempt to cool down the property market, the fundamental factor of insufficient land supply is not touched upon, and therefore the measures can at most treat the symptoms only, and in the long run will not be conducive to the healthy development of the property market;*** in this connection, this Council urges the Government to expeditiously put forward effective measures focusing on planning ***and actions*** for immediate, medium-term and long-term ***land supply and*** demands, so as to address people's housing needs; the relevant measures should include:

- (a) ***to properly build an overall land reserve and launch long-term land supply planning, so as to meet Hong Kong's short-, medium- and long-term demand for land; in the short term, to further streamline land grant procedures, promptly release idle land lots and allow the direct conversion of industrial buildings into residential buildings after paying land premiums, etc.; and in the medium term and long term, to expedite the identification of land lots for building new development areas, optimize the use of rock caverns to vacate more land for residential development, and carry out reclamation on an appropriate scale at suitable sites outside the Victoria Harbour, etc.;***
- (a)(b) to expeditiously formulate and announce Hong Kong's long-term housing development strategy and the implementation timetable, so as to let members of the public know the future supply of public and private residential units and put their minds at ease;
- (b)(c) to examine the Government's existing land reserve, including the overall reserve of potential sites and disposed sites, and to expeditiously undertake planning for the construction of ***various types of residential units, including*** public and subsidized housing on lands suitable for residential purposes, with a view to increasing housing supply;
- (e)(d) to explain to members of the public the land use status of the idle residential land lots in the land reserve, including those of the MTR Corporation Limited, the Urban Renewal Authority and the Government, and the relevant reasons, and to immediately launch long-term planning for the supply of residential land;

- (d)(e) to expeditiously inform members of the public of the policy details, implementation particulars, arrangements and implementation timetable relating to ‘Hong Kong property for Hong Kong residents’; **and to make an annual allocation of land for constructing 12 000 flats with limited floor areas for Hong Kong residents who are first-time home buyers, so as to meet people’s demand for ‘boarding the train’;**
- (e)(f) to increase the annual public rental housing (‘PRH’) production to 30 000 units or more for accelerating the time for allocating units to the existing applicants on the Waiting List to two years, so as to meet grass-root people’s demand for PRH;
- (f)(g) to expedite the construction of youth hostel units for diverting the large number of young people currently waiting for PRH, and at the same time to review the Quota and Points System for non-elderly one-person applicants, so as to assist singletons with genuine housing difficulties in getting PRH allocation;
- (g)(h) to introduce sandwich-class PRH units to enable those households and persons with incomes slightly above the PRH eligibility criteria but without the ability to enter the private market to apply for renting such units subject to certain conditions and time limits, so as to alleviate their rental pressure;
- (h)(i) to review the allocation and eligibility criteria of PRH to encourage young family members to live with their elderly family members and to provide care for them;
- (i)(j) to ~~offer~~ **conduct studies on offering** rent allowance to low-income persons, including expeditiously reviewing and increasing the rent allowance under the Comprehensive Social Security Assistance Scheme, **and** providing rent allowance to eligible households waiting for PRH ~~and offering~~; **and to offer** a tax allowance to eligible households with no property for renting private residential units;
- (j)(k) to study and introduce more measures to assist people in acquiring their homes, including enhancing the former Home Starter Loan Scheme and the Tenants Purchase Scheme, so as to enable more members of the public to acquire their own homes; and
- (k)(l) to closely monitor the impacts of the economic environment and external factors, and introduce more adjustment measures whenever the hot money flows in and the property prices continue to rise, including increasing the effectiveness of the special stamp duty and revising the



loan-to-value ratio for non-owner-occupied units, so as to avoid the formation of a property bubble.

Note: Hon James TIEN's amendment is marked in ***bold and italic type*** or with deletion line.

## **8. Motion as amended by Dr Hon KWOK Ka-ki**

That, *as the Special Administrative Region Government's long-standing neglect of the society's aspirations for housing supply has caused property prices to hit record high time and again in recent years, with property prices having risen to about 10 times the median annual household income, a level markedly higher than the average of 7.7 times in the past 20 years, and that the general public find it difficult to acquire homes and many grassroots can only live in 'sub-divided units' and 'caged homes', the Government is duty-bound to solve the problems; although* the Chief Executive pointed out during his election campaign that 'housing tops the list of livelihood issues that are of public concern; it is also the bedrock of a stable society'; ~~yet,~~ *yet* since the new-term Government has taken office, property prices and rents in Hong Kong have been rising rather than declining, making it more difficult for people to acquire homes; besides, as the quantitative easing measures implemented by many countries have led to a huge influx of hot money, property prices in Hong Kong may become further out of tune with people's incomes, making the housing problem more severe; in this connection, this Council urges the Government to expeditiously put forward effective measures focusing on planning for immediate, medium-term and long-term demands, so as to address people's housing needs; the relevant measures should include:

- (a) to expeditiously formulate and announce Hong Kong's long-term housing development strategy and the implementation timetable, so as to let members of the public know the future supply of public and private residential units and put their minds at ease;
- (b) to examine the Government's existing land reserve, including the overall reserve of potential sites and disposed sites, and to expeditiously undertake planning for the construction of public and subsidized housing on lands suitable for residential purposes, with a view to increasing housing supply;
- (c) to explain to members of the public the ***total area and*** land use status of the idle residential land lots in the land reserve, including those of the MTR Corporation Limited, the Urban Renewal Authority and the Government ***as well as the idle government land which is zoned***

*'undetermined'*, and the relevant reasons, and to immediately launch long-term planning for the supply of residential land;

- (d) to expeditiously inform members of the public of the policy details, implementation particulars, arrangements and implementation timetable relating to 'Hong Kong property for Hong Kong residents';
- (e) to increase the annual public rental housing ('PRH') production to 30 000 units or more for accelerating the time for allocating units to the existing applicants on the Waiting List to two years, so as to meet grass-root people's demand for PRH, *especially people who are now living in illegal 'sub-divided units' and 'sub-divided industrial building units'*;
- (f) *to strive for the annual provision of at least 5 000 completed Home Ownership Scheme ('HOS') flats no later than 2016, and increase supply in the light of actual market demands; before the completion of HOS flats, to also conduct the pre-sale of uncompleted HOS flats; and, while increasing supply, to review the pricing mechanism for HOS flats, and prudently set the prices of HOS flats having regard to factors such as the financial condition of the Hong Kong Housing Authority, people's affordability and the flexibility of the secondary HOS market;*
- (~~f~~)(g) to expedite the construction of youth hostel units for diverting the large number of young people currently waiting for PRH, and at the same time to review the Quota and Points System for non-elderly one-person applicants, so as to assist singletons with genuine housing difficulties in getting PRH allocation;
- (~~g~~)(h) to introduce sandwich-class PRH units to enable those households and persons with incomes slightly above the PRH eligibility criteria but without the ability to enter the private market to apply for renting such units subject to certain conditions and time limits, so as to alleviate their rental pressure;
- (~~h~~)(i) to review the allocation and eligibility criteria of PRH to encourage young family members to live with their elderly family members and to provide care for them;
- (~~i~~)(j) to offer rent allowance to low-income persons, including expeditiously reviewing and increasing the rent allowance under the Comprehensive Social Security Assistance Scheme, providing rent allowance to eligible households waiting for PRH and offering a tax allowance to eligible households with no property for renting private residential units;

(j)(k) to study and introduce more measures to assist people in acquiring their homes, ~~including enhancing~~ ***such as the Tenants Purchase Scheme, but before there is an adequate supply of residential units, refrain from rashly reinstating*** the former Home Starter Loan Scheme ~~and the Tenants Purchase Scheme, so as to enable more members of the public to acquire their own homes,~~ ***so as to prevent more people from falling into the plight of negative equity;*** and

(k)(l) to closely monitor the impacts of the economic environment and external factors, and introduce more adjustment measures whenever the hot money flows in and the property prices continue to rise, including increasing the effectiveness of the special stamp duty and revising the loan-to-value ratio for non-owner-occupied units, so as to avoid the formation of a property bubble.

Note: Dr Hon KWOK Ka-ki's amendment is marked in ***bold and italic type*** or with deletion line.