

立法會
Legislative Council

LC Paper No. CB(3) 79/12-13

Ref : CB(3)/M/MM

Tel : 3919 3300

Date : 26 October 2012

From : Clerk to the Legislative Council

To : All Members of the Legislative Council

Council meeting of 7 November 2012

**Motion on
“Perfecting housing policy and resolving public housing need”**

Hon WONG Kwok-hing has given notice to move the attached motion on “Perfecting housing policy and resolving public housing need” at the Council meeting of 7 November 2012. The President has directed that “it be printed in the terms in which it was handed in” on the Agenda of the Council.

(Odelia LEUNG)
for Clerk to the Legislative Council

Encl.

(Translation)

**Motion on
“Perfecting housing policy and resolving public housing need”
to be moved by Hon WONG Kwok-hing
at the Council meeting of 7 November 2012**

Wording of the 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.