

立法會
Legislative Council

LC Paper No. CB(1)918/12-13
(These minutes have been seen
by the Administration)

Ref : CB1/PS/3/12/1

Panel on Housing

Subcommittee on the Long Term Housing Strategy

Minutes of the meeting
held on Wednesday, 30 January 2013, at 8:30 am
in Conference Room 3 of the Legislative Council Complex

Members present : Hon WONG Kwok-hing, MH (Chairman)
Hon Tony TSE Wai-chuen (Deputy Chairman)
Hon LEE Cheuk-yan
Hon James TO Kun-sun
Hon Frederick FUNG Kin-kee, SBS, JP
Hon Vincent FANG Kang, SBS, JP
Dr Hon LAM Tai-fai, SBS, JP
Hon IP Kwok-him, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Alan LEONG Kah-kit, SC
Hon LEUNG Kwok-hung
Hon WONG Yuk-man
Hon WU Chi-wai, MH
Hon LEUNG Che-cheung, BBS, MH, JP
Hon Alice MAK Mei-kuen, JP
Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung
Dr Hon Fernando CHEUNG Chiu-hung
Ir Dr Hon LO Wai-kwok, BBS, MH, JP
Hon Christopher CHUNG Shu-kun, BBS, MH, JP

Member attending : Hon LEUNG Yiu-chung

Members absent : Hon Abraham SHEK Lai-him, SBS, JP
Hon Michael TIEN Puk-sun, BBS, JP

Public Officers attending : **For item II**

Professor Anthony CHEUNG, GBS, JP
Secretary for Transport and Housing

Mr D W PESCOD, JP
Permanent Secretary for Transport and Housing
(Housing)

Miss Agnes WONG, JP
Deputy Secretary for Transport and Housing (Housing)

For item III

Professor Anthony CHEUNG, GBS, JP
Secretary for Transport and Housing

Mr D W PESCOD, JP
Permanent Secretary for Transport and Housing
(Housing)

Miss Agnes WONG, JP
Deputy Secretary for Transport and Housing (Housing)

Mr Thomas CHAN, JP
Deputy Secretary for Development
(Planning & Lands)¹

Clerk in attendance : Ms Miranda HON
Chief Council Secretary (1)¹

Staff in attendance : Miss Lilian MOK
Council Secretary (1)¹

Miss Mandy POON
Legislative Assistant (1)¹

Action

I. Confirmation of minutes

(LC Paper No. CB(1)467/12-13 — Minutes of the meeting held on 18 December 2012)

The minutes of the meeting held on 18 December 2012 were confirmed.

II. Latest progress in reviewing the Long Term Housing Strategy

(LC Paper No. CB(1)489/12-13(01) — Administration's paper on "Latest progress in reviewing the Long Term Housing Strategy")

III. Administration's response to the motion on "Perfecting housing policy and resolving public housing need" passed at the Council meeting of 7 November 2012

(LC Paper No. CB(1)489/12-13(02) — Administration's paper on "Legislative Council meeting on 7 November 2012: Motion on 'Perfecting housing policy and resolving public housing need' — Progress Report")

2. The Chairman proposed and members agreed to combine the discussion of agenda items II and III as both of them were related to housing policies and development in Hong Kong.

3. The Subcommittee deliberated (index of proceedings attached at the **Annex**).

Admin 4. The Subcommittee requested the Administration to provide the following information for member's reference –

(a) detailed information on the different schemes operated by the Housing Authority ("HA") which gave priority to the elderly in the allocation of public rental housing ("PRH") units;

(b) how HA would enhance the Harmonious Families Priority Scheme to expedite the allocation of PRH units which suited the choice of

Action

district of younger Waiting List applicants who wanted to take care of their elderly parents or dependents;

- (c) the current number of non-elderly one-person applicants on the Waiting List and an analysis of their background, including the number of those who were living in PRH;
- (d) a paper to introduce HA's policy on the allocation standards for flats of different sizes and designs, and the basis for determining the average living space per PRH tenant (in terms of the internal floor area of a PRH unit), as well as how HA forecasted the demand for flats of different sizes and designs; and
- (e) regarding recreation sites such as those in Yuen Long and Tai Mei Tuk which normally had a plot ratio of 0.2, whether the Administration would consider relaxing their plot ratio so as to facilitate the development of such sites for residential use.

IV. Item(s) for discussion at next meeting

(LC Paper No. CB(1)489/12-13(03) — List of proposed items for discussion)

- 5. The Chairman said that he would hold an informal meeting with the Secretary for Transport and Housing and the Secretary for Development to discuss the Subcommittee's work plan and the items to be discussed at future meetings. Members noted.
- 6. The Subcommittee agreed that the next meeting would be held on Wednesday, 27 February 2013, at 8:30 am.

V. Any other business

- 7. There being no other business, the meeting ended at 10:30 am.

Panel on Housing

Subcommittee on the Long Term Housing Strategy

**Proceedings of the meeting
on Wednesday, 30 January 2013, at 8:30 am
in Conference Room 3 of the Legislative Council Complex**

Time marker	Speaker	Subject(s)	Action required
<i>Agenda Item I - Confirmation of minutes</i>			
000227 - 000324	Chairman	The minutes of the meeting held on 18 December 2012 (LC Paper No. CB(1)467/12-13) were confirmed.	
<i>Agenda Item II - Latest progress in reviewing the Long Term Housing Strategy</i>			
<i>Agenda Item III - Administration's response to the motion on "Perfecting housing policy and resolving public housing need" passed at the Council meeting of 7 November 2012</i>			
000325 - 000956	Chairman Administration	<p>Opening remarks by the Chairman</p> <p>The Administration briefed members on the latest progress of the Long Term Housing Strategy ("LTHS") review (CB(1)489/12-13(01)). The Administration highlighted that an independent research organization would be engaged to assess from those who are poorly housed the characteristics of the households living in subdivided flats ("SDF") and to project the number of SDF in the territory. Findings of the survey would be made available in around mid 2013 when the LTHS Steering Committee issued its public consultation document.</p> <p>The Chairman proposed and members agreed to combine the discussion of agenda items II and III as both of them were related to housing policies and development in Hong Kong.</p>	
000957 - 001508	Chairman Miss Alice MAK Administration	<p>Miss Alice MAK enquired –</p> <p>(a) whether and when the operation of the Quota and Points System ("QPS") for non-elderly one-person applicants on the Waiting List ("WL") awaiting public rental housing ("PRH") allocation would be reviewed; and</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>(b) whether and when the Housing Subsidy Policy and the Policy on Safeguarding Rational Allocation of Public Housing Resources (commonly referred to as "Well-off Tenants Policies") would be reviewed to enable the younger generation of PRH households to continue to live with their elderly parents so as to foster harmonious families even if their household income exceeded the prevailing income limits.</p> <p>The Administration responded that—</p> <p>(a) the operation of QPS would be examined in the LTHS review. The housing needs of non-elderly one-person PRH applicants aged over 35 and the ways to maximize the rational allocation of limited public housing resources would also be studied. The LTHS Steering Committee planned to publish a consultation document putting forward its recommendations and proposals in around mid 2013, to be followed by a three-month public consultation; and</p> <p>(b) while the effectiveness of the Well-off Tenants Policies would be reviewed by the LTHS Steering Committee, a series of priority PRH schemes had already been implemented to facilitate the younger generation to take care of their elderly parents or dependents.</p>	
001509 - 002113	Chairman Mr WU Chi-wai Administration	<p>Mr WU Chi-wai enquired whether consideration would be given to —</p> <p>(a) allowing white form ("WF") applicants to rent Home Ownership Scheme ("HOS") flats with premium not yet paid in order to increase the supply of rental flats in the market;</p> <p>(b) relaunching the former Sandwich Class Housing Scheme ("SCHS") administered by the Hong Kong Housing Society ("HKHS"), which</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>had an income limit higher than \$40,000 a month, so that about 85% of the working population in Hong Kong would be covered by the Government's subsidized housing schemes of various kinds; and</p> <p>(c) allowing PRH applicants to select a smaller district or a PRH estate within the four designated WL Districts so that they could take care of their elderly parents or dependents who were living in that particular district or PRH estate.</p> <p>The Administration responded that –</p> <p>(a) the purpose of HOS flats was to address the home ownership needs of eligible groups. Owners were required to live in their HOS units while they benefited from the premium discount. Owners of HOS flats with premium not yet paid were not allowed to rent out their flats under the existing policy;</p> <p>(b) the monthly household income limit under the former SCHS was set at \$60,000. As land resources were in tight supply, the Administration considered it appropriate that public resources should target at households with a monthly income of \$40,000 or below as they were relatively more in need of the Government's support;</p> <p>(c) apart from the former SCHS, HKHS had been implementing a number of schemes, such as the Flat-For-Sale Scheme, to provide complementary housing to the public; and</p> <p>(d) written information on the existing schemes operated by the Hong Kong Housing Authority ("HA") and the arrangements in place which gave priority to the elderly would be provided for members' reference.</p>	<p>The Administration to provide information as requested in paragraph 4(a) of the minutes.</p>

Time marker	Speaker	Subject(s)	Action required
002114 - 002512	Chairman Mr Christopher CHUNG Administration	<p>Mr Christopher CHUNG expressed the following views –</p> <p>(a) as the number of non-elderly one-person PRH applicants on WL had increased substantially in recent years, the Administration should consider enhancing the Harmonious Families Priority Scheme to expedite allocation of PRH units which suited the choice of district of younger applicants opting to live together with their elderly parents or dependents in one flat, thereby boosting a family-based support network; and</p> <p>(b) given the growing demand for PRH, the Administration should review the Well-off Tenants Policies and exercise flexibility in lifting the requirement of well-off tenants to pay higher rents so that the second generation of PRH households would continue to live with their elderly parents or dependents for better mutual care.</p> <p>The Administration responded that –</p> <p>(a) different initiatives and policies had been put in place to foster harmonious family relationship of PRH households. For example, the Harmonious Families Transfer Exercise provided opportunities for sitting PRH households to transfer to a flat located nearer to the PRH unit where their parent(s) or offspring was currently living to strengthen their family ties. Although the Administration had encountered operational difficulties (e.g. the availability of suitable PRH units for transfer) in aligning arrangements to cater for the housing needs of individual PRH tenants, refinements to current practices would be made where necessary; and</p> <p>(b) the Well-off Tenants Policies would be examined in the LTHS review.</p>	<p>The Administration to provide information as requested in paragraph 4(b) of the minutes.</p>

Time marker	Speaker	Subject(s)	Action required
002513 - 002926	Chairman Mr Alan LEONG Administration	<p data-bbox="687 237 1243 488">Noting that the LTHS review would cover compilation, collation and comprehension of all relevant housing-related information, Mr Alan LEONG enquired whether the Administration could provide members with the same set of information for reference.</p> <p data-bbox="687 533 1243 965">The Administration responded that the operation of the LTHS Steering Committee was already highly transparent. For example, the LTHS Steering Committee would issue press release to the media after every meeting to briefly recap its discussion. It would also publish a public consultation document in around mid 2013 on the LTHS review to set out its findings and make recommendations on the way forward.</p>	
002927 – 003450	Chairman Mr WONG Yuk-man Administration	<p data-bbox="687 1010 1243 1666">Mr WONG Yuk-man expressed dissatisfaction that the Administration had not addressed squarely members' concerns on different housing issues, such as building up a land reserve to meet the increasing land demand for housing developments, relaxing the income and assets limits for PRH application, offering rent allowance to low-income persons including those eligible households awaiting PRH allocation, etc. He also criticized the Administration for not taking effective measures to resolve Hong Kong's housing problems. In his view, the Administration should identify more suitable sites for PRH development and increase PRH production to meet the housing needs of WL applicants.</p> <p data-bbox="687 1711 1243 2098">While agreeing that there was a shortage of land supply, the Administration assured members that it was committed to dealing with the situation through adopting a series of short, medium and long-term measures to increase housing supply and exploring new land resources for building up a land reserve. On PRH production, the Administration had decided to increase the supply of PRH and adopted an annual production target</p>	

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		of 20 000 PRH units on average for the five years starting from 2018. In the long run, the Administration would be working to increase the ratio of public and subsidized housing in future housing development projects.	
003451 – 003900	Chairman Deputy Chairman Administration	<p>The Deputy Chairman expressed the following views –</p> <p>(a) the Administration should provide subsidized home ownership flats on top of public housing to build a progressive housing ladder in order to promote the upward mobility of different strata in the community; and</p> <p>(b) the Administration should take immediate action to expedite the enhancement of building and fire safety in SDF/caged homes, and enforce relevant legislation to rectify irregularities of building works identified therein.</p> <p>The Administration responded that –</p> <p>(a) HOS was a subsidized housing scheme provided by HA on top of PRH for eligible Green Form and WF applicants. Although the ratio of GF applicants to WF applicants in the sale of HOS flats was comparatively low, the actual number of GF applicants applying for the purchase of surplus HOS flats was still high. People with GF status were not as keen as those with WF status to purchase HOS flats because they were required to surrender their PRH units for re-allocation to WL applicants upon purchase of HOS flats; and</p> <p>(b) relevant government bureaux/departments ("B/Ds") were working on effective measures and concrete action plans to control unauthorized building works related to SDF. The Administration would continue to take enforcement action</p>	

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		<p>to ensure that SDF would meet the safety requirements of relevant regulations with a view to safeguarding the lives and safety of tenants living therein. The housing needs of SDF tenants and other poorly-housed households would be studied in the LTHS review.</p>	
003901 – 004544	Chairman Mr LEUNG Yiu-chung Administration	<p>Mr LEUNG Yiu-chung expressed the following views –</p> <ul style="list-style-type: none"> (a) the LTHS review should cover existing housing policies; (b) the Well-off Tenants Policies and QPS applicable to non-elderly one-person PRH applicants should be reviewed and relaxed to allow young singletons to continue to live with their families in PRH, thereby reducing the large number of young people awaiting PRH allocation and relieving the housing demand of the society; and (c) the Administration should arrange rehousing for illegal rooftop structure occupants affected by its clearance operations and schedule the operations in phases. <p>The Administration responded that the terms of reference of the LTHS Steering Committee included advising on existing public housing policies (e.g. the Well-off Tenants Policies, overcrowding relief and under-occupation policy), and a breakaway session had already been held to initiate relevant discussion. Any recommendation concerning public housing policies to be put forward by the LTHS Steering Committee would be further considered by HA, which was tasked to develop and implement public housing programmes. As requested, the Administration agreed to provide the current number of non-elderly one-person applicants on WL and an analysis of their background, including the number of those who were living in PRH.</p>	

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		<p>The Administration further advised that occupants of illegal rooftop structures displaced as a result of enforcement action by the Buildings Department would be provided with temporary accommodation in a transit centre and subject to their eligibility for PRH, they could be rehoused to Interim Housing ("IH") while awaiting PRH allocation through the WL system. The time required for PRH allocation depended on the circumstances of individual cases. Generally speaking, the reasons for a longer stay in IH included that the applicants' family had yet to fulfill the seven-year residence rule. The LTHS review would examine the housing needs of the poorly-housed households, including the illegal rooftop structures occupants.</p>	<p>The Administration to provide information as requested in paragraph 4(c) of the minutes.</p>
004545 – 005439	Chairman Mr LEUNG Che-cheung Administration	<p>Mr LEUNG Che-cheung expressed concern about the living conditions of PRH tenants, and raised the following enquiries –</p> <p>(a) whether the average living space allocated to each PRH tenant would be reviewed; and</p> <p>(b) whether it was possible to set a standard minimum living space for each PRH tenant.</p> <p>The Administration responded that –</p> <p>(a) to improve the living condition of PRH tenants, HA currently conducted two Territory-wide Overcrowding Relief exercises and one Living Space Improvement Transfer Scheme exercise every year so that PRH tenants with an internal floor area below 5.5 square metres and 7 square metres per person respectively could apply for transfer to flats of a larger size; and</p> <p>(b) HA had also put in place a policy of under-occupation to require under-occupied households to move to other</p>	

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		<p>PRH units of appropriate sizes so as to release flats of a larger size for re-allocation to families in genuine need. The above transfer exercises would be subject to the availability of housing resources at the relevant time.</p> <p>On the allocation standards for PRH, the Administration advised that –</p> <p>(a) the living space for PRH tenants had been improved greatly over the years. The current standard was 7 square metres, but the actual living space was 12.5 square metres per person on average. The general trend was that the living space for PRH tenants would be increasing in future. In handling PRH allocation, HA would take into account the special needs of individual WL applicants, notably the elderly and disabled persons. In the long run, HA would flexibly allocate its PRH units according to the profile of PRH applicants on the WL, which was dynamic and constantly changing, as well as the supply and demand of public housing at the time of allocation; and</p> <p>(b) to facilitate members' understanding, it would provide information on the allocation standards for PRH, in particular the calculation of the average living space per PRH tenant.</p> <p>The Administration further advised that the LTHS Steering Committee had discussed issues relating to the under-occupation policy in respect of PRH estates and the overcrowding relief arrangements at the last breakaway session.</p>	<p>The Administration to provide information as requested in paragraph 4(d) of the minutes.</p>
005440 – 010140	Chairman Dr KWOK Ka-ki Administration	<p>Dr KWOK Ka-ki enquired about –</p> <p>(a) the measures that the Administration planned to implement in order to realize the vision to improve people's living space as set out in the 2013</p>	

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		<p>Policy Address; and</p> <p>(b) the measures that the Administration planned to implement to address the housing needs of the poorly-housed people, which amounted to some 64 900 according to the General Household Survey of the Census and Statistics Department as at end June 2012.</p> <p>The Administration responded that –</p> <p>(a) to satisfy the demand for land and improve the living space of Hong Kong people, creating new land supply and building up an abundant land reserve were essential for meeting the various future demands in a sustainable manner; and</p> <p>(b) the poorly-housed households, together with other specific groups in the community, had been the subject of concern and were selected for closer examination in the LTHS review. Given the lead time for increasing PRH production to meet the target of 20 000 units in average per year starting from 2018, the LTHS review would explore other effective means to meet the housing demand of low-income families.</p> <p>In response to Dr KWOK's further enquiries about the living space to be allocated to each PRH tenant from 2018 onwards, the Administration explained that under the prevailing allocation policy, HA arranged allocation of flats of an appropriate size to PRH applicants according to their family sizes and the prescribed allocation standards, subject to the availability of housing resources at the time of allocation. In this connection, there were practical difficulties for HA to set a fixed target of living space (in terms of the internal floor area of a PRH unit) to be allocated to each PRH tenant. Nevertheless, HA had been working with other departments concerned to try to</p>	

Time marker	Speaker	Subject(s)	Action required
		anticipate the demand for flats of different sizes in the coming five years and come up with a reasonable and balanced numbers of flats of different sizes to be built. It was expected that the flat size of new PRH production would match more closely the household size of prospective tenants.	
010141 - 010739	Chairman Administration	The Administration briefed members on the land supply initiatives in the short, medium and long terms as outlined in the 2013 Policy Address (CB(1)489/12-13(02)), and stressed that it had determination to increase land supply for both private and public housing developments in future.	
010740 - 011205	Chairman Mr Paul TSE Administration	Mr Paul TSE said that the current serious imbalance between housing supply and demand was the consequence of poor town planning and ineffective public consultation work of the Administration over the years. In his view, the Administration should not rule out cooperation with private developers in supplying housing stock from new land and redeveloped land due to fear of criticism about collusion with the business sector.	
011206 - 011717	Chairman Mr LEE Cheuk-yan Administration	<p>Mr LEE Cheuk-yan enquired –</p> <p>(a) whether the Administration would consider reinstating rent control for residential properties; and</p> <p>(b) whether it would be possible for the Urban Renewal Authority ("URA") to carry out land resumption to implement PRH development projects, either by joint venture with developers or on its own.</p> <p>The Administration responded that –</p> <p>(a) as mentioned in the 2013 Policy Address, it would continue to adopt a multi-pronged approach to increase land supply and introduce new measures to address and prioritize the</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>changing housing needs of specific groups in the community. As regards rent control, the Administration was concerned about the possible rise in rentals of residential properties if rent control was reinstated. To assist PRH tenants who were in financial hardship, rent allowance would be granted to them under the Comprehensive Social Security Assistance Scheme; and</p> <p>(b) unlike HA, which was tasked to provide public housing, URA was a statutory body established to carry out redevelopment programmes in the older urban areas of the territory.</p>	
011718 - 012303	Chairman Ir Dr LO Wai-kwok Administration	<p>In response to Ir Dr LO Wai-kwok's concern about the provision of infrastructure facilities to support local developments, the Administration responded that –</p> <p>(a) comprehensive planning for infrastructure including transportation would be undertaken in the new development areas in the New Territories. As some development projects had been temporarily shelved because of the economic downturn a few years ago, the Administration was taking them forward at full steam; and</p> <p>(b) there were five new railway projects underway. Upon their completion, Hong Kong's railway network would cover areas inhabited by more than 70% of the local population. In the meantime, the Administration was also conducting a review and update of the "Railway Development Strategy 2000" to map out the future railway extension plan for Hong Kong.</p>	
012304 - 012806	Chairman Mr WU Chi-wai Administration	Mr WU Chi-wai expressed the following views and raised the following enquiries –	

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		<p>(a) the Administration should fully utilize and increase the development density of residential sites to increase flat production;</p> <p>(b) given that 36 sites, including Government, Institution or Community ("GIC") sites and other government sites, would be rezoned for residential use, whether the Administration would grant other suitable sites for future provision of community facilities or ensure the balanced provision of community facilities in property development projects in order to meet the community needs; and</p> <p>(c) whether the Administration would consider building IH estates on idle land to rehouse occupants of SDF or illegal rooftop structures displaced by clearance operations.</p> <p>The Administration responded that –</p> <p>(a) it would review and assess the development feasibility of every potential site through different technical assessments. Subject to the characteristics of individual sites, the Administration would consider increasing the development density as far as possible in planning terms to optimize the use of land;</p> <p>(b) it would ensure an adequate provision of community facilities having regard to district needs and other factors, such as the overall planning of individual development projects and the adequacy of similar facilities in neighbouring districts; and</p> <p>(c) for land with potential for development, the Administration would make appropriate arrangements, for example, allocating it for PRH construction.</p>	

Time marker	Speaker	Subject(s)	Action required
012807 - 013344	Chairman Dr KWOK Ka-ki Administration	<p>Referring to the 10 initiatives put forward in the 2013 Policy Address to help increase housing land supply, Dr KWOK Ka-ki urged the Administration to expedite some of the land development projects on its own to enhance the supply of public housing, including both PRH and HOS, in the short run in order to assist grass-roots families in moving into PRH flats and other ordinary families in buying their own homes.</p> <p>The Administration responded that there was an established mechanism in place to review and ascertain the feasibility of individual sites for development. The Planning Department ("PlanD") allocated suitable land to HA to build public housing flats, while the Government would at the same time provide land for development of private housing, so as to ensure a stable supply of housing land in both the public and private sectors to meet the set target for public housing flat production and the public demand for private residential flats.</p>	
013345 - 013840	Chairman Mr Alan LEONG Administration	<p>Mr Alan LEONG enquired –</p> <p>(a) whether it would be possible to allocate some existing land lots on the Application List for PRH or HOS developments if they were not purchased by private developers; and</p> <p>(b) whether it would be feasible to set up and maintain a district-based database to provide updated land status information for public access.</p> <p>The Administration responded that –</p> <p>(a) there was already an established mechanism in the Government for PlanD and HA to work in concert to expedite the allocation of suitable land for public housing development. Meanwhile, the Government announced through the Application List mechanism its land sale programme in advance on an annual</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>and quarterly basis to ensure a stable supply of land for private development. With these two mechanisms, the Administration would be able to strike an appropriate balance between the production of public and private housing to meet the needs of different sectors. As regards the suggestion of redeploying some land already in the Application List for construction of PRH and HOS flats, the Administration was committed to optimizing the use of scarce land resources and would assess the characteristics and development potentials of individual pieces of land in order to put every potential site to the best use; and</p> <p>(b) since relevant figures and information were held by different B/Ds, there might be operational difficulties in establishing the proposed database. Nevertheless, further consideration would be given to the suggestion in due course.</p>	
013841 - 014244	Chairman Mr LEUNG Yiu-chung Administration	<p>Mr LEUNG Yiu-chung expressed the following views –</p> <p>(a) the limited supply of public housing had led to a great demand for private flats. If the prevailing HOS income limits were adjusted upward to allow more people to become eligible for HOS, the number of people buying flats in the private sector or renting private accommodation would reduce; and</p> <p>(b) the Administration should consider reinstating rent control for residential properties since the tight supply of housing and high rentals had caused much hardship to the middle-class households.</p> <p>The Administration reiterated that –</p> <p>(a) when a plot of land was ready for development, it would make</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>appropriate arrangements, such as allocating it for public housing development or including it in the Application List for land sale, so as to ensure optimal land use; and</p> <p>(b) in addition, the Steering Committee on Housing Land Supply, recently re-organized as the Steering Committee on Land Supply, chaired by the Financial Secretary and comprising heads of relevant B/Ds, would coordinate the overall plans for the development and supply of land in Hong Kong for various uses.</p> <p>With regard to rent control, the Administration repeated its concerns about the possible rise in rentals of residential properties if rent control was reinstated.</p>	
014245 - 014649	Chairman Mr Paul TSE Administration	<p>Mr Paul TSE considered that in reviewing the housing policies, the Administration should take into account projection on population growth since this was closely related to future housing demand. He further enquired –</p> <p>(a) whether the Administration would consider relaxing the plot ratio of recreation sites (which normally had a plot ratio of 0.2), such as those in Yuen Long and Tai Mei Tuk, to facilitate the development of such sites for residential use;</p> <p>(b) whether the proposed relaxation or lifting of the moratorium currently in force to restrict the sale of new land or modification to lease in Pok Fu Lam and the Mid-Levels would lead to massive traffic congestion in the areas; and</p> <p>(c) whether the Administration would consider approving applications for rezoning of privately-owned GIC sites for residential development.</p>	

Time marker	Speaker	Subject(s)	Action required
		<p>The Administration responded that –</p> <ul style="list-style-type: none"> (a) it would provide the relevant written information regarding the plot ratio of recreation sites; (b) it would carefully examine the possible impacts of the proposal of relaxing or lifting the administrative moratorium on local road traffic; and (c) the proposed rezoning of GIC sites mainly concerned those sites which were originally reserved for the development of GIC facilities but were left idle or did not have any specific long-term development plan. 	<p>The Administration to provide information as requested in paragraph 4(e) of the minutes.</p>
014650 - 015049	Chairman Mr James TO Administration	<p>In response to Mr James TO's suggestion of setting a time target for eligible persons to be given the opportunity to purchase an HOS flat, the Administration undertook to relay the suggestion to the LTHS Steering Committee for further consideration.</p>	
015050 - 015451	Chairman Mr Frederick FUNG Administration	<p>Mr Frederick FUNG expressed the following views –</p> <ul style="list-style-type: none"> (a) the Administration should consider redeploying the existing land lots on the Application List for public housing development if they were not purchased by private developers, say, after their inclusion in the Application List for 24 to 36 months; and (b) the Administration should explore effective means to encourage private developers to make applications for change of land use for residential purposes and expedite flat production. For example, the Administration could consider granting land premium exemption to private developers in exchange for a certain number of residential units to be built on the site concerned. 	

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		The Administration reiterated that it was committed to optimizing the use of land resources and welcomed proposals from the community to increase the supply of land and housing. It further clarified that the overall construction time of a public housing development project did not differ much from that of a private housing project. The construction of public housing might be even more efficient as HA used a lot of standardized designs and pre-cast units. In fact, it took considerable time to go through the statutory planning process, which was beyond HA's control.	
015452 - 015900	Chairman Mr LEUNG Kwok-hung Administration	Mr LEUNG Kwok-hung urged for the reinstatement of rent control for residential properties.	
<i>Agenda Item IV - Item(s) for discussion at next meeting</i>			
015901 - 020125	Chairman Administration	The Chairman said and members noted that he would hold an informal meeting with the Secretary for Transport and Housing and the Secretary for Development to discuss the work plan of the Subcommittee and the items to be discussed at future meetings.	