

**立法會**  
**Legislative Council**

LC Paper No. CB(1)618/13-14  
(These minutes have been seen  
by the Administration)

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**Panel on Housing**

**Subcommittee on the Long Term Housing Strategy**

**Minutes of the meeting**  
**held on Wednesday, 26 June 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 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 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
- Members attending** : Hon LEUNG Yiu-chung  
Hon Starry LEE Wai-king, JP  
Hon CHAN Yuen-han, SBS, JP  
Dr Hon CHIANG Lai-wan, JP

**Members absent** : Hon LEE Cheuk-yan  
Hon Abraham SHEK Lai-him, SBS, JP  
Hon WONG Yuk-man

**Public Officers attending** : **For item III**

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

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

Mr YIP Hak-kwong  
Director  
Policy 21

Ms Ruby LO  
Deputy Director  
Policy 21

Mr Rex CHANG, JP  
Deputy Secretary for Development  
(Planning & Lands)<sup>2</sup>

Mr Ryan CHIU  
Principal Assistant Secretary for Development  
(Planning & Lands)<sup>3</sup>

Mr Andy YIP  
Assistant Director/Existing Buildings 2 (Acting)  
Buildings Department

Mr NG Kuen-chi  
Assistant Director (Fire Safety)  
Fire Services Department

**For item IV**

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

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

Mr Anson LAI  
Assistant Director (Strategic Planning)  
Housing Department

Mr Adolph LEUNG, JP  
Principal Economist (2)  
Financial Secretary's Office

Mr John LAM  
Senior Statistician (Census & Demographic Statistics)  
Census and Statistics Department

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

**Staff in attendance :** Ms Dianna WONG  
Research Officer (1)1

Mr Jackie WU  
Research Officer 1

Mr Raymond CHOW  
Council Secretary (Research)1

Miss Lilian MOK  
Council Secretary (1)1

Miss Mandy POON  
Legislative Assistant (1)1

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**I. Confirmation of minutes**

(LC Paper No. CB(1)1350/12-13 — Minutes of the meeting held on  
30 April 2013)

The minutes of the meeting held on 30 April 2013 were confirmed.

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**II. Items for discussion at the next meeting**

(LC Paper No. CB(1)1371/12-13(01) — List of outstanding items for discussion)

2. Members agreed that the next meeting would be held on Tuesday, 16 July 2013, at 2:30 pm to discuss the item on "Revitalization of industrial buildings".

**III. Issues relating to the subdivision of flat units**

(LC Paper No. CB(1)1371/12-13(02) — List of follow-up action arising from the discussion at the meeting on 30 May 2013

LC Paper No. CB(1)1371/12-13(03) — Administration's response to CB(1)1371/12-13(02)

LC Paper No. CB(1)1117/12-13(03) — Administration's paper on "Issues relating to the subdivision of flat units"

LC Paper No. IN22/12-13 — Information note on "Subdivided flats in Hong Kong" prepared by the Research Office of the Legislative Council Secretariat

LC Paper No. CB(1)1197/12-13(01) — Power-point presentation provided by the Administration)

3. The Subcommittee continued discussion on this item which was carried over from the last meeting held on 30 May 2013.

4. The Permanent Secretary for Transport and Housing (Housing) ("PSTH(H)") stated that the objective of the survey on subdivided units ("SDUs") in Hong Kong ("the Survey") as conducted by Policy 21 Limited ("Policy 21") was to estimate the number of SDUs in the territory and to gather information on the profile of the tenants living therein in order to provide objective information to facilitate the Long Term Housing Strategy Steering Committee ("the LTHS SC") in making recommendations on the projection of housing demand.

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Enforcement and legislation against SDUs

5. Mr Fernando CHEUNG noted with concern that based on the assessment of Policy 21, there were more than 170 000 people living in SDUs. He enquired about the short, medium and long-term measures to be implemented to resolve the situation, and whether the Administration would conduct another survey to estimate the number of SDUs in industrial buildings. The Deputy Chairman also expressed concern as to whether the Administration had formulated a holistic package of measures with timeframes to tackle the problem of SDUs and to enhance the awareness of building owners that they should not carry out unauthorized buildings works ("UBWs") to subdivide their flat units for rental purposes.

6. PSTH(H) reiterated that the purpose of the Survey was to provide the LTHS SC with an objective basis to formulate a projection on future housing demand instead of offering solutions to the problem of SDUs. On enforcement, the Deputy Secretary for Development (Planning & Lands)2 ("DSD(P&L)2") advised that the Administration had adopted a multi-pronged approach, covering four major areas, namely legislation, enforcement, support and assistance to building owners and publicity and public education, to enhance building safety in Hong Kong. Since April 2011, the Buildings Department ("BD") had launched a large scale operation ("the LSO") to inspect 150 target buildings per year to identify and rectify irregularities of building works associated with SDUs. The LSO had been enhanced in April 2012 by increasing the target to 200 buildings per year, including 30 industrial buildings. In addition, BD and the Fire Services Department ("FSD") had launched a joint operation commencing from 8 April 2013 to inspect the common means of escapes of about 6 500 old-style domestic and composite buildings. Appropriate enforcement actions against the irregularities identified, including issuing removal orders or Fire Hazard Abatement Notices, as well as instigating prosecutions against offenders, would be taken in accordance with relevant legislation. The joint operation was expected to be completed in a year's time.

7. The Deputy Chairman further enquired about the implementation of the Minor Works Control System ("MWSC") to regulate subdivision works. DSD(P&L)2 explained that the Building (Minor Works) (Amendment) Regulation 2012, which came into effect on 3 October 2012, had included building works associated with SDUs under MWSC so that such works would be required to be carried out by qualified professionals. As such, any works related to SDUs should not be carried out in contravention of the Buildings Ordinance (Cap. 123) ("the BO") and other regulations, thereby ensuring the quality of such works and minimizing the safety problems associated with SDUs. Meanwhile, the Buildings Legislation (Amendment) Ordinance 2012 had been enacted in July 2012 to enable BD to apply for court warrants for gaining entry into individual premises to carry out inspection of and

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enforcement actions against any UBWs identified therein.

Admin 8. As requested by Mr Fernando CHEUNG, the Administration agreed to provide further information on the enforcement actions against irregularities of building works associated with SDUs taken by BD in recent years, including the respective and total numbers of inspections conducted, types of buildings inspected, households and flat units involved (and among them, the respective and total numbers of households and flat units found to have contravened relevant legislation), prosecution instigated, convictions, etc.

*(Post-meeting note: The Administration's response was circulated to members vide LC Paper No. CB(1)1729/12-13(01) on 22 August 2013.)*

9. Despite the building and fire safety problems associated with SDUs, Mr Vincent FANG pointed out that there was demand for such units in the community as they provided affordable accommodation to people who were not eligible for public rental housing ("PRH") or wished to live in the urban areas which were closer to their workplaces or children's places of study. In anticipation that the problem of SDUs could not be tackled within a short period of time, Mr FANG enquired whether the Administration would step up control over SDUs to ensure their safety, particularly those located in old-style domestic and composite buildings.

10. DSD(P&L)2 said that initiatives were being proactively implemented to strengthen control over the building works associated with SDUs. He reiterated that BD and FSD had launched a joint operation from 8 April 2013 to inspect the common means of escapes of the 6 500 old-style domestic and composite buildings. The inspection of these buildings was expected to be completed within a year. Based on the inspection results, BD and FSD would take appropriate enforcement actions against the irregularities identified and instigate prosecutions against offenders. For example, BD would issue removal orders to require building owners to remove the UBWs identified in their SDUs within a specified period, normally one to two months.

11. Ir Dr LO Wai-kwok and Mr Christopher CHUNG also considered that SDUs had existence value as they provided affordable accommodation in the urban areas to lower-income groups and a total ban on such units was impossible. Noting that it was not the Government's policy to eradicate all SDUs, Ir Dr LO enquired about the Administration's strategies to resolve the problem of SDUs in the short, medium and long run.

12. PSTH(H) said that the best means to resolve the problem of SDUs was to increase the supply of public housing in the long run, including PRH units and Home Ownership Scheme ("HOS") flats. In the short and medium terms, the Administration would continue its enforcement actions against the irregularities

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identified in SDUs. PSTH(H) further said that the measures to be recommended by the LTHS SC to tackle the problem of SDUs would be included in the public consultation document on LTHS to be published later.

Admin 13. As requested by the Chairman and Mr Vincent FANG, the Administration undertook to provide a report in 18 months' time from 8 April 2013, i.e. on or before 7 August 2014, on the effectiveness of the joint operation launched by BD and FSD, and the latest progress of the enforcement actions taken against the irregularities identified in the buildings inspected.

Introduction of a registration system for SDUs

14. Mr WU Chi-wai pointed out that in the absence of adequate resettlement support, a total ban on SDUs was not only disruptive to SDU tenants but would also have substantial implications on housing demand. As such, he urged the Administration to make reference to the policy on squatter clearance and control before proposing a total ban on SDUs. He also proposed that the Administration should consider introducing a registration system to allow proper SDUs which complied with BO and relevant regulations to remain in existence on a temporary basis to provide affordable urban accommodation to lower-income groups.

15. PSTH(H) responded that unlike squatter huts which were mostly found on undeveloped or agricultural land, SDUs and their associated building works were located within individual premises and could hardly be seen from the outside. As such, it might not be feasible for the Administration to make reference to the policy on squatter clearance and control when dealing with SDUs. Notwithstanding this, the Administration had strived to secure the building and fire safety of SDUs and prioritized enforcement actions against those SDUs which would pose imminent danger to the general public and occupants in the buildings concerned. The idea of introducing a statutory licensing and registration scheme to regulate the building and fire safety of SDUs would be set out in the public consultation document on LTHS. The Administration would like to hear views from the community on the idea and would study the viability of it.

Provision of rental subsidies and reinstating rent control

16. Mr KWOK Wai-keung pointed out that there was the public impression that SDU tenants were older singletons or families with lower income and academic qualifications, he was therefore surprised to learn from the Survey that nearly 40% of households living in SDUs had a monthly household employment income of \$15,000 or above, and almost half of the household members were aged between 15 and 44. There was also over 70% of SDU tenants who had attained secondary or above level of education. Faced with the

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ever rising urban property prices and the limited supply of public housing, Mr KWOK said that convenience of travelling to/from work or study was the major reason for the wide existence of SDUs. Noting that almost half of the households enumerated in the Survey had applied for PRH, he enquired whether the Administration would consider offering rental subsidies to SDU tenants awaiting PRH allocation to alleviate their housing difficulty.

17. PSTH(H) responded that increasing housing supply was the ultimate solution to the various housing problems in Hong Kong. Apart from identifying suitable sites in the urban areas for building more public housing, the Administration had been liaising closely with District Councils and local communities to enlist their support for the smooth development of different PRH projects. The Administration was also committed to ensuring the rational allocation of limited public housing resources to people with genuine housing needs. Noting from the Survey that quite a number of SDU tenants who were eligible for PRH had not submitted their applications, PSTH(H) said that it was the priority of the Government to get people who were eligible for PRH to apply for it and to process their applications as quickly as possible.

18. Mr LEUNG Kwok-hung urged the Administration to introduce measures with immediate results to address the urgent need for housing in the community. For example, the Administration should reinstate rent control on residential properties, enhance the regulation of SDUs and make use of former PRH sites for construction of new PRH blocks.

Provision of interim housing

19. As the Survey did not cover SDUs in industrial buildings and new buildings aged below 25, Mr Frederick FUNG and Mr LEUNG Chi-cheung expressed concern that the actual number of people living in SDUs might very likely be more than the estimation of 171 300. They asked if the Administration would consider redeveloping aged PRH estates and converting vacant industrial buildings in the urban areas into interim housing for SDU tenants to improve their living conditions. Mr LEUNG Kwok-hung and Mr Christopher CHUNG also proposed that the Administration should rezone suitable sites or release idle land lots, which had been reserved for a long time but had no specific development plans yet, for providing transitional accommodation to rehouse SDU tenants.

20. The Director of Policy 21 Limited ("D(Policy 21)") admitted that the Survey was conducted on private domestic/composite buildings solely. In fact, Policy 21 had attempted to cover industrial buildings in the Survey and had carried out a feasibility study to visit some industrial buildings to estimate the number of SDUs and households therein. However, it had encountered difficulty in gaining entry to those buildings as the management offices



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concerned would only allow the enumerators to enter the buildings during day time. Policy 21 was therefore unable to confirm whether those SDUs in industrial buildings were used for domestic or non-domestic purposes or interview the households living therein. D(Policy 21) stressed that the Survey had covered all districts in Hong Kong, targeting at permanent private domestic/composite buildings aged 25 and above, and had included unauthorized rooftop structures and private domestic units in the New Territories. However, village houses had not been covered.

21. PSTH(H) said that land was scarce and limited in Hong Kong. If suitable housing sites were identified in the urban areas, the Administration would earmark the sites for permanent public housing development instead of transitional accommodation, given that the former was the ultimate solution to the various housing problems faced by poorly-housed households which could not afford private housing. PSTH(H) assured members that the Administration was committed to expediting the construction of PRH with a view to shortening the waiting time of eligible applicants. He further explained that when there was vacant government land which had not been designated for a specific use or was not required for development in the near future, the Administration might put the land to temporary uses by granting short-term tenancies ("STTs") and such government sites might be used for other purposes shortly after the STTs expired.

22. PSTH(H) further said that the redevelopment of Chai Wan Factory Estate was an example of converting vacant industrial buildings into RPH. However, given that industrial buildings were not originally designed for domestic purpose, converting them for residential use might involve substantial alterations or even demolition of parts of the building in some cases. Such works, even if technically feasible, would be very costly and time consuming. As the standard of SDUs varied greatly and not all SDUs had to be banned on safety grounds, the Government's policy was to secure the safety of SDUs, rather than eradicating them completely.

Increase in the production of public housing

23. Dr KWOK Ka-ki commented that the Administration was irresponsible as it had not formulated effective measures to protect SDU tenants, especially when it had already acknowledged the prevalence of SDUs in the territory and the fire safety problems associated with such units. He asked if the Administration had any innovative measures to tackle the problem of SDUs.

24. PSTH(H) explained that the Housing Authority had put in place the Public Housing Construction Programme ("PHCP"), which was a rolling programme forecasting PRH production of the coming five years and the Administration had committed to produce 15 000 new units per annum.

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Together with the recovered PRH flats, there would be an average of some 22 000 PRH flats for allocation each year. On top of PRH, new HOS projects were also in the pipeline to increase the supply of subsidized public housing.

Closer cooperation and coordination within the Government

25. Ms CHAN Yuen-han disagreed with the Administration's view that the estimated supply of PRH units and HOS flats would adequately meet the strong demand for subsidized housing from the public. She commented that the imbalance between housing supply and demand was attributed to the Administration's poor housing policies. Ms CHAN strongly urged the Administration to take heed of members' suggestions on different housing issues as well as to coordinate and expedite efforts by different government bureaux and departments ("B/Ds") to proactively resolve the acute shortage of housing in Hong Kong.

26. PSTH(H) assured members that the Administration was well aware of the current housing situation and had taken on board a series of measures to increase housing supply. For example, the Housing Department had been expeditiously providing as much public housing as it could to assist inadequately housed households ("IHH") with flat accommodation and looking into ways to further shorten the timeframe for PRH construction. However, the production level of public and private housing was subject to the supply of housing land in a continual and stable manner.

**IV. Review of housing demand for both public and private sectors**

(LC Paper No. CB(1)1371/12-13(04) — Administration's paper on "Projection of long term housing demand for the period 2013/14 to 2022/23"

LC Paper No. IN26/12-13 — Information note on "Public housing in Singapore" prepared by the Research Office of the Legislative Council Secretariat

Relevant paper

LC Paper No. IN14/12-13 — Information note on "Housing demand in Hong Kong" prepared by the Research Office of the Legislative Council Secretariat)

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27. PSTH(H) briefed members that the LTHS SC had discussed the methodology for projecting the long-term housing demand for the ten-year period from 2013/14 to 2022/23 and the preliminary projection results. The preliminary total housing supply target was 447 700 units, with a range of projections from 416 500 to 478 800 units. The Assistant Director of Housing (Strategic Planning) ("ADH(SP)") then gave a power-point presentation on the projection of long term housing demand from 2013/14 to 2022/23.

*(Post-meeting note: A set of the power-point presentation materials on the subject was circulated to members vide LC Paper No. CB(1)1400/12-13(01) on 27 June 2013.)*

28. The Chairman enquired about the Administration's work plan after the publication of the consultation document on LTHS. PSTH(H) advised that after the issuance of the consultation document, a three-month public consultation on the different issues set out therein would commence in September 2013. The LTHS SC would propose a ratio between public and private housing for consideration by the public. Taking into account the views to be collected during the consultation period, the LTHS SC would put forward its final recommendations to the Government for consideration. The Chairman proposed and members agreed that the Subcommittee would hold a meeting to receive public views on the consultation document when it was released in September 2013. PSTH(H) responded that the Administration would be happy to brief the Subcommittee on the consultation document and attend the meeting to receive public views.

Net increase in the number of households

29. Pointing out that there were over 50 000 registered marriages on average per year, Dr KWOK Ka-ki expressed concern as to whether the latest domestic household projections of 294 000 households over the ten-year projection period (i.e. an average of 29 400 new households per year) as published by the Census and Statistics Department ("C&SD") was under-estimated. Mr Frederick FUNG shared similar views as Dr KWOK in this regard. Mr Paul TSE also said that the persistent increase in property prices and rentals might have suppressed the housing needs of certain groups of people in the community, causing them to delay their marriage decisions and intention to form new households. He asked if the housing needs of such people had been taken into account in the projection of housing demand.

30. ADH(SP) explained that the latest domestic household projections published by C&SD in January 2013 had been used as the basis for assessing the housing demand from the net increase in the number of households. Although the domestic household projections by C&SD were trend-based and

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depended on the continuation of past trends in household formation, the projections had taken into account demographic changes including ageing, smaller household size, etc. ADH(SP) further explained that the gross total housing demand was projected based on the net change in the number of domestic households, households displaced by redevelopment, IHHs and other miscellaneous factors. The Senior Statistician (Census & Demographic Statistics), C&SD supplemented that while new households were formed arising from marriages, existing households might be dissolved due to deaths, emigration and expatriates/non-local students returning to their home, etc. It was the net increase in the number of households that would generate new housing demand.

31. In response to Mr Paul TSE's further enquiry about the econometric analysis used in the projection of housing demand, the Principal Economist (2) of the Financial Secretary's Office explained that a base case which assumed that there would be an average of 4.5% growth in Hong Kong's Gross Domestic Product per year (with a range from an average annual growth rate of 3.5% for the lower case scenario to 5.5% in the higher case scenario) had been adopted.

Ratio between private and public housing

32. In view of the soaring property prices and rentals in Hong Kong, Dr KWOK Ka-ki urged the Administration to increase the ratio of public housing to private housing in the next few years to assist the grassroots with flat accommodation. Dr Fernando CHEUNG further asked for a breakdown on the estimated numbers of PRH units, HOS flats and private residential units to be built under the preliminary total housing supply target of 447 700 units for the next ten years in order to cope with the demand of the significant number of IHHs as well as the long queue for PRH.

33. PSTH(H) responded that the splitting ratio between public and private housing was one of the key issues to be discussed by the LTHS SC. While the LTHS SC would work out a general ratio between public and private housing for public consultation, the Administration had decided that the ratio between public and private housing in New Development Areas would be 60:40. Nonetheless, the Administration considered it more desirable not to set a fixed ratio of public and private housing so that it could respond swiftly when the overall housing demand of Hong Kong changed over time. Likewise, the mix of PRH and HOS production would not be fixed in order to cater for different circumstances.

34. The Deputy Chairman opined that in considering the ratio between private and public housing, the Administration should play a more proactive role in building up a land reserve to ensure that there would be adequate land resources for residential development and other economic activities. PSTH(H)

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responded that the Administration had been making considerable effort to increase the production of land and build up a land reserve to flexibly meet the ever changing housing needs in the community.

35. Mr LEUNG Kwok-hung commented that the current serious imbalance between housing supply and demand was the consequence of poor town planning over the years. He criticized the Administration for spending excessive resources on economic and infrastructure developments although there might be a global economic recession in the near future and the economic outlook for Hong Kong was inevitably subject to uncertainties. In his view, the Administration should devote more resources and efforts to the production of public housing.

36. Mr LEUNG Yiu-chung was of the view that the supply of private housing was closely related to the market demand, the housing affordability of the general public and the prevailing property prices and mortgage interests. He considered it not feasible for the LTHS SC to come up with a ratio between the future public and private housing supply at this stage. He considered that the crux of the matter was whether there would be a steady and adequate supply of land for the production of public and private housing.

Total housing supply target

37. In view of the limited supply of land and the contentious views of the public on the initiatives to increase housing land supply, Dr KWOK Ka-ki and Mr LEUNG Chi-cheung expressed concern as to whether the Administration could achieve the preliminary total housing supply target. PSTH(H) assured members that land had been secured for the development of a total of some 79 000 new PRH units during the five-year period from 2012/13 to 2016/17 and a higher production target of at least 100 000 units in total for the five years starting from 2018 had also been set. The Administration was committed to providing a wide range of community facilities in PRH developments to ensure a better living environment for PRH residents. Consideration would also be given to making use of some spare land in the urban areas for the provision of interim housing as temporary accommodation for SDU tenants who might not be eligible for PRH.

Admin 38. As requested by Ms Starry LEE, PSTH(H) agreed to report the latest progress made by the Administration in taking forward composite developments comprising PRH and community facilities in areas the zoning of which had been changed from "Government, Institution or Community" to "Residential" to meet public housing demand and local needs for community facilities. PSTH(H) further said that the Administration fully acknowledged local aspirations for more community facilities and would ensure that a wide range of such facilities would be provided in PRH developments.

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(*Post-meeting note*: The Administration's response was circulated to members vide LC Paper No. CB(1)1729/12-13(01) on 22 August 2013.)

Inclusion of investment demand in the projection of housing demand

39. Dr KWOK Ka-ki pointed out that there were quite a number of private units purchased by non-local buyers (e.g. One-way Permit Holders and people admitted under the various admission of talents/professionals schemes) which had been left vacant for years but were not sold or let in the property market. Mr Frederick FUNG was also of the view that external demand and investment demand were crucial factors affecting the gross total housing demand. He opined that the Administration should take investment demand into account when assessing the overall housing demand since investment demand might affect the demand-supply balance in the housing market and further push up property prices.

Different housing needs of different people

40. In consideration that different people with different affordability had different housing needs, the Deputy Chairman opined that the Administration should develop different housing options for the community and set them out in the consultation document for public comment. Dr CHIANG Lai-wan also expressed concern about the various housing needs of some specific groups in the community, including non-elderly singletons, poorly-housed households and middle-income families. Dr KWOK Ka-ki further said that there was a growing community desire for a better and more spacious living environment.

41. PSTH(H) advised that the LTHS SC had been studying the housing needs of these specific groups of people and would set out its recommendations in the consultation document for public views.

Closer cooperation and coordination within the Government

42. Ms CHAN Yuen-han strongly urged the Administration to strengthen the coordination and cooperation amongst relevant B/Ds to expedite different public housing projects to meet the pressing housing needs. She enquired whether the Administration would consider increasing the ratio of public housing in the Kai Tak Development ("KTD") area to offer local rehousing to tenants affected by PRH redevelopments in nearby districts and raising the development density of the residential site at Anderson Road Quarry to increase the number of units to be built there.

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43. PSTH(H) assured members that housing remained top on the agenda of the current-term Government. The Steering Committee on Housing Land Supply, chaired by the Financial Secretary, had been operating at full steam to steer the efforts of relevant B/Ds to increase housing land supply. Meanwhile, the Administration had been working closely with other housing delivery agencies, including the Hong Kong Housing Society and the Urban Renewal Authority, on future housing provision. As regards KTD, PSTH(H) said that the Administration had increased the number of PRH units and HOS flats to be built on the site.

44. The Chairman said that the Administration should make reference to the information note on "Housing demand in Hong Kong" (LC Paper No. IN14/12-13) prepared by the Research Office of the Legislative Council Secretariat, particularly the following aspects –

- (a) the housing demand of individual communities, such as families with babies born in Hong Kong to Mainland women, immigrants, expatriates and non-local students/buyers; and
- (b) the Hong Kong 2030 Study which examined the housing demand during the period 2003 to 2030.

**V. Any other business**

45. There being no other business, the meeting ended at 10:45 am.