

Legislative Council Panel on Housing

Long Term Housing Strategy

PURPOSE

This paper informs Members of the scope, institutional framework and timeframe of the review of the Long Term Housing Strategy (LTHS).

SCOPE OF THE REVIEW

2. To take forward the pledge of the Chief Executive in his election manifesto, the review of the LTHS aims to ensure optimal use of the existing land and housing resources to meet housing needs of the community in the short, medium and long term. Specifically, the review will cover -

- (a) compilation, collation and comprehension of all relevant housing-related information;
- (b) ways to increase housing supply, including optimization of the usage of existing public and private housing stock, in the short, medium and long term; and
- (c) projection of housing demand for both public and private sectors to meet the needs of various groups in the community, including young people, the elderly, poorly-housed households, first-time home buyers and upgraders, etc.

INSTITUTIONAL FRAMEWORK

Steering Committee

3. The Government has set up a two-tier institutional framework, comprising a Steering Committee and a Working Group, to take forward the review. The LTHS Steering Committee is chaired by the Secretary for Transport and Housing and comprises 15 non-official and three official members. It is tasked to review and ascertain the changing housing needs and priorities of the community, and to recommend

measures to address their housing needs; review the forecast of housing demands for both public and private sectors; and advise on the current planning and land use, as well as public and private housing policies and practices, and make appropriate recommendations to ensure that the policies and practices contribute effectively to the policy objectives and priorities of the Chief Executive.

4. The Steering Committee held its first meeting on 15 October 2012. It agrees that while the demand for both public and private housing would be examined, implications on the supply side should not be ignored as any proposed measures to meet housing demand would be supply related. In this connection, the Steering Committee notes that land supply issues will continue to be dealt with under the existing established mechanism, including the Committee on Housing Development¹, the Committee on Planning and Land Development² and the Steering Committee on Housing Land Supply³. The Steering Committee will meet roughly once every six weeks. Additional meetings will be convened as and when necessary.

Working Group

5. The Steering Committee is supported by an inter-departmental Working Group chaired by the Permanent Secretary for Transport and Housing (Housing) and comprising representatives from relevant Government bureaux and departments. The Working Group will compile and examine relevant housing-related information; work out the long-term housing demand; assess and project housing land requirement; formulate appropriate options for consideration of the Steering Committee; and take necessary follow up actions on any initiatives of the LTHS. The Working Group has already convened three meetings since September 2012.

¹ The Committee on Housing Development, chaired by the Permanent Secretary for Transport and Housing (Housing), monitors the timely supply of suitable land for public housing development to meet the anticipated demand.

² The Committee on Planning and Land Development, chaired by the Secretary for Development, oversees the formulation and review of development strategies and land-use planning.

³ The Steering Committee on Housing Land Supply, chaired by the Financial Secretary, monitors the provision of essential infrastructure support for the timely supply of public and private housing works to build up a land reserve for future disposal, and provides a forum to resolve inter-bureau and inter-departmental issues affecting the availability of individual housing sites with a view to making available land for housing development.

TIMEFRAME

6. Our target is to produce a consultation document by around mid 2013. This will follow by a three-month public consultation. The report on the public consultation will be published by end 2013. In order to better collect views of the community at the early stage before we produce the consultation document, we will also arrange focus group discussions to ascertain the housing needs of different groups in the community. We would also make use of the e-platform to collect views of the general public.

7. The launch of LTHS review will not prevent the Government from rolling out any necessary housing measures, if required, to respond to urgent needs of the community.

**Transport and Housing Bureau
October 2012**