

立法會
Legislative Council

LC Paper No. CB(1)1386/13-14
(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 Monday, 11 November 2013, at 2:30 pm
in Conference Room 1 of the Legislative Council Complex

Members present : Hon WONG Kwok-hing, BBS, MH (Chairman)
Hon Tony TSE Wai-chuen (Deputy Chairman)
Hon LEE Cheuk-yan
Hon James TO Kun-sun
Hon LEUNG Yiu-chung
Hon Abraham SHEK Lai-him, GBS, JP
Hon Frederick FUNG Kin-kee, SBS, JP
Hon Vincent FANG Kang, SBS, JP
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN
Hon Paul TSE Wai-chun, JP
Hon Alan LEONG Kah-kit, SC
Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
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 Emily LAU Wai-hing, JP

Member absent : Hon IP Kwok-him, GBS, 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)

Attendance by invitation : **Session 1**

The Hong Kong Institute of Housing

Mr Francis HO
Vice President

Community Development Initiative

Mr LOONG Tsz-wai
Chief Development Officer

Federation of Public Housing Estates

Mr MAN Yu-ming
Vice Chairman

Public Housing Living Quality Union

Mr KONG Kin-shing
Social Worker

Individual

Mr TAM Kwok-sun

Green Sense

Ms YU Hin-pik

工聯會社會事務委員會

Mr LUK Chung-hung

副主任

Advisory Board for Ethnic Minorities Services

Mr Minhas RASHAD

Representative

公屋被迫遷戶關注組

Mr LAI Chi-po

Member

Civic Party

Ms Bonnie LEUNG

Exco Member

中港低收入家庭互助網絡

Ms CHU On-ling

Representative

Industrial Relations Institute

Ms CHOW Wing-chi

Organizer

Women Worker Cooperative

Ms PONG Lai-hing

Member

葵涌劏房住客聯盟

何麗珍女士

組員

葵涌劏房住客聯會

李曉君女士
成員

葵涌區房屋事務關注組

吳堃廉先生
成員

The Federation of Hong Kong and Kowloon Labour Unions

Mr KONG Yat-fung
Secretary to Social Affairs

Royal Institute of Chartered Surveyor

Mr Andrew LEE
Hong Kong Board Member

Society for Community Organization

Mr CHICK Kui-wai
Community Organizer

Shadow of LTHS Steering Committee

陳紹銘先生

Alliance for Defending Grassroots Housing Rights

Ms YIM Pik-fan
Convenor

Platform of Concerning Subdivided Flats and Issue in Hong Kong

Mr WONG King-lai
Representative

The Hong Kong Institute of Surveyors

Sr Dr Lawrence POON
Chairman of Housing Policy Panel

Liberal Party Youth Committee

Mr Harris YEUNG
Member

Liberal Party Housing Policy Committee

Mr Dominic LEE
Spokesperson

Light Be (Social Realty) Co Ltd

Mr Ricky YU
Founder & CEO

No flat slaves

Ms FUNG Ka-yan
Member

Individual

Mr LEE Siu-wa

Session 2

Hong Kong Council of Social Service

Mr Keith WONG
Officer (Policy Research & Advocacy)

蝸居部落

Mr NG Cheuk-wing
社區幹事

Serving Through Intelligence

Ms TONG Wing-chi
President

Democratic Party

Mr Eric LAM
Convenor, Housing Policy Unit

Hong Kong Institute of Real Estate Administrators

Mr Andrew YU
Council Member

Neighbourhood & Worker's Service Centre

Mr WONG Yun-tat
Member

Hong Kong Owners Club

Mr Diamond SHEA
Chairman

荃灣單身人士輪候公屋關注組

黃月金女士
成員

荃灣輪候公屋超過三年居民會

梁應昌先生
成員

Johnny Chan Social Service

Mr CHAN Chung-yau
Chairman

Hong Kong People's Council on Housing Policy

Mr CHENG Ching-fat
Chairman

HK Housing Alliance

陳瑞璇女士
Representative

公屋鹹水樓再被迫遷關注組

陳桂榮女士
Member

Labour Party

Mr KEUNG Kwok-wai
Community Officer

Diocesan Pastoral Centre for Workers (Kowloon)

Mr LI Ka-shu
Program Officer

西營盤住屋權益關注組

Mr FUNG Che-ming
Member

港島區住屋需要小組

雲宇女士
小組發言人

東區住屋組

Ms NG Ho
街坊代表

Wan Chai Grassroots Housing Concern Group

譚漢源先生
成員

基層住屋小組

黎健基先生
成員

Alliance for Concerning Grassroots Housing Rights

Ms CHAN Hoi-chi
Community Organizer

Lee Cheuk-yan Legislative Council's Office

Mr CHENG Sze-lut
Representative

Fernando Cheung Chiu-hung Legislative Council's Office

Mr KWOK Wing-kin
Representative

觀塘無奈苦等公屋街坊會

蘇志雄先生
代表

Justice & Peace Commission of the HK Catholic Diocese

Ms YIP Po-lam
Project Officer

Construction Industry Council

Mr Ivan WONG
Senior Manager - Council Services

Social Ventures Hong Kong

Mr Francis NGAI
Founder & CEO

The Association of Consulting Engineers of Hong Kong

Mr Alan MAN
Chairman

全港劏房居民大聯盟

Mr CHAN Chiu-lung

Young DAB

Ms WONG Ping-fan
Committee Member

街工社區服務隊

Ms Rida CHEUNG
Member

The Hong Kong Institute of Planners

Mr Kenneth TO
Vice President

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

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

Miss Mandy POON
Legislative Assistant (1)1

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I. Election of Chairman and Deputy Chairman

Mr WONG Kwok-hing, Chairman in office, said that it was for the Subcommittee to decide whether re-election of its Chairman and Deputy Chairman was necessary. Members agreed that no re-election was necessary. Mr WONG Kwok-hing and Mr Tony TSE would continue to serve as the Chairman and Deputy Chairman of the Subcommittee respectively.

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II. Receiving public views on the Long Term Housing Strategy Consultation Document

Relevant papers

(LC Paper No. CB(1)1756/12-13(01) — Consultation Document entitled "Long Term Housing Strategy: Building Consensus, Building Homes" issued by the Long Term Housing Strategy Steering Committee

LC Paper No. CB(1)1818/12-13(01) — Administration's paper on "Long Term Housing Strategy Consultation Document"

LC Paper No. IN27/12-13 — Information note on "Long Term Housing Strategy" prepared by the Research Office of the Legislative Council Secretariat

LC Paper No. CB(1)194/13-14(01) — Administration's supplementary information note on "Assessing the Vacancy Situation of Housing Units in Hong Kong"

LC Paper No. CB(1)194/13-14(02) — Administration's supplementary information note on "Projection of Long Term Housing Demand")

2. The Secretary for Transport and Housing ("STH") advised that the Long Term Housing Strategy Steering Committee ("the LTHS Steering Committee") had issued the Long Term Housing Strategy Consultation Document ("the Consultation Document") on 3 September 2013 for three months' public consultation until 2 December 2013. To tie in with the consultation exercise, public fora were held for members of the public, concern groups and stakeholders to express their views. District Councils were also consulted on the Consultation Document.

3. STH briefed the meeting that the Consultation Document sought to achieve the vision of providing adequate and affordable housing for each and

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every family in Hong Kong. It also gave an overview of the various housing problems that Hong Kong was facing and proposed a range of possible options with preliminary analysis for public deliberation. The LTHS Steering Committee would submit a report to the Government for consideration after the public consultation. To resolve the supply-demand imbalance in housing, the LTHS Steering Committee proposed that the Government should strengthen its role in the provision of public housing (i.e. public rental housing ("PRH") and subsidized sale flats) by adopting a supply-led approach. While public housing should account for a higher proportion of the new housing production, a ratio of 60:40 between public housing and private housing was recommended. Meanwhile, supply of Home Ownership Scheme flats should be increased considerably. To achieve the proposed housing supply target of 470 000 units for the next 10 years, the Administration had been identifying suitable land for housing development. STH stressed that the Administration would not only increase the quantity of housing supply, but would also ensure the provision of adequate infrastructure and ancillary facilities in different housing projects.

4. On the regulation of subdivided units ("SDUs"), STH stated that the Administration would continue to step up its enforcement actions against SDUs located in industrial buildings as these buildings were neither designed nor suitable for residential use. It would also take enforcement actions under the Buildings Ordinance (Cap. 123) ("the BO") to address irregularities in relation to building and fire safety requirements associated with SDUs located in domestic and composite buildings. He noted that there were mixed views on the suggestion of introducing a licensing or landlord registration system to regulate the safety and hygiene conditions of SDUs in domestic and composite buildings, and agreed that PRH was the ultimate solution to the pressing housing demand of low-income families.

5. At the Chairman's invitation, 60 deputations/individuals expressed their views on the Consultation Document. A summary of the views of the deputations/individuals is in the **Appendix**.

6. Members also noted the following submissions from deputations/individuals not attending the meeting –

(LC Paper No. CB(1)245/13-14(06) — Submission from Designing
Hong Kong dated
7 November 2013 (English
version only)

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- LC Paper No. CB(1)245/13-14(09) — Submission from a member of the public dated 23 October 2013 (Chinese version only)
- LC Paper No. CB(1)245/13-14(10) — Submission from a member of the public dated 4 November 2013 (Chinese version only)
- LC Paper No. CB(1)245/13-14(11) — Submission from Dr YANG Mo, Southern District Council member (Chinese version only)
- LC Paper No. CB(1)245/13-14(12) — Submission from Hong Kong Construction Association (Chinese version only)
- LC Paper No. CB(1)245/13-14(13) — Submission from The Institution of Civil Engineers Hong Kong Association (English version only)
- LC Paper No. CB(1)281/13-14(01) — Submission from The Hong Kong Institution of Engineers (English version only)
- LC Paper No. CB(1)286/13-14(06) — Submission from 荃灣基層唐樓居民會 (Chinese version only)
- LC Paper No. CB(1)286/13-14(08) — Submission from 十二會內地來港定居婦女互助組 (Chinese version only)

Discussion

Session 1

7. STH gave a consolidated response to the views and concerns raised by the deputations/individuals as follows –

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- (a) the LTHS Steering Committee had been mindful not to over-estimate or under-estimate the long term housing demand. The projection of housing demand as set out in the Consultation Document was premised on a number of factors, such as the net increase in the number of households. Since the projection was trend-based, the LTHS Steering Committee had recommended that the projection be reviewed on an annual basis to cater for changes in circumstances;
- (b) in view of the severe housing supply-demand imbalance, the LTHS Steering Committee considered it more appropriate to adopt a supply-led approach through which the Administration would be able to take a proactive role in housing production;
- (c) the Administration had been facing various challenges in expediting housing supply. For example, there was acute shortage of land supply and the manpower situation in the construction industry was tight;
- (d) the Administration had learned lessons from the development of Tin Shui Wai and would ensure the provision of necessary supporting facilities and efficient transport network in the development of future new towns;
- (e) the public/private split for the future new housing supply was a preliminary proposal for further discussion in the community. The Administration had yet to decide the ratio of future public and private housing;
- (f) the LTHS Steering Committee had discussed the suggestions of reinstating rental control and set out its initial views to invite the community's discussion; and
- (g) the Administration would continue to take enforcement actions to eradicate SDUs located in industrial buildings. Enforcement actions would continue to be taken under the BO to address irregularities in relation to building and fire safety requirements associated with SDUs in domestic and composite buildings. While views were mixed on the suggestion of introducing a licensing or landlord registration system to regulate the safety and hygiene conditions of SDUs, the LTHS Steering Committee would take into consideration the arguments both for and against the proposal when making final recommendations to the Administration for further consideration.

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Rent subsidy and rental control

8. Mr LEUNG Kwok-hung urged for the reinstatement of rental control to curb the undue rent hikes. Miss Alice MAK and Mr LEUNG Yiu-chung enquired when and whether the Administration would reinstate rental control. Miss MAK further proposed that the Administration should provide rental subsidy to households on the Waiting List ("WL") for PRH and introduced a new tax allowance for renting private residential units so that private flat tenants could enjoy tax concessions. Mr Albert CHAN echoed that the Administration should provide rent subsidy to households awaiting PRH as the current high level of rents went beyond the affordability of the grassroots.

9. STH responded that the current supply-demand imbalance for both public and private housing was a long-standing problem and it would take time to rectify the situation. While the LTHS Steering Committee noted the suggestion of providing rent subsidy to PRH applicants, it was concerned that the rent subsidy provided by the Administration under the tight supply situation might very likely lead to upward pressure on rental levels, thereby offsetting the benefits to tenants.

10. As regards rental control, STH noted that there had been demand from some sectors of the community for the Administration to consider a new round of rental control measures to limit rent increase and secure the tenure of existing tenants, particularly for the underprivileged who were living in SDUs with poor living conditions. He explained that although rental control might appear to be able to limit rent increase, landlords might ask for a higher rent upfront when a tenancy agreement was first made with a new tenant in order to mitigate the impact of rent control upon tenancy renewal. As such, instead of benefiting tenants, rental control could in fact be counter-productive. Given that public opinions were diverse on the matter, the LTHS Steering Committee would carefully consider the views collected before finalizing its recommendation to the Administration.

Waiting time for public rental housing

11. In view of the long WL for PRH, Miss Alice MAK enquired whether the Administration would consider implementing some administrative measures to shorten the waiting time for PRH. For example, PRH applicants could be allowed to indicate the district within the four designated WL Districts which they wished to be allocated a PRH unit so that the first offer of PRH units could be made more closely according to individual applicants' geographical preference, thereby incentivizing PRH applicants to accept the first flat offer instead of awaiting subsequent offers. STH responded that the Administration had never neglected the housing needs of the public. The adoption of the

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supply-led approach fully reflected the Administration's determination to take a proactive role in the provision of public housing to address the problem of housing shortage at source. The Hong Kong Housing Authority would consider any possible measures, including the re-delineation of the four WL Districts, to accelerate PRH allocation.

12. Ms Emily LAU said that the problem of housing shortage and high level of property prices and rents had generated considerable worries amongst Hong Kong people. She was particularly concerned about children who were living in SDUs with poor living conditions. She enquired whether the Administration had any plan to address the tight manpower situation of the construction industry to speed up the housing supply process. She also asked if the Administration would review the military sites in Hong Kong with a view to releasing those not being put to any military use but had been left idle for residential development.

13. STH responded that all existing military sites were currently used for defence purposes and none was left idle. The Administration had no plan to seek any change to the use of those sites at this stage. While the public generally agreed to the direction of increasing PRH supply, the Administration was facing challenges on various fronts. For example, the Administration had to solicit support from local communities for PRH development through continuous communication and had to ensure the adequate provision of ancillary facilities, such as roads and transport networks, for new PRH estates. Furthermore, the construction industry and relevant government departments had encountered the problem of manpower shortage.

14. In response to Dr KWOK Ka-ki's enquiry about the immediate solutions to the existing housing problems, STH said that increasing housing production, in particular the supply of PRH, was the ultimate solution to housing shortage. On Dr KWOK's suggestion that transitional housing should be provided on temporarily vacant sites for inadequately housed households, STH advised that its feasibility was subject to constraints in terms of planning, infrastructural provisions and relevant support in transport facilities, and needed to be examined with regard to the actual circumstances of any sites concerned. He further said that the Administration had been proactively identifying suitable sites for housing development and there was not much land currently left vacant. It might not be cost-effective to develop some vacant sites as transitional housing as these sites would only be idle for a short period of time or did not have ancillary facilities and would require additional infrastructural works if they were to be developed. Nevertheless, the Administration welcomed suggestions from the public if they were aware of any vacant sites which were suitable for housing development.

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15. Mr WU Chi-wai enquired about the supply of land and PRH units in Hong Kong for the five years from 2018-19 to 2022-23. STH responded that land had been secured for the development of 79 000 new PRH units for the five-year period from 2012-13 to 2016-17 and construction works were progressing in full strength. 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 had been working hard to ensure the timely delivery of the 100 000 new PRH units in the five-year period from 2018 onwards. If the supply target of 470 000 units for the next 10 years as proposed in the Consultation Document was eventually accepted by the Administration, the Administration would also work hard to achieve the new target.

Session 2

16. STH provided a consolidated response to the views and concerns raised by the deputations/individuals as follows –

- (a) the LTHS Steering Committee had been mindful not to over-estimate or under-estimate the long term housing demand;
- (b) in considering the redevelopment of aged PRH estates, the Administration would examine the availability of suitable rehousing resources and try to meet the aspirations of affected tenants for rehousing within the same district;
- (c) the housing supply target would not be achieved at the expense of housing quality. The Administration would ensure the provision of necessary supporting facilities and efficient transport network in housing development projects. Nevertheless, the community should be prepared to accept trade-offs between an appropriate increase in plot ratio to enable more housing production and the possible negative impacts on traffic, population density and the environment;
- (d) the Administration adopted an open attitude towards reinstating rental control and providing rent subsidy. However, given the shortage of housing supply, the Administration was cautious that rental control measures or rent subsidy might drive up rents;
- (e) the Administration would continue to take enforcement actions to eradicate SDUs located in industrial buildings. Enforcement actions would also continue to be taken under the BO to address the irregularities in relation to building and fire safety requirements associated with SDUs located in domestic and composite buildings. The LTHS Steering Committee would take into consideration the

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arguments both for and against the suggestion of introducing a licensing or landlord registration system to regulate the safety and hygiene conditions of SDUs before making its recommendation to the Administration;

- (f) the Administration would play a proactive role in housing production and would review suitable urban sites for residential development or other uses; and
- (g) reclamation was one of the longer term measures to increase land supply.

17. Mr LEUNG Kwok-hung criticized the Administration for not reviewing its housing policies after the bursting of the property bubble years ago and not taking actions against those private property developers engaged in the hoarding of land. He strongly urged for the reinstatement of rental control to curb rent increase. As for reclamation outside Victoria Harbour, he did not object to the proposal as this could be a viable source of land supply.

18. Ms Emily LAU said that Hong Kong was confronted by acute housing problems characterized by severe supply-demand imbalance for both public and private housing and the prevalence of SDUs. She considered that providing more public housing was the ultimate solution to the housing problems and urged for an increase in the manpower supply in the construction industry.

III. Date of next meeting

19. The Chairman said that the date of the next meeting would be confirmed in due course.

IV. Any other business

20. There being no other business, the meeting ended at 7:00 pm

Panel on Housing

Subcommittee on the Long Term Housing Strategy

Meeting on Monday, 11 November 2013, at 2:30 pm

Receiving public views on the Long Term Housing Strategy Consultation Document

Summary of views and concerns expressed by deputations/individuals

No.	Name of deputation/individual	Major views and concerns
Session 1		
1.	The Hong Kong Institute of Housing	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)245/13-14(01))
2.	Community Development Initiative	<ul style="list-style-type: none"> • the housing supply target for the next 10 years was inadequate to meet the increasing demand for housing; • the Government should proactively involve residents and the community in new town planning and development; • investment demand for housing and physical housing demand should be clearly distinguished in projecting future housing demand; and • the Government should reinstate rental control for residential properties
3.	Federation of Public Housing Estates	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper Nos. CB(1)245/13-14(02) and CB(1)286/13-14(01))
4.	Public Housing Living Quality Union	<ul style="list-style-type: none"> • while the Government should expedite housing production, the quality of housing should not be compromised; • the Government should be mindful of the lessons learned from the development of Tin Shui Wai where lack of comprehensive planning had resulted in a host of problems in the new town; and • the Government should adopt a balanced and holistic approach for the development of new towns and provide sufficient community facilities and transport infrastructures to meet the community needs
5.	Mr TAM Kwok-sun	<ul style="list-style-type: none"> • urged the Government to make reference to the public housing policy of Singapore and review the military sites in Hong Kong to release those sites which had been left idle for residential development

No.	Name of deputation/individual	Major views and concerns
6.	Green Sense	<ul style="list-style-type: none"> • criticized the Government for grabbing land blindly and setting the housing supply target too high; • housing development projects should not be taken forward at the expense of the provision of community facilities; • when increasing the development density of a built-up area, the Government should take into account planning constraints such as traffic and infrastructure capacities as well as the environment, visual and air ventilation impacts; • did not support the adoption of a "supply-led" strategy to address the supply-demand imbalance in housing; and • housing policy should tie in with population policy
7.	工聯會社會事務委員會	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)286/13-14(02))
8.	Advisory Board for Ethnic Minorities Services	<ul style="list-style-type: none"> • the tight supply of housing and high rentals had caused much hardship to ethnic minorities; • expressed concern about the excessively long waiting time for allocation of public rental housing ("PRH"); and • the Government should reinstate rental control for residential properties and ensure adequate provision of public facilities for ethnic minorities to help them integrate into the community
9.	公屋被迫遷戶關注組	<ul style="list-style-type: none"> • the under-occupation policy could not resolve the problem of inadequate supply of PRH units, but had incurred extra expenses in requiring households with excessive living space to move to another PRH unit of a more appropriate size; • the prioritized under-occupation thresholds which had been tightened would force some elderly PRH tenants to move out of their existing units; and • urged the Government to abandon the under-occupation policy

No.	Name of deputation/individual	Major views and concerns
10.	Civic Party	<ul style="list-style-type: none"> • the methodology adopted for projecting long term housing demand could not accurately reflect possible housing demand scenarios; • the survey on subdivided units ("SDUs") in Hong Kong did not cover SDUs in industrial buildings and hence the actual number of SDUs in the territory might very likely be under-estimated; • the introduction of a licensing or landlord registration system could not tackle the problem of SDUs; • a clear definition of the term "adequate housing" should be provided; and • the Government should consider developing "brownfield sites", relaxing plot ratios, enhancing the role of different housing delivery agents (e.g. Hong Kong Housing Society and Urban Renewal Authority ("URA")) in the provision of public housing, changing the use of military land and reviewing the small house policy
11.	中港低收入家庭互助網絡	<ul style="list-style-type: none"> • private housing rentals continued to soar and had caused much hardship to low-income households; • the actual waiting time for PRH was excessively long; • the Government should strive to increase land supply and maintain the average waiting time ("AWT") at around three years for general PRH applicants; and • the Government should reinstate rental control for residential properties
12.	Industrial Relations Institute	<ul style="list-style-type: none"> • private housing rentals continued to soar and had caused much hardship to low-income families; • the demand-led approach adopted by URA in taking forward redevelopment in Hong Kong might bring about speculative activities, resulting in higher private housing rentals; • the Government should reinstate rental control for residential properties; and • the Government should make reference to the housing policies of overseas countries, such as Germany where the housing rights of the grassroots were protected

No.	Name of deputation/individual	Major views and concerns
13.	Women Worker Cooperative	<ul style="list-style-type: none"> • private housing rentals continued to soar and had caused much hardship to low-income families; • the "Well-off Tenants Policies" had driven young people to move out of their parents' PRH units, thus creating additional demand for private/public housing; • the actual waiting time for PRH was excessively long; • the Government should reinstate rental control for residential properties; and • the Government should protect the housing rights of the grassroots, increase PRH supply and review the income and assets limits for PRH application
14.	葵涌劏房住客聯盟	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)271/13-14(01))
15.	葵涌關注劏房居民組	<ul style="list-style-type: none"> • private housing rentals continued to soar and had caused much hardship to low-income families; • the actual waiting time for PRH was excessively long; and • the Government should reinstate rental control for residential properties
16.	葵涌區房屋事務關注組	<ul style="list-style-type: none"> • the Government should offer rent subsidy and provide transitional housing by making use of vacant hostels to households which were awaiting their turn for PRH; • private housing rentals continued to soar and had caused much hardship to low-income families; and • the Government should reinstate rental control for residential properties
17.	The Federation of Hong Kong and Kowloon Labour Unions	<ul style="list-style-type: none"> • private housing rentals continued to soar and had caused much hardship to low-income families; • the Government should offer rent subsidy to households which were awaiting their turn for PRH and reinstate rental control for residential properties; and • the Government should review the use of sites zoned "Government, Institution and Community" in order to release more suitable land for residential development

No.	Name of deputation/individual	Major views and concerns
18.	Royal Institute of Chartered Surveyor	<ul style="list-style-type: none"> • the Government should ensure the comprehensiveness and continuity of the long term housing strategy ("LTHS") to be formulated; • supported reclamation to increase land supply, while keeping the impact on the environment and marine ecology to a minimum; • supported increasing development density, developing new towns and carrying out redevelopment projects to enhance the development potential of land; • did not support the introduction of a licensing or landlord registration system for SDUs since the ultimate solution to existing housing problems was to increase public housing supply; • the Government should take into account demographic characteristics when formulating future housing strategies as Hong Kong's population was aging rapidly and the demand for elderly housing was expected to increase in future; and • the Government should actively explore the feasibility of relocating some non-residential utilities to nearby cities in the Pearl River Delta with a view to releasing more land for housing development
19.	Society for Community Organization	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)245/13-14(03))
20.	Shadow of LTHS Steering Committee	<ul style="list-style-type: none"> • SDUs had posed imminent danger to the general public and occupants in the buildings concerned; • the housing supply target for the next 10 years was inadequate to meet the increasing demand for housing; • household splitting had become the trend and would impose continuous pressure on housing demand; and • the actual waiting time for PRH was excessively long
21.	Alliance for Defending Grassroots Housing Rights	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)286/13-14(03))
22.	Platform of Concerning Subdivided Flats and Issue in Hong Kong	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)271/13-14(02))

No.	Name of deputation/individual	Major views and concerns
23.	The Hong Kong Institute of Surveyors	<ul style="list-style-type: none"> • the Government should increase the ratio of public housing when the growth of private housing demand slowed down in future; • expressed concern about inadequate land supply for housing development; • supported reclamation on an appropriate scale and other land supply measures to build up a land reserve; and • SDUs with structural safety problems should be tackled with priority
24.	Liberal Party Youth Committee	<ul style="list-style-type: none"> • doubted the Government's ability to meet the housing supply target; and • since there was a manpower shortage in the construction industry, the Government should implement appropriate measures to ensure the capacity of the construction industry for housing development
25.	Liberal Party Housing Policy Committee	<ul style="list-style-type: none"> • the target ratio of public housing was too high, causing under-supply of private housing and rising property prices and rents beyond the affordability of the general public, in particular the middle class and youngsters; • criticized the Government for neglecting the housing needs of the middle class; • the "Well-off Tenants Policies" should be strictly implemented to better utilize scarce PRH resources and free up PRH units for re-allocation to PRH applicants on the Waiting List ("WL"); and • the Government should appropriately import labour to meet the manpower demand of the construction industry
26.	Light Be (Social Realty) Co Ltd	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)286/13-14(04))
27.	No flat slaves	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)245/13-14(04))

No.	Name of deputation/individual	Major views and concerns
28.	Mr LEE Siu-wa	<ul style="list-style-type: none"> • being a resident of Kwu Tung Village in the northeast New Territories, he criticized the Government for failing to take into account the views and concerns expressed by local residents on the North East New Territories New Development Areas ("NDAs") project; • all sectors of the community, not only residents living in NDAs, should be prepared to accept trade-offs in order to resolve existing housing problems; • NDAs projects would only benefit property developers instead of resolving existing housing problems; and • the Government should promptly release and rezone idle land lots for residential use
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29.	Hong Kong Council of Social Service	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)271/13-14(03))
30.	蝸居部落	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)286/13-14(05))
31.	Serving Through Intelligence	<ul style="list-style-type: none"> • the principle of "free market economy" should not prohibit the Government from exercising regulatory function to ensure fair play in the market; • the Government should take back idle land from property developers for residential development or offer attractive incentives to encourage them to carry out housing projects; • legislation was necessary to regulate SDUs in the long run; • consideration should be given to converting industrial buildings with low occupancy rates into transitional housing; and • the Government should reinstate rental control for residential properties

No.	Name of deputation/individual	Major views and concerns
32.	Democratic Party	<ul style="list-style-type: none"> • PRH supply was far from adequate to meet the housing demand of PRH applicants on WL; • the Government should reinstate rental control for residential properties and release idle land lots for residential use; • sandwich-class families with income exceeding PRH income limit but could not afford private housing were facing heavy burden of housing expenses and should be given opportunity to acquire their own homes; • the target ratio of public housing should be further increased to 75% in future; and • the Government should consider re-launching the Tenants Purchase Scheme and strive to maintain AWT at around three years by increasing PRH production
33.	Hong Kong Institute of Real Estate Administrators	<ul style="list-style-type: none"> • any further increase in the target ratio of public housing would decrease the supply of private residential units and push up market rents; • the LTHS to be formulated should be reviewed regularly to reflect the latest changes in socio-economic circumstances; • elderly and family applicants should be given higher priority in PRH allocation; and • SDUs should not be fully eradicated given the acute housing shortage problem
34.	Neighbourhood & Worker's Service Centre	<ul style="list-style-type: none"> • the Government should expedite the supply of public housing to meet the aspirations of the grassroots; • the public and private housing sectors were two different housing markets and should be kept separate in order to prevent commercialization of residential units and combat speculation of the Home Ownership Scheme flats; • the Quota and Points System ("QPS"), the Well-off Tenants Policies and the Under-occupation Policy should be reviewed lest some of the existing PRH households would be forced to move out of their units, thus creating additional housing demand; and • the Government should reinstate rental control for residential properties and introducing a "vacant property tax" to increase the cost for property owners in keeping their residential flats vacant

No.	Name of deputation/individual	Major views and concerns
35.	Hong Kong Owners Club	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)245/13-14(05))
36.	荃灣單身人士輪候公屋關注組	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)286/13-14(07))
37.	荃灣輪候公屋超過三年居民會	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)286/13-14(09))
38.	Johnny Chan Social Service	<ul style="list-style-type: none"> • the Government should provide funding support and reserve suitable housing sites for the community to build residential flats which would be let at concessionary rents to people with pressing housing needs; • street sleepers should be given higher priority in PRH allocation; and • given that the prices and rents of private residential flats had not decreased after the introduction of a series of measures to cool down the overheated property market, the Government should consider scrapping the measures
39.	Hong Kong People's Council on Housing Policy	<ul style="list-style-type: none"> • relevant Government bureaux/departments (e.g. the Transport and Housing Bureau and the Development Bureau) should work closely to formulate a balanced and holistic approach to solve the present housing problems progressively; • a task force to be led by the Chief Executive should be set up to work out a strategy that would lay the foundation of the housing policy of Hong Kong; and • the Legislative Council should closely monitor the Government in achieving the housing supply target
40.	HK Housing Alliance	<ul style="list-style-type: none"> • private housing rentals continued to soar and had caused much hardship to low-income families; • the actual waiting time for PRH was excessively long; and • the Government should reinstate rental control for residential properties
41.	公屋鹹水樓再被迫遷關注組	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)286/13-14(10))

No.	Name of deputation/individual	Major views and concerns
42.	Labour Party	<ul style="list-style-type: none"> • property prices and rents had reached a level beyond the affordability of the general public; • doubted whether the housing supply target for the next 10 years was adequate to meet the ever-increasing demand for housing; • the "Well-off Tenants Policies" had driven young people to move out of their parents' PRH units, thus creating additional demand for private/public housing; and • the actual waiting time for PRH was excessively long
43.	Diocesan Pastoral Centre for Workers (Kowloon)	<ul style="list-style-type: none"> • ethnic minorities had experienced difficulties in PRH application; • the actual waiting time of ethnic minorities for PRH was much longer than that of local applicants; and • the Government should provide more large PRH units to meet the housing needs of ethnic minorities
44.	西營盤住屋權益關注組	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)245/13-14(07))
45.	港島區住屋需要小組	<ul style="list-style-type: none"> • the housing supply target for the next 10 years was inadequate to meet the ever-increasing demand for housing; • the Government should provide PRH to grassroots families to secure public housing to meet their basic housing needs; and • the Government should reinstate rental control for residential properties
46.	東區住屋組	<ul style="list-style-type: none"> • property prices and rents had reached a level beyond the affordability of the general public; • the Government had neglected the housing needs of the elderly; and • the Government should expedite PRH production and refine its housing policies to encourage younger family members to live with their elderly parents or dependent relatives to enable them to better care for the elderly

No.	Name of deputation/individual	Major views and concerns
47.	Wan Chai Grassroots Housing Concern Group	<ul style="list-style-type: none"> • property prices and rents had reached a level beyond the affordability of the general public; and • the Government should reinstate rental control for residential properties and identify land in each district (in particular Wan Chai) for PRH construction
48.	基層住屋小組	<ul style="list-style-type: none"> • private housing rentals had reached a level beyond the affordability of the general public and caused much hardship to low-income families; • the Government should ensure that the entire population had the right to adequate housing, in particular vulnerable groups such as the disabled; • the Government should reinstate rental control for residential properties; and • the Government should proactively involve the community in formulating LTHS
49.	Alliance for Concerning Grassroots Housing Rights	<ul style="list-style-type: none"> • private housing rentals had caused much hardship to low-income families; • the Government should reinstate rental control for residential properties; and • low-income households were forced to live in remote areas due to the substantial increase in private housing rentals in urban districts
50.	Lee Cheuk-yan Legislative Council's Office	<ul style="list-style-type: none"> • SDUs had posed imminent danger to the general public and occupants in the buildings concerned; • objected to the introduction of a licensing or landlord registration system to tackle the problem of SDUs; and • the Government should provide transitional housing as temporary accommodation for SDU occupants affected and displaced by its enforcement action
51.	Fernando Cheung Chiu-hung Legislative Council's Office	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)286/13-14(11))
52.	觀塘無奈苦等公屋街坊會	<ul style="list-style-type: none"> • the actual waiting time of general family applicants for PRH was excessively long; and • QPS had lengthened the waiting time of non-elderly one-person applicants for PRH to beyond three years

No.	Name of deputation/individual	Major views and concerns
53.	Justice & Peace Commission of the HK Catholic Diocese	<ul style="list-style-type: none"> • the Government lacked the determination to regulate SDUs; • did not support the introduction of a licensing or landlord registration system to tackle the problem of SDUs; and • the Government should set out a roadmap to progressively bring all SDUs in the territory under a regulatory regime and reinstate rental control for residential properties
54.	Construction Industry Council ("CIC")	<ul style="list-style-type: none"> • CIC had been working with the Development Bureau and the construction industry to enhance the training for construction personnel; and • CIC had been strengthening promotion and publicity activities to attract more people, especially youngsters, to join the construction industry
55.	Social Ventures Hong Kong	<ul style="list-style-type: none"> • the elements of poverty alleviation should be incorporated into LTHS; • people-based, proactive and innovative measures should be adopted to tackle housing problems; • effective allocation of social resources could lift low-income families from poverty; and • new resources in the community should be opened up for poverty alleviation
56.	The Association of Consulting Engineers of Hong Kong	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)286/13-14(12))
57.	全港劏房居民大聯盟	<ul style="list-style-type: none"> • presentation of views as set out in submission (LC Paper No. CB(1)245/13-14(08))
58.	Young DAB	<ul style="list-style-type: none"> • the Government should ensure the provision of adequate infrastructure and ancillary facilities to residents when implementing housing development projects; and • the Government should help the younger generation to meet their aspiration for home ownership
59.	街工社區服務隊	<ul style="list-style-type: none"> • the under-occupation policy had caused nuisance to elderly PRH tenants who might be required to move out of their existing units; and • the Government should abolish the under-occupation policy

No.	Name of deputation/individual	Major views and concerns
60.	The Hong Kong Institute of Planners	<ul style="list-style-type: none">• the supply-demand imbalance in housing was a result of wavering policies of the Government;• the Government should not only address housing quantity, but should also consider how to improve progressively housing quality and people's living environment in the long run;• transitional housing was required to address the needs of inadequately housed households (e.g. SDU tenants) in the interim; and• the Government should closely monitor the implementation of its housing policies, conduct review on a regular basis and make necessary adjustments in light of prevailing circumstances