

立法會
Legislative Council

LC Paper No. CB(1)134/14-15
(These minutes have been seen
by the Administration)

Ref : CB1/PL/HG/1

Panel on Housing

**Minutes of special meeting
held on Monday, 30 June 2014, at 9:00 am
in Conference Room 1 of the Legislative Council Complex**

Members present : Hon WONG Kwok-hing, BBS, MH (Chairman)
Hon WU Chi-wai, MH (Deputy Chairman)
Hon LEE Cheuk-yan
Hon James TO Kun-sun
Hon LEUNG Yiu-chung
Hon Frederick FUNG Kin-kee, SBS, JP
Hon Vincent FANG Kang, SBS, JP
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN
Hon Alan LEONG Kah-kit, SC
Hon Albert CHAN Wai-yip
Hon Michael TIEN Puk-sun, BBS, JP
Hon LEUNG Che-cheung, BBS, MH, JP
Hon Alice MAK Mei-kuen, JP
Dr Hon KWOK Ka-ki
Dr Hon Fernando CHEUNG Chiu-hung
Hon Christopher CHUNG Shu-kun, BBS, MH, JP
Hon Tony TSE Wai-chuen

Member attending : Hon CHAN Han-pan

Members absent : Hon Abraham SHEK Lai-him, GBS, JP
Hon CHAN Hak-kan, JP
Hon IP Kwok-him, GBS, JP

Hon Paul TSE Wai-chun, JP
Hon LEUNG Kwok-hung
Hon WONG Yuk-man
Hon KWOK Wai-keung
Ir Dr Hon LO Wai-kwok, BBS, MH, JP

**Public Officers
attending : For item I**

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

Mr Anson LAI
Assistant Director (Strategic Planning)
Housing Department

Mrs Rosa HO
Assistant Director (Housing Subsidies)
Housing Department

Attendance by : Session 1
invitation

Society for Community Organization

Mr CHICK Kui-wai
Community Organizer

Federation of Public Housing Estates

Mr MAN Yu-ming
Vice Chairman

Hong Kong People's Council on Housing Policy

Mr Martin LAU Ka-yu
Representative

The Hong Kong Institute of Housing

Mr Terrence TANG Chi-sum
Council Member

Individual

Mr Michael LEE Chun-keung

Individual

Miss Cynthia CHEUNG Sin-tung

Individual

Mr Alex FU Chuen-lung

Individual

Mr Michael FUNG Kei-lap

The Forthright Caucus

Mr LO Ho-yuen
Representative

Democratic Alliance for the Betterment and Progress of
Hong Kong

Mr YAU Kin-wo
Representative

No Flat Slaves

Mr CHENG Ka-wing
Member

Hong Kong Federation of the Blind

Miss TSE Ka-yan
Member

Housing Rights for Disability

Mr TSANG Chun-yuk
Member

New People's Party

Mr CHENG Chit-pun
Community Development Officer

Alliance for Defending Grassroots Housing Rights

Ms YIM Pik-fan
Convenor

Grassroots Development Centre

Mr NG Kin-wing
Spokesman

Industrial Relations Institute

Miss CHOW Wing-chi
Organizer

中港低收入家庭互助網絡

Ms CHUNG Pui-ha
Representative

Yan Oi Tong Community Centre

Mr KAM Kan-ming
Social Worker (I)

Individual

Miss Amanda QUEIROZ

Individual

Mr Aiden CHAN

The Lion Rock Institute

Mr Andrew SHUEN Pak-man
Research Director

關注葵涌劏房行動組

葉質堅先生

Member

葵涌劏房住客聯盟

Miss HE Lizhen

Member

葵涌劏房戶支援網絡

Ms CHAN Sui-shuen

Member

葵涌低收入劏房戶平台

Mr CHAN Bo-choi

Member

葵涌劏房戶支援小組

Mr TIN Ka-shun

Member

葵涌劏房住屋關注組

Ms FENG Juying

Member

葵涌基層劏房關注組

Mr NG Kwan-lim

Member

Session 2

Concern Ethnic Minorities Housing Issue Alliance

Mr Minhas RASHAD

Member

觀塘劏房關注組

Ms LIN Siu-ping
街坊代表

觀塘無奈苦等公屋街坊會

陳漢嫦女士
Representative

HK Housing Alliance

Mr SO Chi-hung
Representative

公屋被迫遷戶關注組

Mr LAI Chi-po
義務幹事

欺善怕惡房委會關注組

Miss CHEUNG Lai-chun
Member

WFC Concern Group

Mr CHUNG Tat-hing
Spokesperson

冇人性房屋政策受害人

Ms CHU Moon-chun
Member

永不安居公屋住戶組

Miss WONG Lai-ming
Member

Individual

Miss Anna CHEUNG Yim-hing

Individual

Mr SIU Kin-man

葵涌邨居民權益關注組

Mr LAI Ming-lai
Member

土瓜灣基層家庭生活組

Miss CHEN Pei-shan

西灣河住屋組

萬緩華女士

灣仔住屋組

王素雯小姐

長沙灣住屋組

吳好女士

東區住屋組

林勇琪先生

筲箕灣住屋組

寧秀平女士

關注基層住屋聯席

陳凱姿小姐

灣仔街坊住屋小組

林愛玉女士

聯區街坊住屋關注組

張嘉雯女士

基層住屋小組

黎玉瑋小姐

土瓜灣住屋組

黎嘉駿先生

Teen Girls for Harmony

Miss Latif RIZWANA
Representative

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

Staff in attendance : Mr Ken WOO
Senior Council Secretary (1)5

Ms Mandy LI
Council Secretary (1)1

Miss Mandy POON
Legislative Assistant (1)1

Action

I. Receiving public views on "Waiting time for public rental housing"

Relevant papers

(LC Paper No. CB(1)184/13-14(03) — Administration's paper on "Analysis of housing situation of Waiting List applicants as at end-June 2013"

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LC Paper No. CB(1)184/13-14(04) — Background brief on "Housing situation of Waiting List applicants" prepared by the Legislative Council Secretariat)

At the Chairman's invitation, 53 deputations/individuals expressed their views on the waiting time for public rental housing ("PRH"). A summary of the views of the deputations/individuals is in the **Appendix**.

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

(LC Paper No. CB(1)1667/13-14(02) — Submission from Community Development Initiative (Chinese version only)

LC Paper No. CB(1)1667/13-14(03) — Submission from Royal Institution of Chartered Surveyors (English version only)

LC Paper No. CB(1)1704/13-14(03) — Submission from 荃灣輪候公屋超過三年居民會 (Chinese version only)

LC Paper No. CB(1)1727/13-14(04) — Submission from 梨木樹邨鹹水樓再被迫遷關注組 (Chinese version only)

LC Paper No. CB(1)1727/13-14(06) — Submission from 土瓜灣基層租客關注組 (Chinese version only))

Discussion

Session 1

3. The Deputy Secretary for Transport and Housing (Housing) ("DSTH(H)") made a consolidated response to the views and concerns raised by deputations/individuals as follows –

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- (a) under the established methodology, waiting time referred to the time taken between registration for PRH and first flat offer, excluding any frozen period during the application period, such as when the applicant had not yet fulfilled the residence requirement; the applicant had requested to put the application on hold pending arrival of family members for family reunion; the applicant was imprisoned, etc. The average waiting time ("AWT") for general applicants referred to the average of the waiting time of those general applicants who were housed to PRH in the past 12 months. The AWT was released quarterly on the Hong Kong Housing Authority ("HA")'s website for ease of reference by general applicants;
- (b) it was in fact a matter of personal decision if the applicant declined the first flat offer to wait for subsequent offers. Hence, the actual waiting time of PRH applicants hinged on the decision of individual applicants on whether to accept a flat offer;
- (c) an analysis of the housing situation of PRH applicants as at the end of June 2013 revealed that applicants with longer waiting times were three or four-person households opting for the Urban or the Extended Urban District. According to HA's Public Housing Construction Programme as at June 2013, among the new productions from 2013-2014 to 2016-2017, about 19% would be one/two-person units, 25% would be two/three-person units, 39% would be one-bedroom units (for three to four persons) and 16% would be two-bedroom units (for four persons or above). The new supply should help meet the demand for PRH in the Urban and the Extended Urban Districts and for three/four-person households;
- (d) the Administration was proceeding in full swing the identification of land resources suitable for public housing development. It was also taking rigorous actions against tenancy abuse with a view to recovering valuable PRH resources for allocation to PRH applicants;
- (e) finding land resources in the urban district suitable for public housing development had been a great challenge. Not only were the lots usually small, but the process of securing the support of the District Council concerned was always challenging due to the various concerns raised by local communities on the impact of new housing developments on their living. The support of the public was therefore particularly important in order to speed up the provision of public housing;

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- (f) the current vacancy rate of PRH was only 0.6%. In response to the concern raised in the Director of Audit's Report No. 61 on the large number of idle PRH flats, the Administration had explained at the relevant meeting of the Public Accounts Committee that many of such units could not be made available for allocation for various reasons, such as being considered by PRH applicants, the estates concerned were being planned for redevelopment or conversion to provide Home Ownership Scheme flats etc.;
- (g) HA had in fact exceeded its annual allocation plan of 2 000 PRH units in offering those with genuine needs, including persons with disabilities ("PWDs"), with compassionate rehousing upon recommendation by the Social Welfare Department ("SWD"). SWD and non-governmental organizations would comply with the relevant guidelines in handling applications for compassionate rehousing; and
- (h) in order to increase the chance of PRH allocation to non-elderly one-person applicants under the Quota and Points System ("QPS"), the Long Term Housing Strategy ("LTHS") Steering Committee had recommended HA to refine QPS by allocating extra points to those above the age of 45 and to devise a mechanism to review the income and assets of the applicants under QPS in order to remove those who were no longer eligible for PRH. The above were being considered by the Administration in formulating the LTHS.

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4. Mr Albert CHAN considered that the three-year AWT was misleading, as WL applicants had to wait for a long time for the second offer should they decline the first one even for good reasons. For cases where the first flat offer was not accepted, he requested the Administration to provide information on the average duration between the first and the second flat offers, and among such cases, the number and percentage of those cases where the duration was more than one year, in each of the past two years. Mr LEE Cheuk-yan echoed Mr CHAN's view. Instead of counting the waiting time up to the first flat offer, he opined that the waiting time should be counted up to the moment when the WL applicants were actually housed as this would give the public a clearer picture of the waiting time.

(Post-meeting note: The Administration's response was circulated vide LC Paper No. CB(1)1915/13-14(02) on 12 August 2014.)

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5. DSTH(H) stressed that the waiting time depended on the decision of individual PRH applicants on whether to accept a flat offer. They could be housed quickly if they accepted the first offer.

6. Pointing out that the soaring rentals of sub-divided units ("SDUs") were comparable to those of private flats in the higher end of the property market, Miss Alice MAK said that Members belonging to the Hong Kong Federation of Trade Unions had advocated reinstating rent control and granting rent subsidy to those who had been on the WL in order to alleviate the burden of rented accommodation on them. Expressing a similar view, Mr James TO was concerned that some WL applicants had opted for cubicles while awaiting a PRH flat as they could not afford the soaring rentals of SDUs. He urged the Administration to conduct a detailed study on the introduction of rent subsidy. Mr LEE Cheuk-yan criticized the Administration for its tardiness in reinstating rent control and tenancy control which in his view could bring immediate relief to SDU tenants.

7. DSTH(H) responded that as revealed in the LTHS Report on Public Consultation, there were concerns that any rent assistance introduced in a tight supply market would be counter-productive, as the subsidy would most likely lead to upward pressure on rental levels, thereby partially or even wholly offsetting the benefits to the tenants by passing the windfall to the landlords. The Administration would therefore continue to adopt a supply-led strategy to address the housing issue in the long term. Miss Alice MAK did not subscribe to the Administration's explanation. She pointed out that subsidies in using public utilities, such as electricity charges and transport fares, did not necessarily attract higher charges.

8. Noting that Integrated Family Service Centres ("IFSCs") were operated by SWD and subvented non-governmental organizations, Mr Albert CHAN criticized HA for refusing to accept the recommendations on compassionate rehousing made by the professional social workers of IFSCs. His views were shared by Mr James TO.

9. Dr Fernando CHEUNG expressed concern about the number of successful applications for compassionate rehousing made by PWDs which stood at only some 100 in recent years and had even dropped to some 50 last year. He sought information on the number of WL applicants who were PWDs and asked whether consideration would be given to introducing a separate point system for PWDs to help them in PRH application.

10. DSTH(H) responded that there was no quota on the allocation of flats to PWDs on compassionate ground. HA would rely on the professional judgement and recommendations made by SWD in processing the relevant applications.

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11. With regard to the views and concerns raised by deputations/individuals, DSTH(H) responded as follows –

- (a) the Administration had made available to the public its housing production blueprint. The Chief Executive had announced in the 2014 Policy Address that the Government had decided to accept the LTHS Steering Committee's recommendation to adopt 470 000 units as the total housing supply target for the coming 10 years, with public housing accounting for 60%;
- (b) the Administration had critically examined the land use of vacant Government properties for providing public housing. The future use of some vacant properties might have been planned;
- (c) with regard to expanding the district choices to PRH applicants, operational experience showed that if HA broke down the districts to more choices, PRH applicants tended to wait longer because the supply of new and recovered PRH units varied considerably in different districts. Splitting to more district choices would lead to longer waiting time. Hence, it was more appropriate to keep to four districts (i.e. Urban, Extended Urban, New Territories and Island) to enhance flexibility and efficiency in flat allocation;
- (d) to ensure the best use of the precious PRH resources, priorities had to be set and given to family and elderly applicants who were most in need of PRH. The Administration was considering the recommendations of the LTHS Steering Committee on improving the chance of non-elderly one-person applicants under QPS for PRH; and
- (e) PRH applicants with a household size of eight persons or more had been allocated two units as far as practicable. This would address the needs of large families, including those of ethnic minorities. The under-occupation policy was necessary to recover larger flats for more rational re-allocation to larger families.

12. The Chairman expressed concern that WL applicants were unable to know how long they would have to wait even though the Housing Department published on its website the application numbers on the WL which had accepted housing offers. The Assistant Director of Housing (Housing Subsidies) explained that the highest application numbers who had accepted PRH offers as shown in HA's website were for general reference only. Owing to different circumstances of individual applications, applications with numbers registered

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before the highest application numbers might not necessarily be offered a flat due to various reasons, such as applicants declining an offer or have specific location preference. It was also not possible to forecast the approximate waiting time for a PRH applicant to be allocated a flat, as it was affected by various factors. These included the availability of units for allocation at a particular point in time and the transfer of PRH applicants between queues due to a change in their family status or district choice.

13. Mr James TO quoted the remarks made by an ex-official of the Planning Department recently that during his incumbency, his proposal to reserve the sites for redevelopment and the topside sites of new Mass Transit Railway stations for a balanced mix of private and public housing developments were often not accepted. Pointing out that sites made conveniently accessible by public transport were usually used for building private housing while those less accessible were used for public housing, he enquired if there were policies that governed the types of housing developments to be provided. DSTH(H) replied that as indicated by the Secretary for Transport and Housing, public housing sites would continue to provide public housing if redevelopment was to take place. The Administration was committed to coordinating and optimizing land use such that the target of 470 000 public and private units for the coming 10 years could be attained.

14. Citing Kwai Shing West Estate which provided only 48 units per block as an example, Miss Alice MAK queried why the Administration had not pressed ahead with the redevelopment of aged estates to increase public housing supply. DSTH(H) responded that in examining the redevelopment potential of an aged estate, HA would need to take into consideration the build-back potential and availability of suitable rehousing resources. It would also need to consult the residents and stakeholders concerned and the process would be a lengthy one. Considering the resources and time required, it was impossible for HA to carry out the redevelopment of all 22 aged estates at the same time. Using the rehousing resources would also have implications on the existing PRH applicants. HA would draw up the redevelopment timetable and make announcement on a particular redevelopment project only when concrete redevelopment parameters were available.

15. Miss MAK was unconvinced and said that aged estates with high build-back potential should be accorded priority for redevelopment. Redevelopment of Kwai Shing West Estate would entail only a small amount of rehousing resources and the implications on WL applicants should be insignificant. She requested the Administration to provide the timetable for the redevelopment of Kwai Shing West Estate.

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(Post-meeting note: The Administration's response was circulated vide LC Paper No. CB(1)1915/13-14(02) on 12 August 2014.)

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16. Noting that some of the deputations/individuals attending the meeting had been placed on the WL for years and had yet to receive a flat offer, the Chairman invited these deputations/individuals to provide their case details to the Secretariat for onward transmission to the Public Complaints Office for follow-up.

II. Any other business

17. There being no other business, the meeting ended at 12:56 pm.

Council Business Division 1
Legislative Council Secretariat
27 October 2014

Panel on Housing

Special meeting on Monday, 30 June 2014, at 9:00 am

Receiving public views on "Waiting time for public rental housing"

Summary of views and concerns expressed by deputations/individuals

No.	Name of deputation/individual	Major views and concerns
Session 1		
1.	Society for Community Organization	presentation of views as set out in submission (LC Paper No. CB(1)1667/13-14(01))
2.	Federation of Public Housing Estates	<ul style="list-style-type: none"> expressed concern on the pace of provision of public housing which could not meet the need of a large number of Waiting List ("WL") applicants, and the increased pressure for the Hong Kong Housing Authority ("HA") to maintain the three-year average waiting time ("AWT") target; the reduction in the number of district choices from eight to four and hence the wider geographical coverage for each choice had made it difficult for WL applicants to accept the initial offers. Three offers should instead be given in one go to make it easier for WL applicants to make a choice, and this would be conducive to speeding up the allocation process; and more information should be provided to WL applicants to enhance the transparency of their application
3.	Hong Kong People's Council on Housing Policy	presentation of views as set out in submission (LC Paper No. CB(1)1727/13-14(01))
4.	The Hong Kong Institute of Housing	presentation of views as set out in submission (LC Paper No. CB(1)1704/13-14(01))
5.	Mr Michael LEE Chun-keung	<p>the Liberal Party urged the Administration to –</p> <ul style="list-style-type: none"> make available information on the land resources available as well as the blueprint for housing production; and conduct an assessment on the demand and supply of construction labour in view of the large number of infrastructural and public housing projects in the pipeline, and introduce a special labour import programme to ensure timely completion of various infrastructural and public housing projects
6.	Miss Cynthia CHEUNG Sin-tung	<ul style="list-style-type: none"> expressed concern on the trend for students to apply for public rental housing ("PRH") once they reached the age of 18, and the increased pressure for HA to maintain the three-year AWT target; and

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> HA should subject more WL applicants to the random document verification process to minimize the chance of abuse
7.	Mr Alex FU Chuen-lung	<ul style="list-style-type: none"> the Quota and Points System ("QPS") was especially unfair to non-elderly one-person applicants who were young adults as it might take decades for them to be allocated a flat; persons with disabilities ("PWDs") usually could not find a high paid job and it took a long time for them to be allocated a flat. They were forced to bear the expensive rent of sub-divided units ("SDUs") where the maneuvering space was very limited and barrier-free access was unavailable; and the Administration should make good use of the land resources for building affordable public housing instead of selling the land to developers for building expensive private housing
8.	Mr Michael FUNG Kei-lap	<ul style="list-style-type: none"> PWDs were particularly susceptible to fire hazards in SDUs which usually were poorly maintained. HA should speed up flat allocation to PWDs by introducing a separate point system under the WL mechanism; expressed concern that some WL applicants had waited for up to eight years and had yet to receive a flat offer, and criticized HA for leaving more than 12 000 PRH units idle; and HA should build more units for four-person or above households as they generally had to wait longer than other applicants on the WL
9.	The Forthright Caucus	<ul style="list-style-type: none"> PWDs were particularly susceptible to fire hazards in SDUs which usually were poorly maintained. HA should speed up flat allocation to PWDs by introducing a separate point system under the WL mechanism; and HA should review its policy to grant housing on compassionate ground such that persons with evident disabilities (such as the lost of limb(s)) would no longer be requested to present medical certificate to prove their disabilities
10.	Democratic Alliance for the Betterment and Progress of Hong Kong	<ul style="list-style-type: none"> the Administration should maintain the three-year AWT target, shorten the waiting time for non-elderly one-person applicants, and press ahead with the public housing production target of 280 000 for the coming 10 years and where possible, exceed that target; and the Administration should ensure the rational utilization of precious PRH resources by making full use of idle units, shortening the time for allocation, and stepping up investigation into occupancy-related and suspected abuse cases
11.	No Flat Slaves	presentation of views as set out in submission (LC Paper No. CB(1)1727/13-14(02))

No.	Name of deputation/individual	Major views and concerns
12.	Hong Kong Federation of the Blind	<ul style="list-style-type: none"> being a fully visually impaired person who was receiving disability allowance, the representative criticized HA for requesting, via the social workers of the non-governmental organizations from whom she sought assistance, a medical certificate to prove her disability when processing her application for PRH on compassionate ground, and yet her application was finally rejected due to her ability to have employment and earn income
13.	Housing Rights for Disability	presentation of views as set out in submission (LC Paper No. CB(1)1704/13-14(02))
14.	New People's Party	<ul style="list-style-type: none"> expressed concern on the lack of units for three/four-person households and hence the long waiting time of such WL applicants; and the Administration should provide more units for three/four-person households so as to shorten their waiting time; conduct assessments on the demand of WL applicants to ensure that the flat mix of new developments could meet their needs; secure construction manpower supply for the housing projects through attracting new blood locally and importing labour with the required expertise; and build more Home Ownership Scheme ("HOS") flats and adjust the ratio between white form and green form applicants such that more PRH tenants would move to HOS and vacate their PRH units for allocation to WL applicants
15.	Alliance for Defending Grassroots Housing Rights	presentation of views as set out in submission (LC Paper No. CB(1)1727/13-14(03))
16.	Grassroots Development Centre	<ul style="list-style-type: none"> expressed concern on the soaring rentals of SDUs; and the Administration should reinstate tenancy control; grant rent subsidy to those who had been on the WL for more than three years; relax the Well-off Tenants Policy so that grown-up children could continue to stay with their family; shelve any policy which had the effect of making housing a commodity; abolish QPS which was unfair to non-elderly one-person applicants; and speed up the provision of public housing
17.	Industrial Relations Institute	<ul style="list-style-type: none"> the root of the housing problem was the Government's favoritism towards private developers; and the Administration should make available information on vacant PRH units and the waiting time for four- or above person households to the public; reinstate tenancy control and security of tenure; and make good use of the land resources in the urban district for public housing production

No.	Name of deputation/individual	Major views and concerns
18.	中港低收入家庭互助網絡	<ul style="list-style-type: none"> the Administration's incorrect assessment of the people's housing needs had resulted in an acute shortage in the number of units for four- or above person households; and the Administration should make available to the public information on the vacant PRH units and the waiting time for four- or above person households; reinstate tenancy control and security of tenure; and make good use of the land resources in the urban district for public housing production
19.	Yan Oi Tong Community Centre	<ul style="list-style-type: none"> expressed concern on the surge in the prices and rent for private housing in Tuen Mun in recent years and the bad living environment in SDUs and squatters; and the Administration should make good use of the land resources for building affordable public housing; increase the ratio of public housing in developing new areas in order to meet the three-year AWT target; and introduce rent subsidy and reinstate tenancy control
20.	Miss Amanda QUEIROZ	<ul style="list-style-type: none"> WL applicants should only be given one offer in order to shorten the WL and the waiting time
21.	Mr Aiden CHAN	<ul style="list-style-type: none"> PRH should be allocated based on need and not the number of years of registration on the WL; and criticized the ineffective administrative procedures and the high threshold under the Well-off Tenants Policy which made it inefficient to recover PRH flats for reallocation to those with more pressing need
22.	The Lion Rock Institute	<ul style="list-style-type: none"> HA would only need to accord priority to only some 2 000 out of some 230 000 WL applications if the non-priority cases were excluded, such as non-elderly one-person applicants, those opted for Urban and Extended Urban Districts, those who had been given the first offer, and those who had yet to reach the three-year allocation target; and HA should consider regarding the average annual subsidy of \$250 000 for each university place as an income for those WL applicants who were university students, thereby effectively excluding such applicants from the WL
23.	關注葵涌劏房行動組	<ul style="list-style-type: none"> many WL applicants had waited for three years or longer and had yet to receive a flat offer; and the Administration should attend to the pressing housing needs of elderly tenants of SDUs

No.	Name of deputation/individual	Major views and concerns
24.	葵涌劏房住客聯盟	<ul style="list-style-type: none"> many WL applicants had waited for three years or longer and had yet to receive a flat offer; and HA should provide information on the number of flats available for allocation in each district and the approximate waiting time to facilitate WL applicants to make an informed choice
25.	葵涌劏房戶支援網絡	<ul style="list-style-type: none"> criticized the Administration for not releasing the sites in the Western District which had been left idle for a decade for public housing purpose, and for not fully utilizing the sites of the temporary campus of the Hong Kong Academy at Ka Wai Man Road and the adjacent former Police Married Quarters for public housing production; and criticized HA for allowing WL applicants to change their choice of district to the Urban without making clear that their waiting time might become longer as a result
26.	葵涌低收入劏房戶平台	<ul style="list-style-type: none"> the Administration should provide information on the number of flats available for allocation in each district and the approximate waiting time to facilitate WL applicants to make an informed choice; convert vacant factory buildings to provide transitional housing; conduct assessments on the demand of WL applicants to ensure that the flat mix of new developments could meet their need; reinstate tenancy control; and put in place a mechanism for handling complaints against the mal-administration of the WL system
27.	葵涌劏房戶支援小組	<ul style="list-style-type: none"> expressed concern that many WL applicants had waited for up to four years or longer and had yet to receive an offer, and criticized HA for leaving more than 12 000 PRH units idle; and the Administration should convert idle government quarters to provide transitional housing; and consider recovering some private recreational leases, such as the Fanling Golf Course, for public housing purpose
28.	葵涌劏房住屋關注組	<ul style="list-style-type: none"> expressed concern that many WL applicants had waited for up to three years or longer and had yet to receive an offer; and the Administration should convert vacant factory buildings to provide transitional housing, and make good use of the land resources in urban district for public housing production
29.	葵涌基層劏房關注組	<ul style="list-style-type: none"> HA should clarify the exact moments when the waiting time started and ended, and whether the waiting time would be counted at the point of offer of an unpopular flat ahead of the three housing offers; and the Urban Renewal Authority ("URA") should provide affordable public housing instead of expensive private housing

No.	Name of deputation/individual	Major views and concerns
Session 2		
30.	Concern Ethnic Minorities Housing Issue Alliance	<ul style="list-style-type: none"> expressed concern that many WL applicants who were ethnic minorities had waited for up to six years or longer and had yet to receive an offer; and more larger PRH units should be built to cater for the housing needs of ethnic minorities whose families were usually large
31.	觀塘劏房關注組	<ul style="list-style-type: none"> the Administration should reinstate rent control and security of tenure; stipulate the minimum notice period required to be served to SDU tenants in tenancy termination; legalize the operation of SDUs in factory buildings; and grant those who had been on the WL for more than three years rent subsidy
32.	觀塘無奈苦等公屋街坊會	<ul style="list-style-type: none"> criticized HA for offering unpopular flats for the choice of WL applicants who did not ask for them; and units in PRH blocks over 30 years of age and where lift services were unavailable at certain floors should be offered for the choice of WL applicants, but they should not be counted as one of the three offers
33.	HK Housing Alliance	<ul style="list-style-type: none"> the waiting time of many WL applicants who were four- to six-person households often doubled the AWT before receiving a flat offer
34.	公屋被迫遷戶關注組	<ul style="list-style-type: none"> HA should not have tightened the prioritized under-occupation threshold progressively as a way of increasing housing supply. The policy would take up some 1 000 small units which could otherwise be allocated to one/two-person households, thus prolonging the waiting time of non-elderly one-person applicants
35.	欺善怕惡房委會關注組	<ul style="list-style-type: none"> HA should critically examine the needs of WL applicants, especially new immigrants whose accommodation needs could be resolved by means other than PRH; and the needs of the under-occupation policy as it would reduce the number of units that could be allocated to one/two-person households
36.	WFC Concern Group	<ul style="list-style-type: none"> the WL mechanism was unfair to non-elderly one-person applicants to whom the three-year AWT was not applicable. Non-elderly one-person applicants below the age of 35 were also particularly disadvantaged under QPS; and the under-occupation policy was unjustified and disturbing as all households would become under-occupied some day due to family changes
37.	有人性房屋政策受害人	<ul style="list-style-type: none"> since many private residential properties had been hoarded for speculation, the Administration should introduce a vacancy tax on residential properties and a tax on idling of land by developers who

No.	Name of deputation/individual	Major views and concerns
		<p>did not proceed to develop their land; and</p> <ul style="list-style-type: none"> the Administration should provide public housing and private housing at a ratio of 80:20; relax the Well-off Tenants Policy and the under-occupation policy to minimize disturbance to PRH tenants; reinstate rent control; and restrict the selling of HOS flats in the private property market
38.	永不安居公屋住戶組	presentation of views as set out in submission (LC Paper No. CB(1)1727/13-14(05))
39.	Miss Anna CHEUNG Yim-hing	<ul style="list-style-type: none"> expressed concern on the long waiting time of WL applicants and their heavy financial burden of rented accommodation while awaiting flat allocation; and the disturbance caused by the Well-off Tenants Policy and the under-occupation policy to sitting PRH tenants
40.	Mr SIU Kin-man	<ul style="list-style-type: none"> Housing Department officials had previously indicated that to avoid more acute shortage of small units, instead of taking action to demand under-occupied households to move from large to small units, priority should be given to allocating units to applicants on the WL; and HA should ensure that the type(s) of PRH units to be built could meet the needs of WL applicants
41.	葵涌邨居民權益關注組	<ul style="list-style-type: none"> expressed concern on the long waiting time of non-elderly one-person applicants on the WL, and that grown-up children of PRH households had to move out to avoid becoming well-off tenants; and the Administration should shelve the QPS; remove the requirement to review periodically the eligibility of non-elderly one-person applicants on the WL; restrict the selling of HOS flats in the private property market; disallow the Hong Kong Housing Society to proceed with any plan for asset securitization; and reinstate rent control and security of tenure
42.	土瓜灣基層家庭生活組	presentation of views as set out in submission (LC Paper No. CB(1)1727/13-14(07))
43.	西灣河住屋組	<ul style="list-style-type: none"> more information should be provided to WL applicants to enhance the transparency of their application; and the Administration should make good use of the land resources for building affordable public housing instead of selling the land to developers for building expensive private housing; and convert idle government quarters to provide transitional housing

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44.	灣仔住屋組	<ul style="list-style-type: none"> the Administration should attend to the financial and living hardships experienced by WL applicants while awaiting flat allocation
45.	長沙灣住屋組	<ul style="list-style-type: none"> being an elderly, the representative criticized HA for delaying the flat offer to her despite that the offer had been confirmed, and that HA took no follow-up action on her application for rehousing to another district upon accepting a flat offer although she was unable to adapt to the new living environment
46.	東區住屋組	<ul style="list-style-type: none"> many WL applicants were forced to live in SDUs due to soaring property prices, but they were not protected by rent control and had to bear expensive rent; and the Administration should make good use of the land resources, such as the Fanling Golf Course, idle government quarters and land resumed by URA, for building affordable public housing
47.	筲箕灣住屋組	<ul style="list-style-type: none"> she had waited for up to six years on the WL and had yet to receive a flat offer; and the Administration should make good use of the land resources, such as the Fanling Golf Course, for building affordable public housing; provide transitional housing on vacant government premises; and reinstate rent control
48.	關注基層住屋聯席	<ul style="list-style-type: none"> criticized HA for adopting various policies and manipulating figures to tackle the problem of shortage of PRH units rather than building sufficient public housing units to meet the demand of WL applicants; and the Administration should make good use of the land resources, such as the topside sites of new Mass Transit Railway ("MTR") stations, land resumed by URA and the Fanling Golf Course, for building affordable public housing; and reinstate rent control
49.	灣仔街坊住屋小組	<ul style="list-style-type: none"> being an elderly applicant living in a SDU, she had waited for two years on the WL and had yet to receive a flat offer; and she was experiencing great financial and living hardships, and urged the Administration to attend to the housing needs of elderly applicants on the WL
50.	聯區街坊住屋關注組	<ul style="list-style-type: none"> expressed concern on the pace of public housing provision which could not meet the needs of the large number of WL applicants; and the Administration should request URA to build affordable public housing instead of expensive private housing

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51.	基層住屋小組	<ul style="list-style-type: none"> criticized HA for adopting various policies and manipulating figures to tackle the problem of shortage of PRH units rather than building sufficient public housing units to meet the demand of WL applicants; and the Administration should make good use of the land resources, such as the topside sites of new MTR stations and land resumed by URA, for building affordable public housing
52.	土瓜灣住屋組	<ul style="list-style-type: none"> expressed concern on the long waiting time of WL applicants; HA's ability to meet the three-year AWT target; and the Government's favoritism towards private developers which resulted in soaring property prices; and the Administration should reinstate tenancy control and make good use of the land resources, such as the Fanling Golf Course, the topside sites of new MTR stations, land resumed by URA and brownfield sites, for building affordable public housing
53.	Teen Girls for Harmony	<ul style="list-style-type: none"> expressed concern on the difficulties faced by ethnic minorities in renting private housing at an affordable price; and the Administration should build larger PRH units to cater for the housing needs of ethnic minorities whose families were usually large; reinstate rent control; and take measures against racial discrimination to protect minorities' right to housing