

**立法會**  
**Legislative Council**

LC Paper No. CB(1)855/14-15  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/HG/1

**Panel on Housing**

**Minutes of special meeting**  
**held on Saturday, 21 March 2015, at 9:00 am**  
**in Conference Room 1 of the Legislative Council Complex**

**Members present:** Hon Alice MAK Mei-kuen, JP (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  
Hon WONG Kwok-hing, BBS, MH  
Prof Hon Joseph LEE Kok-long, SBS, JP, PhD, RN  
Hon CHAN Hak-kan, JP  
Hon IP Kwok-him, GBS, JP  
Hon Alan LEONG Kah-kit, SC  
Hon LEUNG Kwok-hung  
Hon Albert CHAN Wai-yip  
Hon WONG Yuk-man  
Hon WU Chi-wai, MH  
Dr Hon Fernando CHEUNG Chiu-hung  
Hon Tony TSE Wai-chuen, BBS

**Members absent:** Hon Christopher CHUNG Shu-kun, BBS, MH, JP (Deputy Chairman)  
Hon LEUNG Che-cheung, BBS, MH, JP  
Hon KWOK Wai-keung  
Ir Dr Hon LO Wai-kwok, BBS, MH, JP

**Public Officers :  
attending**

**For item I**

Mr Stanley YING, JP  
Permanent Secretary for Transport and Housing (Housing)

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

Mr Alfred LEE  
Principal Assistant Secretary (Housing)(Special Duties)

**Attendance by :  
invitation**

**Session One**

Democratic Alliance for the Betterment and Progress of  
Hong Kong

Mr YAU Kin-wo  
Deputy Spokesperson for Housing

Individual

Miss Rita KWAN Wing-yee

Individual

Miss Vanessa WONG Yuk-ting

Individual

Miss Kanley TSANG King-lai

Individual

Mr Julian KAN Chi-chung

The Hong Kong Council of Social Service

Mr Keith WONG Tze-wai  
Chief Officer (Social development)

Individual

Ms LEE Wai-ming

**Individual**

**Mr SO Wing-lap**

東區住屋組

林勇琪先生

東大街住屋組

王世民先生

葵涌低收入基層關注組

**Mr LEUNG Kee-kin**

**Member**

葵涌不適切居所關注組

**Mr TIN Ka-shun**

**Member**

葵涌關注劏房小組

**Ms CHE Can-hua**

**Member**

大角咀劏房關注組

**Ms Xiao Shu-ming**

**Member**

葵涌劏房戶關注組

**Ms FENG Ju-ying**

**Member**

葵涌低收入劏房住戶聯盟

**Mr NG Kwan-lim**

**Spokesman**

葵涌基層房屋關注組

Ms MA Chui-fan  
Member

Federation of Public Housing Estates

Mr CHO Wui-hung  
Vice Chairman

西環被逼遷租客大會

Ms Linda LI  
Representative

HK Housing Alliance

陳國崇先生  
Representative

土瓜灣基層租客關注組

Ms LIU Xiu-qin

土瓜灣基層家庭生活組

Ms WEN Li-di

觀塘無奈苦等公屋街坊會

Mr SO Chi-hung

Individual

Ms CHAK Siu-king

Individual

Ms CHEN Zhi-hui

Individual

Mr Christopher WU

**Session Two**

The Hong Kong Federation of Trade Unions Social Affairs  
Committee

Mr HO Kai-ming  
Committee Member

西九龍住屋權益關注組

Ms SHI Qionj-xin

深水埗未來房屋資源關注組

Mr WONG Siu-yin

西九龍劏房居民大聯盟

Mr LEUNG Kwok-hei

關注受房屋署寬敞戶政策壓迫精神情緒  
居民關注組

Miss CHEUNG Lai-chun  
Representative

葵盛東邨重建戶受害人關注組

Mr CHUI Tong-kit  
Member

Individual

Mr CHAN Yat-tung

公屋被迫遷戶關注組

Mr LAI Chi-po  
幹事

Individual

Miss MAI Chung-ping

石籬邨被迫遷戶關注組

Ms YUEN Sui-lin  
Member

Care-taker Concern Group

Ms CHU Moon-chun  
Member

捍衛被迫遷戶居住權聯盟

Mr LI Chi-pang  
Representative

New People's Party

Mr KAM Man-fung  
Community Development Officer

Individual

Ms YAU Mei-po

Individual

Ms CHING Hang-ying

Liberal Party

Mr Ken CHOW  
Chairman of New Territories West District Affairs  
Committee

Liberal Party Youth Committee

Mr Dan CHAN  
Executive Committee Member (Public Policy)

衛城房屋關注組

Mr Victor NG

Individual

Mr Eric CHUNG

Grassroots Development Centre

Mr NG Kin-wing  
Member

Alliance for Defending the Grassroots Housing Rights

Ms CHEUNG Man-wai  
Member

葵涌邨居民權益關注組

Mr CHEUNG Kai-ping  
Secretary

青年置業問題關注組

Mr Mark FU

Equal Access Group

Mr Shoaib HUSSAIN  
Representative

Diocesan Pastoral Centre for Workers (Kowloon)

Mr LI Ka-shu  
Program Officer

Ethnic Minority Concern Group on Equal Access to  
Government Services

Ms Abbas SAIRAH  
Assistant Program Officer

Individual

Mr LAI Kin-kwok

### **Session Three**

#### Individual

Mr CHAI Man-hon

#### Individual

Miss June CHEUNG

新界西大荒漠公屋窮丁丁廢青關注組

Mr NG Chung-tat  
Member

#### Youth Housing Policy Monitor

Mr LAI Ming-lai  
Member

#### Subdivided Flats Youth Support Rent Control Blog

Mr NG Ka-lun  
Member

息即是兇凶即是息無住寺

Mr NG Yiu-kui

#### Monitoring Future Privately Offered Fund's Tax Evasion Team

Mr TANG Ka-hang  
Member

#### Buy-to-Let Investigation League

Miss TSANG Ying  
Member

#### Youth Housing Policy Analysis Network

Miss LAU Siu-mei  
Member



No Flat Slaves

Mr TONG Yiu-keung  
Member

Platform concerning subdivided flats and issues in Hong Kong

Mr WONG King-lai  
Spokesman

The Lion Rock Institute

Mr Martin DEAK  
Research Assistant

The Democratic Party

Mr WONG Ching-fung  
Community Officer

大角咀惡劣居所關注組

Miss TAI Yuet-ching

大角咀劏房租金關注組

陳建喜先生

大角咀劏房權益關注組

Mr CHAN Chiu-lung

Land Justice League

Miss YEUNG Wing-chi  
Officer

Individual

Ms Rita CHEUNG

Civic Party

Mr Anthony BUX Sheik  
District Developer (KLN East)

Catholic Diocese of Hong Kong Diocesan Pastoral Centre for  
Workers (New Territories)

Mr Augustine YU Siu-po  
Acting Centre Supervisor

North District Low Income Concern Group

Miss CHAN Hing-ning  
Group Member

石湖墟長遠房屋策略關注組

Miss Joanne CHAN Chung-yan  
Social Communicator

北區勞工劏房關注組

Mr CHAN Pui-ho  
Officer

青少年公屋重建關注組

Mr Chris YEUNG Chun-him  
Member

Individual

Mr CHAN Kam-wai

Individual

Ms LI SHEE-lin

**Clerk in attendance:** Ms Shirley CHAN  
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

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Action

**I. Receiving public views on the Long Term Housing Strategy and housing-related initiatives in the 2015 Policy Address**

Relevant papers

(LC Paper No. CB(1)352/14-15(01) — "Long Term Housing Strategy" and "Long Term Housing Strategy Implementation Milestones as at December 2014" published by the Transport and Housing Bureau

LC Paper No. CB(1)384/14-15(03) — Background brief on "Long Term Housing Strategy" prepared by the Legislative Council Secretariat

LC Paper No. CB(1)437/14-15(01) — Administration's paper on "Housing-related initiatives in the 2015 Policy Address and Policy Agenda")

**Session One**

Presentation of views by deputations/individuals

1. At the invitation of the Chairman, a total of 26 deputations/individuals presented their views on the new Long Term Housing Strategy ("LTHS") and the housing-related initiatives in the 2015 Policy Address. A summary of the views of these deputations/individuals was in the **Annex**.

2. Members also noted the submissions from six organizations/individuals not attending the meeting. The submissions were listed on the agenda of the meeting.

Response by the Administration

3. In response to the views and concerns raised by deputations/individuals, the Permanent Secretary for Transport and Housing (Housing) ("PSTH(H)") advised the following:

The new Long Term Housing Strategy

- (a) The current-term Government was determined to address the housing challenge. It appointed the LTHS Steering Committee ("the Steering Committee") in September 2012. The Steering Committee issued a consultation document in September 2013 and submitted its report on the consultation to the Government in February 2014. The Government also attended 11 meetings of the Subcommittee on the LTHS ("the Subcommittee"), which was appointed by the Panel on Housing in December 2012.
- (b) The Government promulgated the new LTHS in December 2014. It had adopted a supply-led strategy as recommended by the Steering Committee, with a view to gradually averting the current supply-demand imbalance in housing. The new LTHS set out the following three main strategies:
  - (i) to build more public rental housing ("PRH") units and to ensure the rational use of existing stock;
  - (ii) to provide more subsidized sale flats, expand the forms of subsidized home ownership and facilitate the market circulation of existing stock; and
  - (iii) to stabilize the private housing market through steady land supply and appropriate demand-side management measures.
- (c) Based on the latest projection of long term housing demand for the ten-year period from 2015-2016 to 2024-2025, the Government had adopted a total housing supply target of 480 000 units, with the public-private split of 60:40. The public housing supply target would be 290 000 units, comprising 200 000 PRH units and 90 000

subsidized sale flats, whereas the private housing supply target would be 190 000 units.

### Public rental housing

- (a) Based on the actual production volume and the Public Housing Construction Programme ("PHCP") of the Hong Kong Housing Authority ("HA"), the public housing supply forecasts for the five years from 2012-2013, 2013-2014 and 2014-2015 were 75 000, 85 000 and 88 000 respectively, indicating a gradual increase in the supply.
- (b) The Financial Secretary had announced the establishment of a Housing Reserve to meet the ten-year public housing supply target. The Government would ensure that HA was provided with the necessary financial and manpower resources to take forward the housing initiatives.
- (c) The Government had identified land for the construction of 254 000 public housing units in the ten-year period if things worked out as planned. To achieve the supply target, the Government would continue to adopt a multi-pronged approach to increase housing land supply in the short, medium and long term. Support of the public on development and rezoning of land was particularly important to realize the supply target.
- (d) For PRH applications with waiting time exceeding the three-year average waiting time ("AWT") target, there were many contributing factors such as a preference for housing in the urban district and applicants having a larger family size. HA had been keeping cases of longer waiting time under review. In light of the popularity of PRH flats in the urban district, the support of the local community was important to make it possible to develop infill sites for housing developments.
- (e) The general public held divided views on the "Well-off Tenants Policies". There were diverse views calling for relaxing or tightening the policies. While HA's Subsidised Housing Committee ("SHC") had not reached a consensus on the issue at its meeting in October 2014, it agreed to continue examining the issue.

- (f) The total lettable PRH stock was about 740 700 flats at end September 2014. The number of lettable vacant flats reduced from about 3 880 at end September 2014 to about 2 830 at end December 2014, representing a decrease in the vacancy rate from about 0.5% to 0.4%. There were a number of vacant flats which were "unlettable" due to various reasons, such as pending or under conversion or structural repairs, or were under offer to PRH applicants and were expected to be taken up in the near future. It took an average period of about 10 weeks to refurbish and re-allocate a PRH flat, and flats which were under offer would not be regarded as vacant.
- (g) HA would strive to address the demand for PRH through new production and recovery of PRH flats. There was an average of about 7 000 flats recovered each year from surrender of flats by sitting tenants as well as enforcement actions against abuse of PRH resources, which could be made available for re-allocation.

#### Subsidized sale housing

- (a) The Government had resumed the production of Home Ownership Scheme ("HOS") flats to rebuild the housing ladder. More than 10 000 HOS flats would be produced in the coming five years, with part of the flats putting up for presale in 2015-2016 and 2016-2017.
- (b) In the course of public consultation on LTHS, there were views that the Government should relaunch the Tenants Purchase Scheme or introduce a new form of subsidized housing for Green Form ("GF") holders in view that some of them were capable of affording subsidized sale flats. In line with such views, LTHS stated that the Government would consider how to expand the forms of subsidized home ownership in the context of reinforcing the housing ladder and promoting social mobility. As announced in the 2015 Policy Address, the Chief Executive ("CE") proposed that HA should identify, among its PRH developments under construction, suitable projects for conversion into flats for sale to GF applicants under a pilot scheme. The proposal was generally referred to as the "Green Form Subsidised Home Ownership Pilot Scheme" ("GSH"). HA had started to work on the proposal and implementation details of the scheme.

- (c) The private sector had in the past contributed to the provision of subsidized sale flats through the Private Sector Participation Scheme which produced a total of about 98 000 units. Drawing on past experience, the Government would explore suitable arrangements to leverage on the private sector's capacity to supplement the Government's efforts in providing subsidized sale flats in order to achieve the housing supply target.
- (d) Following the introduction of the Interim Scheme to Extend the Home Ownership Scheme Secondary Market to White Form Buyers ("the Interim Scheme") in January 2013, HA decided to implement one more round of the Interim Scheme in the second half of 2015. A comprehensive review would be conducted thereafter to decide on the future of the Interim Scheme.
- (e) To promote market circulation of subsidized housing, the Hong Kong Mortgage Corporation Limited would consider launching a new Premium Loan Guarantee Scheme to facilitate owners of subsidized sale flats to pay the premium to lift alienation restriction.

#### Private housing

- (a) The Government would continue to provide land for private residential development. The supply of first-hand private residential flats for the coming three to four years was estimated to be about 74 000 units.
- (b) The Government had introduced the Special Stamp Duty ("SSD"), Buyer's Stamp Duty ("BSD") and the doubled ad valorem stamp duty ("DSD"), which aimed at curbing speculation in the form of short-term resale transactions, external demand, and local demand by those who already owned a property. At the Panel meeting on 2 March 2015, the Government reported the outcomes of the review of SSD and BSD, which indicated that the measures were effective in combating speculation. The Government would further report to the Legislative Council its review on DSD one year after enactment of the relevant Amendment Ordinance. The Government would continue to closely monitor the property market and would consider adjusting existing measures or introducing new ones as and when circumstances warranted.

## Discussion

### *Reinstating tenancy control*

4. Noting that tenants of subdivided units ("SDUs") were commonly charged excessive rent and evicted without justifiable cause, Mr LEE Cheuk-yan criticized the Administration for refusing to reinstate tenancy control to protect the tenancy of SDU tenants.

5. Mr LEUNG Yiu-chung echoed Mr LEE Cheuk-yan's views. Referring to the Administration's recent legal actions against the operation of SDUs at Wing Fung Industrial Building, he said that the tenants affected were left stranded and had requested to stay in the SDUs until they were offered public housing flats. He urged the Administration to reinstate tenancy control to safeguard the interests of grassroots tenants.

6. Mr LEUNG Kwok-hung was disappointed at the absence of politically-appointed officials at the meeting to respond to the views of deputations/individuals. He criticized the Administration for not responding to the strong call of the public for reinstating tenancy control. Pointing out that individuals' right to compensation for lawful deprivation of their property was provided under Article 105 of The Basic Law as well as the Lands Resumption Ordinance (Cap. 124) ("LRO"), he urged the Administration to resume the vast tracts of idle sites in the rural New Territories for housing developments.

7. Mr Alan LEONG held the view that the issues of SDUs and tenancy control were inadequately addressed in the new LTHS. He echoed some deputations' views that the living space in Hong Kong had become smaller with living environment worsened, yet the housing costs had become much higher. Noting that tenants of SDUs and concern groups representing grassroots' interests were in fact only calling for partial reinstatement of tenancy control to tackle certain unreasonable requests from landlords, he asked if the Administration would consider the proposal of the "Platform concerning subdivided flats and issues in Hong Kong" to impose tenancy control measures only in respect of the tenancies of private residential blocks aged above 30 by stipulating, among others, that tenancy agreements be entered into on a fixed-term basis for at least one year, and that landlords were obliged to renew tenancies for at least three years under reasonable circumstances.

8. Dr Fernando CHEUNG was concerned about the surge in property prices and rentals and the sharp increase in the number of SDUs from around 67 000 in 2013 to around 80 000 in 2014. He also expressed concern on the appalling conditions of some SDUs. Pointing out that SDU tenants were very often



evicted unreasonably under very short notice and charged excessively on electricity and water consumption by owners of SDUs or their representatives, he asked if the Administration would consider mandating both parties to enter into a tenancy agreement that would need to be duly stamped.

9. PSTH(H) replied that in response to the concerns of some members of the public on tenancy control, the Government conducted a study in early 2014 with reference to the history of tenancy control in Hong Kong as well as overseas experience. The Government also briefed the Panel on its research findings and observations in detail at the Panel meeting on 7 July 2014. In gist, the Government considered that it would not be in the overall public interest to rush into any tenancy control measures, as empirical studies and evidence suggested that those measures would often lead to unintended consequences, including consequences contrary to the original purpose. The Government's position on tenancy control was also covered in Chapter 6 of new LTHS document.

10. PSTH(H) further advised that the supply-demand imbalance in housing was one of the major reasons for the rally in flat prices and rentals in the past few years. The Government was determined to tackle the problem at its root by securing an adequate supply of land. As the survey on SDUs in 2013 commissioned by the Steering Committee revealed, of the some 67 000 SDUs estimated in existence, about half of the tenants had applied for PRH. With the supply of first-hand private residential flats for the coming three to four years estimated to be 74 000 units and with public housing production proceeding in full swing, a large number of flats would be made available in the market in the coming years to meet the housing needs of SDU tenants.

#### *Impact of the refined Quota and Points System on existing applicants*

11. Mr LEE Cheuk-yan expressed concern on the impact of the refined Quota and Points System ("QPS") on non-elderly one-person applicants whose applications were due for detailed eligibility vetting. Pointing out that singletons who applied for PRH at the age of 49 would only earn a score of about 450 at the age of 59, which was still below the minimum scores required for flat allocation at 464, he was concerned about the unduly long time it took for flat allocation to singletons. Also, citing a complaint case in which a three-person household who opted for a flat in the extended urban district had waited for five years and had not yet received a flat offer, he queried HA's ability to maintain AWT at around three years.

12. PSTH(H) responded that while it was HA's target to provide the first flat offer to general applicants (i.e. family and elderly one-person applicants) at around three years on average, the waiting time also hinged on their acceptance

of the offers. HA would continue to keep cases of longer waiting time under review. As regards HA's decision to refine QPS, the Deputy Secretary for Transport and Housing (Housing) ("DSTH(H)") explained that in response to the recommendations of the Steering Committee as well as those of the Director of Audit and the Public Accounts Committee ("PAC") to better utilize the precious PRH resources, HA's SHC had decided to refine QPS, which included awarding a one-off bonus of 60 points to QPS applicants when they reached the age of 45 to help them gain early access to PRH, and regularly reviewing the income and assets of QPS applicants to remove those who were no longer eligible for PRH.

13. The Chairman advised that when the item on "Refining the Quota and Points System and checking the eligibility of applicants under the Quota and Points System" was discussed at the Panel meeting on 2 February 2015, the Administration was requested to provide information on the number of PRH applicants under QPS whose applications were originally due for detailed eligibility vetting but were subsequently deferred due to the refinement made to QPS, and the relevant remedial measures. She urged the Administration to provide the requested information.

#### *Green Form Subsidised Home Ownership Pilot Scheme*

14. Mr LEE Cheuk-yan queried the rationale of GSH as it was never discussed by the Steering Committee. He held the view that GSH would reduce the supply of subsidized rental units and affect PRH circulation as rental flats surrendered by GSH buyers would need to be kept for a period for renovation before they could be re-allocated. He also doubted the logic of extending GSH to PRH applicants as they were deemed to be unable to afford to buy their own home.

15. PSTH(H) reiterated that GSH was a response to the public's call for introducing a new form of subsidized housing for GF applicants. It was a fact that a percentage of HOS flats had been purchased by PRH applicants with GF status in the past.

## **Session Two**

### Presentation of views by deputations/individuals

16. At the invitation of the Chairman, a total of 27 deputations/individuals presented their views on LTHS and the housing-related initiatives in the 2015

Policy Address. A summary of the views of these deputations/individuals was in the **Annex**.

Response by the Administration

17. In response to the views and concerns raised by deputations/individuals, PSTH(H) reiterated the Government's response given in Session One. He also supplemented the following:

- (a) SHC reviewed HA's under-occupation policy at its meeting in October 2014. Noting the public's concern that it was unreasonable to request households that had become Prioritized Under-occupied ("PUO") as a result of the death of their family member to move immediately, SHC had decided to extend the period of their stay to one year. In response to the concern that the existing rates of Domestic Removal Allowance was inadequate to cover the expenditure arising from transfer, PUO households would also be provided with rent waiver up to a maximum of three months for relieving their economic burden arising from transfer and as an additional incentive for encouraging early transfer.
- (b) With the assistance of non-government organizations, HA had been providing interpretation services to ethnic minorities applicants to facilitate their applications for PRH. HA would continue to enhance its services in this respect having regard to the views expressed by deputations/individuals.

Discussion

18. Pointing out that some members of the Steering Committee were supporters of the incumbent CE, Mr LEUNG Kwok-hung sought explanation on the criteria for appointment to be a member of the Steering Committee.

19. DSTH(H) responded that the Steering Committee comprised members from all walks of life who were familiar with housing policies and related issues. Declarations of interests made by members of the Steering Committee were available on the relevant website for public inspection while the Steering Committee was at work. The Steering Committee had consulted the public widely during the public consultation on LTHS, including holding six public forums, attending meetings of 18 District Councils and the Subcommittee, and meeting various political parties. The views gathered were therefore comprehensive.

20. Mr Vincent FANG expressed the view that the Hong Kong Monetary Authority ("HKMA")'s counter-cyclical measures announced in February 2015 to lower the maximum loan-to-value ratio by 10% would only make younger families even harder to acquire their own homes. Noting the new supply target at about 290 000 public housing and 190 000 private housing units in the coming ten years from 2015-2016 to 2024-2025 under the new LTHS, he suggested that the Administration should make available the anticipated supply figures for each year to enable aspired home buyers to make informed choices.

21. PSTH(H) explained that HKMA's new round of supervisory measures on property mortgage aimed at strengthening banks' risk management and resilience. On housing supply figures, he advised that HA had put in place the five-year PHCP which rolled forward on a yearly basis, and that the Panel had been receiving an annual briefing on the updated PHCP. It was difficult to provide the housing supply figures for the five-year period following the current five-year PHCP because land had not been fully identified for meeting the public housing supply target, and that the full details of the housing projects under planning were yet to be confirmed.

22. Mr LEUNG Yiu-chung sought the Administration's response to the views expressed by some deputations/individuals that the Administration lacked short to medium measures to resolve the pressing housing needs. In response, PSTH(H) reiterated the Government's efforts in housing production and the study conducted in early 2014 on tenancy control as mentioned above.

### **Session Three**

#### Presentation of views by deputations/individuals

23. At the invitation of the Chairman, a total of 26 deputations/individuals presented their views on LTHS and the housing-related initiatives in the 2015 Policy Address. A summary of the views of these deputations/individuals was in the **Annex**.

#### Response by the Administration

24. In response to the views and concerns raised by deputations/individuals, PSTH(H) reiterated the Government's response given in Sessions One and Two. He also supplemented the following:

- (a) Having regard to the views of the Director of Audit and PAC, HA would continue to adopt the four criteria in considering whether an

aged estate should be redeveloped under the Refined Policy on Redevelopment of Aged Public Rental Housing Estates.

- (b) The housing needs arising from redevelopment of aged PRH estates had been duly considered in projecting the long term housing demand under the new LTHS. The latest long term housing demand projection was also available in the "Long Term Housing Strategy Implementation Milestones as at December 2014" released on 16 December 2014.
- (c) HA once tried out to offer three flat choices in one go to PRH applicants. The arrangement was however found to be unsatisfactory and HA reverted to the mechanism to offer one flat choice at a time.

## Discussion

### *Redeveloping aged public rental housing estates*

25. Mr LEUNG Yiu-chung was disappointed that no further follow up action was made in respect of the 22 aged PRH estates for which review of the redevelopment potential had been completed. He did not see a reason for the Administration to drag its feet on pressing ahead with the redevelopment of these estates which possessed high build back potential. He urged the Administration to take forward the redevelopment of the Kwai Shing West Estate and make good use of the rehousing resources nearby to provide the affected tenants in situ rehousing.

26. PSTH(H) explained that while redevelopment might increase PRH supply in the long term, it would reduce PRH stock available for allocation in the short term, let alone the long time it took to realize the net gain in flat supply. It would also inevitably add further pressure on HA's ability in maintaining the three-year AWT target. Given the current strong demand for PRH, it was not advisable to carry out any massive redevelopment programme which would result in freezing a large number of PRH units that might otherwise be allocated to needy households. That said, HA would continue to consider redevelopment on an estate-by-estate basis, taking into account, among others, the availability of suitable rehousing resources in the vicinity of the estates to be redeveloped. HA would also continue to improve both the external structure and internal conditions of aged PRH estates which did not satisfy the criteria for redevelopment.

27. Mr LEUNG Yiu-chung did not subscribe to the Administration's explanation. He said that the Administration should not have announced that 22 aged estates were found to possess redevelopment potential if it held the view that redevelopment exercises were in principle in conflict with those of flat allocation. Pointing out that the adverse impacts arising from redevelopment could be minimized by dismantling a housing block only upon a new block was provided instead of clearing an entire estate in one go, he did not agree that redeveloping aged PRH estates would reduce significantly PRH stock available for allocation.

28. The Chairman expressed similar views. Pointing out that one of the blocks of the Kwai Shing West Estate provided only 62 units and hence possessed very high build back potential, she doubted why the Administration had refused to redevelop the Kwai Shing West Estate.

29. PSTH(H) replied that PRH tenants had divergent views on redeveloping the estates in which they lived. The Government had emphasized that these 22 aged estates were taken as having the potential to become redevelopment targets. It had also stressed that redevelopment would be considered on an estate-by-estate basis in accordance with HA's established refined policies and criteria on redevelopment, and that all redevelopment projects would be announced at least three years prior to the actual redevelopment to allow affected tenants to get prepared for it.

30. The Chairman remained unconvinced. She requested the Administration to provide information explaining why the Wah Fu Estate was considered suitable for redevelopment while the Kwai Shing West Estate was not. PSTH(H) agreed to provide the information requested.

*(Post-meeting note: The Administration's response was circulated to members vide LC Paper No. CB(1)827/14-15(03) on 7 May 2015.)*

31. Pointing out that the Administration's latest position in respect of redeveloping aged PRH estates was different from what the tenants of PRH had expected, Mr LEUNG Kwok-hung urged the Administration to make clear to PRH tenants its policy direction and latest stance on redeveloping aged PRH estates.

32. PSTH(H) responded that upon considering the public views gauged from the LTHS consultation as well as views of the Director of Audit and PAC, the Government had come up with the position in respect of redeveloping aged PRH estates which had been explained to the public and was detailed in paragraphs 4.4 to 4.6 of the new LTHS document.

*Mechanism on allocation of public rental housing flats*

33. Expressing concern about the large area covered under the current district choices for flat allocation and some PRH applicants living in the North District were allocated flats far away in Tuen Mun, the Chairman asked whether consideration could be given to subdividing the present district choices to better match the district preference of PRH applicants.

34. DSTH(H) explained that the number of district choices for flat allocation was previously eight. Operational experience however showed that PRH applicants waited longer when there were more district choices. The same happened to the number of offers available to PRH applicants when HA once tried out the option of offering three offers in one go. Since the number of flats available for allocation differed among the districts, some applicants experienced a much longer waiting time than the others in case flats were not available for allocation for the district chosen. With three flat choices given in one go, not only was the time required for PRH applicants to visit the estates concerned and to make a decision became longer, three units were also held up at the same time and could not be made available for allocation to other PRH applicants. Given the unsatisfactory results of the above arrangements, the present allocation arrangements whereby one flat was allocated at a time and the provision of four districts choices (i.e. Urban, Extended Urban, New Territories and Island) were considered more effective and flexible.

35. The Chairman was unconvinced. She queried that the current arrangement was mainly to facilitate HA in meeting the AWT target at the expense of PRH applicants' choices of preferred districts. Worse still, PRH applicants would have to accept the third offer, which was the final offer, no matter they were satisfied with the offer or not. Sharing the Chairman's views, Mr LEUNG Yiu-chung opined that three flats should be offered for the choice of PRH applicants in one go according to their order of preference on district choices. Mr LEUNG Kwok-hung asked whether consideration would be given to releasing on HA's website information on flat offers which had been declined by PRH applicants so that other applicants who had similarly declined initial flat offers might opt for such flats.

36. DSTH(H) stressed that the current flat allocation arrangements had struck a balance between the choice of PRH applicants and effective allocation of precious PRH resources. It was a fact that some PRH applicants had accepted the first offer made to them right away.

*Provision of land for housing development*

37. Noting that the Administration had yet to secure sufficient land for the production of 290 000 public housing units, Mr LEUNG Kwok-hung queried why the Administration did not consider resuming the vast tracts of idle sites in the rural New Territories by virtue of Article 105 of The Basic Law as well as LRO. He also opined that the former sites of Homantin Estate, North Point Estate, Wong Chuk Hang Estate and Valley Road Estate should be redeveloped to provide public housing instead of private residential developments.

38. PSTH(H) responded that as the supply of land for housing developments fell under the purview of the Development Bureau, he would convey Mr LEUNG Kwok-hung's views accordingly.

Concluding remarks

39. The Chairman thanked deputations/individuals who had attended the meeting to express their views on LTHS and the housing-related initiatives in the 2015 Policy Address.

**II. Any other business**

40. There being no other business, the meeting ended at 4:09 pm.



**Panel on Housing**

**Special meeting on**

**Saturday, 21 March 2015, at 9:00 am**

**Meeting to receive public views on the Long Term Housing Strategy and housing-related initiatives in the 2015 Policy Address**

**Summary of views and concerns expressed by deputations/individuals**

No.	Name of deputation/individual	Submission / Major views and concerns
<b><u>Session One</u></b>		
1.	Democratic Alliance for the Betterment and Progress of Hong Kong	<ul style="list-style-type: none"> <li>● Welcomed the release of the new Long Term Housing Strategy ("LTHS"). The Administration should increase the supply of public housing so as to meet the shortfall of the new public housing supply target and maintain the three-year average waiting ("AWT") target.</li> <li>● Stressed the importance of early identification of land for housing purpose and urged the Administration to identify more suitable sites for housing developments as far as practicable.</li> <li>● According to the new housing supply target, the population in Yuen Long would likely increase in the coming 10 years. The Administration should optimize the transport network in Yuen Long to cater for the impending population increase.</li> </ul>
2.	Miss Rita KWAN Wing-yee	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)699/14-15(01) (Chinese version only)</li> </ul>
3.	Miss Vanessa WONG Yuk-ting	<ul style="list-style-type: none"> <li>● Quoted her personal experience that the soaring prices of private properties were hardly affordable.</li> <li>● The Administration should address the housing needs of grassroots.</li> </ul>
4.	Miss Kanley TSANG King-lai	<ul style="list-style-type: none"> <li>● The Government should reinstate tenancy control in view of the overheated property market.</li> <li>● Cast doubt on how the Administration would ensure stable and healthy development of private property market.</li> <li>● As set out in new LTHS, the Administration should help all households in Hong Kong gain access to adequate and affordable housing.</li> </ul>
5.	Mr Julian KAN Chi-Chung	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)669/14-15(01) (Chinese version only)</li> </ul>
6.	The Hong Kong Council of Social Service	<ul style="list-style-type: none"> <li>● The living space in Hong Kong had become smaller with living environment worsened, yet the housing costs had become much higher. The Administration should reinstate</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
		<p>tenancy control and review the Landlord and Tenant (Consolidation) Ordinance.</p> <ul style="list-style-type: none"> <li>● Objected to the Green Form Subsidised Home Ownership Pilot Scheme ("GSH") as it would reduce the number of rental units available for allocation.</li> <li>● The Administration should convert vacant school premises and idle government buildings into transitional housing for people who were inadequately housed in the interim.</li> </ul>
7.	Ms LEE Wai-ming	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)699/14-15(02) (Chinese version only)</li> </ul>
8.	Mr SO Wing-lap	<ul style="list-style-type: none"> <li>● The Administration should address the housing needs of grassroots, restrict the selling of Home Ownership Scheme ("HOS") flats in the private property market, levy profit tax and capital gains tax on property transactions, and make proper use of deserted agricultural land in the New Territories.</li> </ul>
9.	東區住屋組	<ul style="list-style-type: none"> <li>● The living environment of subdivided units ("SDUs") was poor and SDU tenants were very often evicted unreasonably under very short notice.</li> <li>● Urged the Administration to reinstate tenancy control to tackle certain unreasonable requests from landlords.</li> <li>● The Administration should make good use of the land resources for public housing production. The land acquired by the Urban Renewal Authority ("URA") should be returned to the Government for public rental housing ("PRH") production.</li> </ul>
10.	東大街住屋組	<ul style="list-style-type: none"> <li>● Expressed concern on the impact of the refined Quota and Points system ("QPS") on non-elderly one-person applicants.</li> <li>● Criticized the Hong Kong Housing Authority ("HA") for 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.</li> <li>● The Administration should provide transitional housing, such as the then resettlement area, for people who were inadequately housed in the interim.</li> </ul>
11.	葵涌低收入基層關注組	<ul style="list-style-type: none"> <li>● The Administration should convert industrial buildings into transitional accommodation.</li> <li>● HA should provide information on the number of flats available in each PRH estate and the approximate waiting time to facilitate WL applicants to make informed choices. In addition, three offers should instead be given in one go to make it easier for WL applicants to make a choice.</li> <li>● Expressed support for the reinstatement of tenancy control to curb substantial rent increase for rented accommodation.</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
12.	葵涌不適切居所關注組	<ul style="list-style-type: none"> <li>● Disagreed with the Administration's explanation that tenancy control might lead to a reduction in supply of rented accommodation as this could be effectively tackled through introduction of a vacancy tax on residential properties.</li> <li>● Expressed support for the reinstatement of tenancy control to curb substantial rent increase for rented accommodation and protect the interests of SDU tenants.</li> <li>● The Administration lacked short to medium measures to resolve the pressing housing needs.</li> </ul>
13.	葵涌關注劏房小組	<ul style="list-style-type: none"> <li>● SDU tenants were very often charged excessive rent and evicted unreasonably under very short notice.</li> </ul>
14.	大角咀劏房關注組	<ul style="list-style-type: none"> <li>● The rent level had risen beyond the grassroots tenants' affordability. Reinstatement of tenancy control could curb substantial rent increase for rented accommodation.</li> <li>● Urged the Administration to reinstate tenancy control.</li> <li>● The Administration should make good use of the land resources for public housing production. The land resumed by URA should be returned to the Government for PRH production.</li> </ul>
15.	葵涌劏房戶關注組	<ul style="list-style-type: none"> <li>● Low-income groups were forced to live in SDUs. Some of them had applied for PRH and were awaiting PRH allocation. HA should speed up flat allocation to SDU tenants.</li> <li>● The rent level had risen beyond the grassroots tenants' affordability. SDUs usually were poorly maintained.</li> <li>● The Administration should increase the supply of PRH.</li> </ul>
16.	葵涌低收入劏房住戶聯盟	<ul style="list-style-type: none"> <li>● Expressed view that the PRH supply target at 200 000 units for the ten-year period under the new LTHS would have no way of meeting the huge demand of some 260 000 applicants currently on the WL.</li> <li>● Criticized the Administration for not full utilizing vacant idle government quarters, such as quarters of the Water Supplies Department in Kwai Fong, to provide transitional housing.</li> </ul>
17.	葵涌基層房屋關注組	<ul style="list-style-type: none"> <li>● SDU tenants were very often charged excessive rent and evicted unreasonably under very short notice.</li> <li>● SDUs usually were poorly maintained.</li> <li>● Urged the Administration to reinstate tenancy control so as to tackle certain unreasonable requests from landlords.</li> </ul>
18.	Federation of Public Housing Estates	<ul style="list-style-type: none"> <li>● Expressed support for GSH as it would provide PRH tenants with opportunities of subsidized home ownership, and reinforce the housing ladder and promote social mobility.</li> <li>● The Administration should address the housing needs of grassroots.</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
19.	西環被逼遷租客大會	<ul style="list-style-type: none"> <li>● Mentioned that when the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) was last amended in 2004, the Government had undertaken to review the Ordinance three years afterwards but failed to do so.</li> <li>● Criticized the Administration for not fully utilizing the former Police Married Quarters at Ka Wai Man Road for PRH production. The old buildings in Western District were mainly used for private redevelopment after being acquired.</li> <li>● The Administration should draw up a timetable for conducting a review of tenancy control, and increase the supply of PRH.</li> </ul>
20.	全港基層住屋大聯盟	<ul style="list-style-type: none"> <li>● Many Chinese tenement buildings in Kwun Tong had been demolished, leading to more imminent housing demand from grassroots.</li> <li>● SDU tenants were very often charged excessive rent in the absence of tenancy control.</li> <li>● The Administration should increase the supply of PRH.</li> </ul>
21.	土瓜灣基層租客關注組	<ul style="list-style-type: none"> <li>● The Administration should identify more suitable sites, such as vacant school premises, for housing developments as far as practicable, otherwise it could not maintain the AWT target.</li> <li>● SDU tenants were very often charged excessive rent and evicted unreasonably under very short notice so the Administration should reinstate tenancy control to protect the interests of SDU tenants.</li> </ul>
22.	土瓜灣基層家庭生活組	<ul style="list-style-type: none"> <li>● Urged the Administration to reduce the number of lettable vacant PRH flats, provide rent subsidy to relieve the rental burden of those who had been on the WL for more than three years, make flat offers to WL applicants according to their location preferences, and provide more information to WL applicants on the progress of their applications.</li> </ul>
23.	觀塘無奈苦等公屋街坊會	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)663/14-15(01) (Chinese version only)</li> </ul>
24.	Ms CHAK Siu-king	<ul style="list-style-type: none"> <li>● Quoted her personal experience that she had applied for PRH for more than seven years and had yet to receive an offer.</li> <li>● SDU tenants were very often charged excessive rent and evicted unreasonably under very short notice so the Administration should reinstate tenancy control to protect the interests of SDU tenants.</li> </ul>
25.	Ms CHEN Zhi-hui	<ul style="list-style-type: none"> <li>● Quoted her personal experience that she had applied for PRH for more than six years and had yet to receive an offer.</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
		<ul style="list-style-type: none"> <li>● SDU tenants were very often charged excessive rent.</li> <li>● The Administration should address the housing needs of SDU tenants.</li> </ul>
26.	Mr Christopher WU	<ul style="list-style-type: none"> <li>● Expressed concern about the unduly long time for non-elderly singletons to obtain PRH under QPS.</li> <li>● URA should provide affordable public housing instead of luxury flats and hotels.</li> <li>● The Administration should formulate population policy so as to project long term housing demand.</li> </ul>
<b><u>Session Two</u></b>		
27.	The Hong Kong Federation of Trade Unions Social Affairs Committee	<ul style="list-style-type: none"> <li>● Urged HA to consider the "Easy Home Ownership Scheme (安居易)" proposal from the Hong Kong Federation of Trade Unions to address the housing needs of the families with incomes between \$16,000 and \$30,000 per month who were ineligible to apply for PRH while could not afford to purchase HOS flats.</li> </ul>
28.	西九龍住屋權益關注組	<ul style="list-style-type: none"> <li>● Expressed support for the reinstatement of tenancy control to curb substantial rent increase for rented accommodation.</li> <li>● SDUs usually were poorly maintained. SDU tenants were very often charged excessively on electricity and water consumption by owners of SDUs or their representatives. A redress channel should be provided to deal with complaints from tenants.</li> </ul>
29.	深水埗未來房屋資源關注組	<ul style="list-style-type: none"> <li>● SDU tenants were very often charged excessively on electricity and water consumption by owners of SDUs or their representatives.</li> <li>● Urged the Administration to reinstate tenancy control to curb substantial rent increase for rented accommodation and protect the interests of tenants.</li> <li>● Supported the redevelopment of aged PRH estates.</li> </ul>
30.	西九龍劏房居民大聯盟	<ul style="list-style-type: none"> <li>● Expressed concern that many grassroots were living in SDUs in Sham Shui Po and Cheung Sha Wan.</li> <li>● The rent level had risen beyond the grassroots tenants' affordability. Expressed support for the reinstatement of tenancy control to protect the interests of tenants.</li> <li>● SDU tenants were very often charged excessively on electricity and water consumption by owners of SDUs or their representatives.</li> </ul>
31.	關注受房屋署寬敞戶政策壓迫精神情緒居民關注組	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)699/14-15(03) (Chinese version only)</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
32.	葵盛東邨重建戶受害人關注組	<ul style="list-style-type: none"> <li>● It was unfair to require PRH households that had been rehoused to larger units in other estates due to construction problems in the PRH estates in which they lived to move again. It was also unfair to regard PRH households who had been offered larger units as an incentive to move to Tin Shui Wai and Tung Chung in early years as under-occupied ("UO") households.</li> <li>● It was inhumane to request households that had become prioritized under-occupied ("PUO") households as a result of the death of their family member(s) to move immediately.</li> <li>● Previous faulty housing policies had resulted in an acute shortage of PRH supply. UO households should not be blamed for abusing PRH resources.</li> </ul>
33.	Mr CHAN Yat-tung	<ul style="list-style-type: none"> <li>● Expressed concern about unbalanced bargaining power between landlords and tenants.</li> <li>● The Administration should reinstate tenancy control so as to safeguard the interests of tenants.</li> </ul>
34.	公屋被迫遷戶關注組	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)699/14-15(04) (Chinese version only)</li> </ul>
35.	Miss MAI Chung-ping	<ul style="list-style-type: none"> <li>● The UO policy was unjustified and disturbing. UO households might become PUO households as a result of the death of family members(s).</li> <li>● HA failed to consider the possible short-term changes to UO households to avoid repeated transfers.</li> <li>● Requested HA to shelve the UO policy.</li> </ul>
36.	石籬邨被迫遷戶關注組	<ul style="list-style-type: none"> <li>● The UO policy was unjustified and disturbing. UO households with non-elderly singletons might become overcrowded upon marriage and giving birth to children after the transfer.</li> <li>● The Administration should provide a subsidy for households which moved out through voluntary transfer exercises.</li> <li>● The fundamental solution to the housing problem was to increase housing supply.</li> </ul>
37.	Care-taker Concern Group	<ul style="list-style-type: none"> <li>● The UO policy was unjustified and disturbing. Households with disabled elderly persons using wheelchair had been offered larger units. These households would become PUO households as a result of the death of their family member(s).</li> </ul>
38.	捍衛被迫遷戶居住權聯盟	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)669/14-15(02) (Chinese version only)</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
39.	New People's Party	<ul style="list-style-type: none"> <li>● Considered it acceptable that the total housing supply should be provided with a public-private split of 60:40.</li> <li>● The Administration should be prudent in formulating housing policies taking into account the past experience.</li> <li>● Strongly objected to the Tenants Purchase Scheme as it might reduce the supply of PRH flats for WL applicants. As the purpose of providing subsidized sale flats was to help the low to middle-income households to purchase their own homes, and not for profit-making, the New People's Party opposed to revitalize the rental market of some subsidized sale flats with premium not yet paid.</li> </ul>
40.	Ms YAU Mei-po	<ul style="list-style-type: none"> <li>● Expressed concern that a member of the LTHS Steering Committee had recently purchased a luxury flat.</li> <li>● The root of the housing problem was the Government's favoritism towards private developers.</li> <li>● The Administration should increase the supply of PRH.</li> </ul>
41.	Ms CHING Hang-ying	<ul style="list-style-type: none"> <li>● Expressed concern that the Development Bureau might not have provided updated information on land lots which were left idle.</li> <li>● The Administration should consider converting military sites into housing developments.</li> </ul>
42.	Liberal Party	<ul style="list-style-type: none"> <li>● The Administration should promote upward mobility and help some sitting PRH tenants purchase subsidized sale flats.</li> <li>● The Administration could provide some kind of incentives to encourage private developers to build more flats to supplement the Government's efforts in providing subsidized sale flats in order to achieve the housing supply target.</li> <li>● The Administration could consider rezoning Government, Institution or Community sites or slopes to residential sites.</li> </ul>
43.	Liberal Party Youth Committee	<ul style="list-style-type: none"> <li>● The Liberal Party had urged the Administration to help middle-class households which did not have enough savings for the down payment purchase flats.</li> <li>● The Administration should introduce rent allowance to relief the burden of tenants.</li> <li>● The Administration should consider increasing the importation of labour to relieve the labour shortage problem in the construction industry.</li> </ul>
44.	衛城房屋關注組	<ul style="list-style-type: none"> <li>● Hong Kong Monetary Authority ("HKMA")'s counter-cyclical measures announced in February 2015 to lower the maximum loan-to-value ratio by 10% would only make younger families even harder to acquire their own homes.</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
		<ul style="list-style-type: none"> <li>● Ascribed the serious housing supply-demand imbalance to the high land premium policy.</li> <li>● The operation of market forces should not be distorted.</li> </ul>
45.	Mr Eric CHUNG	<ul style="list-style-type: none"> <li>● Expressed concern on the housing needs of families with income between \$14,000 and \$30,000 per month who were ineligible to apply for PRH flats.</li> <li>● Disappointed to note that the housing production forecast for coming five years comprised 77 100 PRH units and 10 600 HOS flats only while there would be a supply of 74 000 units in the first-hand private residential property market. The production of HOS flats could not meet the housing demand of middle-income households and young couples.</li> </ul>
46.	Grassroots Development Centre	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)669/14-15(03) (Chinese version only)</li> </ul>
47.	Alliance for Defending the Grassroots Housing Rights	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)669/14-15(04) (Chinese version only)</li> </ul>
48.	葵涌邨居民權益關注組	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)669/14-15(05) (Chinese version only)</li> </ul>
49.	青年置業問題關注組	<ul style="list-style-type: none"> <li>● The PUO policy could facilitate the circulation of PRH units. As PRH units were not hereditary, better-off PRH tenants should move out from their PRH units, thereby releasing precious PRH resources to meet the demand from PRH applicants.</li> <li>● The Administration neglected the housing demand of the sandwich class.</li> <li>● HKMA's counter-cyclical measures announced in February 2015 to lower the maximum loan-to-value ratio by 10% would only make younger families even harder to acquire their own homes.</li> </ul>
50.	Equal Access Group	<ul style="list-style-type: none"> <li>● It was difficult for ethnic minorities to understand PRH application procedures and relevant terminologies in the absence of sufficient explanation from HA staff due to language barrier.</li> <li>● Suggested that HA should provide interpretation services to non-Cantonese speakers and training to its frontline line staff to help ethnic minorities apply for PRH.</li> </ul>
51.	Diocesan Pastoral Centre for Workers (Kowloon)	<ul style="list-style-type: none"> <li>● It was difficult for ethnic minorities to understand PRH application procedures and relevant terminologies in the absence of sufficient explanation from HA staff.</li> <li>● Expressed concern on insufficient support provided for ethnic minorities.</li> </ul>



No.	Name of deputation/individual	Submission / Major views and concerns
		<ul style="list-style-type: none"> <li>● Requested HA to provide information on the usage of interpretation services since 2013, and advise how HA would help ethnic minorities apply for PRH.</li> </ul>
52.	Ethnic Minority Concern Group on Equal Access to Government Services	<ul style="list-style-type: none"> <li>● It might take a longer waiting time for ethnic minorities to receive flat offers due to language barrier.</li> <li>● HA failed to provide interpretation services and explain the procedures for applying PRH to non-Cantonese speakers.</li> <li>● Urged HA to improve its administrative procedures so that relevant information could be accessible by all PRH applicants, inter alia, ethnic minorities.</li> </ul>
53.	Mr LAI Kin-kwok	<ul style="list-style-type: none"> <li>● The living space in Hong Kong had become smaller with living environment worsened, yet the housing costs had become much higher. The Administration lacked short to medium measures to resolve the pressing housing needs.</li> <li>● There were overseas examples in which tenancy control was imposed successfully.</li> <li>● The Administration should make use of vacant school premises, idle government quarters, and properties donated from non-government organizations to provide transitional housing.</li> </ul>
<b><u>Session Three</u></b>		
54.	Mr CHAI Man-hon	<ul style="list-style-type: none"> <li>● The Administration's latest position in respect of redeveloping aged PRH estates was different from what the tenants of PRH had expected.</li> <li>● The Administration should make clear to PRH tenants its policy direction and latest stance on redeveloping aged PRH estates.</li> </ul>
55.	Miss June CHEUNG	<ul style="list-style-type: none"> <li>● Expressed concern on high vacant rate of PRH flats, and criticized HA for leaving more than 10 000 PRH units idle. Many WL applicants had waited for more than three years and had yet to receive an offer.</li> <li>● The Administration should enhance PRH-related policies, such as the Well-off Tenants Policies, with a view to maximizing the rational use of PRH resources.</li> <li>● The Administration should consider increasing the importation of labour to relieve the labour shortage problem in the construction industry.</li> </ul>
56.	新界西大荒漠公屋窮丁 丁廢青關注組	<ul style="list-style-type: none"> <li>● The Administration should address the housing needs of Hong Kong citizens.</li> <li>● Many youths felt aggrieved when they failed to see how the housing problem, which included high level of property prices and rents beyond the affordability of the general public and long queues for PRH, could be solved.</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
57.	Youth Housing Policy Monitor	<ul style="list-style-type: none"> <li>● The Well-off Tenants Policies had forced the income earning grown-up children to move out of PRH and leaving their aged parents behind, thus creating additional demand for private/public housing.</li> <li>● Expressed concern that GSH and the Interim Scheme to Extend the HOS Secondary Market to White Form buyers might boost the property market by encouraging more families to buy their own flats.</li> </ul>
58.	Subdivided Flats Youth Support Rent Control Blog	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)669/14-15(06) (Chinese version only)</li> </ul>
59.	息即是兇凶即是息無住寺	<ul style="list-style-type: none"> <li>● Severe imbalance in supply and demand for both public and private housing due to overheated property market. The Administration should curb property speculation by introducing capital gains tax and vacancy tax.</li> <li>● Hong Kong people had to work like slaves to purchase flats while tenants were very often charged excessive rent.</li> </ul>
60.	Monitoring Future Privately Offered Fund's Tax Evasion Team	<ul style="list-style-type: none"> <li>● Considered that the establishment of Housing Reserve could not effectively solve the housing problem.</li> <li>● Expressed concern on the impact of the refined QPS on non-elderly one-person applicants.</li> </ul>
61.	Buy-to-Let Investigation League	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)699/14-15(05) (Chinese version only)</li> </ul>
62.	Youth Housing Policy Analysis Network	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)669/14-15(07) (Chinese version only)</li> </ul>
63.	No Flat Slaves	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)669/14-15(08) (Chinese version only)</li> </ul>
64.	Platform concerning subdivided flats and issues in Hong Kong	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)669/14-15(09) (Chinese version only)</li> </ul>
65.	The Lion Rock Institute	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)669/14-15(10) (English version only)</li> </ul>
66.	The Democratic Party	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)669/14-15(11) (Chinese version only)</li> </ul>
67.	大角咀惡劣居所關注組	<ul style="list-style-type: none"> <li>● The Administration should help all households in Hong Kong gain access to adequate and affordable housing.</li> <li>● SDU tenants were very often evicted unreasonably under very short notice and charged excessively on electricity and water consumption by owners of SDUs or their representatives.</li> <li>● GSH would put further pressure on AWT. The Administration should offer the PRH flats under GSH to WL applicants.</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
68.	大角咀劏房租金關注組	<ul style="list-style-type: none"> <li>● Expressed concern on current flat allocation arrangements.</li> <li>● Suggested that three flats should be allocated for the choice of PRH applicants in one go according to their order of preference on district choices.</li> </ul>
69.	大角咀劏房權益關注組	<ul style="list-style-type: none"> <li>● Suggested that three flats should be allocated for the choice of PRH applicants in one go according to their order of preference on district choices. Some PRH applicants living in Tai Kok Tsui were allocated flats far away in Chai Wai.</li> <li>● The land acquired by URA, such as that in Tai Kok Tsui and Kwun Tong, should be returned to the Government for PRH production.</li> <li>● The Administration should provide rent subsidy to relieve the rental burden of those who had been on the WL for more than three years.</li> </ul>
70.	Land Justice League	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)669/14-15(12) (Chinese version only)</li> </ul>
71.	Ms Rita CHEUNG	<ul style="list-style-type: none"> <li>● Expressed concern on the impact of the refined QPS on non-elderly one-person applicants.</li> <li>● It was unfair for new arrivals to receive flat offers earlier than Hong Kong residents. HA should maximize the rational use of PRH resources.</li> <li>● The Administration should address the housing needs of Hong Kong citizens.</li> </ul>
72.	Civic Party	<ul style="list-style-type: none"> <li>● Civic Party considered that the Government had underestimated housing demand, and suggested that 30 000 PRH flats and 5 000 HOS flats should be provided every year so as to meet the housing demand.</li> <li>● The Administration should consider developing "brownfield sites", enhancing the role of different housing delivery agents in the provision of public housing, changing the use of military land and reviewing the small house policy.</li> <li>● A clear definition of the term "adequate housing" should be provided.</li> </ul>
73.	Catholic Diocese of Hong Kong Diocesan Pastoral Centre for Workers (New Territories)	<ul style="list-style-type: none"> <li>● Pointed out that some grassroots had quitted their jobs so as to be eligible for PRH application. Grassroots tenants could not afford to live in North District and moved to remote areas, e.g. Lo Wu.</li> <li>● Expressed concern that some PRH applicants living in North District were allocated flats far away in Tuen Mun.</li> <li>● The Administration should increase the supply of PRH in the New Territories.</li> </ul>
74.	North District Low Income Concern Group	<ul style="list-style-type: none"> <li>● Many SDU tenants had applied for PRH and were awaiting flat offers. They had been suffering from soaring rent.</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
		<ul style="list-style-type: none"> <li>● SDU tenants in North District were very often charged excessively on electricity and water consumption by owners of SDUs or their representatives. The Administration should set up a Complaint Committee to tackle complaints against abusive charging of electricity and water.</li> <li>● The Administration should provide public housing and private housing at a ratio of 70:30 to meet the housing demand.</li> </ul>
75.	石湖墟長遠房屋策略關注組	<ul style="list-style-type: none"> <li>● There were 639 SDUs in Shek Wu Hui and the SDU tenants could not afford the soaring rent.</li> <li>● SDU tenants in North District were very often charged excessively on electricity and water consumption by owners of SDUs or their representatives.</li> <li>● SDU tenants should be given higher priority in PRH allocation.</li> </ul>
76.	北區勞工劏房關注組	<ul style="list-style-type: none"> <li>● Expressed view that the PRH supply target at 200 000 units for the ten-year period under the new LTHS would have no way of meeting the huge demand of some 260 000 applicants currently on the WL.</li> <li>● Many WL applicants had waited for more than three years and had yet to receive an offer.</li> <li>● The Administration should make good use of the land resources, such as the Fanling Golf Course, for building affordable public housing.</li> </ul>
77.	青少年公屋重建關注組	<ul style="list-style-type: none"> <li>● Cast doubt on the Administration's ability to meet the total public housing supply target within the coming 10 years as the public housing production forecast for the five years period of 2014-2015 to 2018-2019 would only be about 87 700 units.</li> <li>● Pointed out that one of the blocks of the Kwai Shing West Estate provided only 62 units and hence possessed very high build back potential, the Administration should consider redeveloping the Kwai Shing West Estate.</li> </ul>
78.	Mr CHAN Kam-wai	<ul style="list-style-type: none"> <li>● Expressed concern on the high property prices and rental level.</li> <li>● The Administration should make good use of the land resources, such as private clubhouses, for building affordable public housing.</li> </ul>
79.	Ms LI Shee-lin	<ul style="list-style-type: none"> <li>● LC Paper No. CB(1)669/14-15(14) (Chinese version only)</li> </ul>

**Submissions from parties not attending the meeting**

<b>No.</b>	<b>Name of deputation/individual</b>	<b>Submission</b>
1.	Tenants Mutual Help Group	● LC Paper No. CB(1)636/14-15(01) (Chinese version only)
2.	Sai Ying Pun Housing Concern Group	● LC Paper No. CB(1)636/14-15(02) (Chinese version only)
3.	To Kwa Wan Ekta Housing Concern Group	● LC Paper No. CB(1)636/14-15(03)
4.	利安邨利華樓互委會	● LC Paper No. CB(1)663/14-15(02) (Chinese version only)
5.	西區租務權益居民組	● LC Paper No. CB(1)669/14-15(13) (Chinese version only)
6.	黃麗明女士	● LC Paper No. CB(1)669/14-15(06) (Chinese version only)