

立法會
Legislative Council

LC Paper No. CB(4)248/18-19

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by the Administration)

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**Subcommittee on Issues Relating to Shopping Centres, Markets and
Carparks in Public Rental Housing Estates and
Home Ownership Scheme Estates**

**Minutes of the third meeting
held on Monday, 26 March 2018 at 4:30 pm
in Conference Room 1 of the Legislative Council Complex**

Members present : Hon Jeffrey LAM Kin-fung, GBS, JP (Chairman)
Hon HO Kai-ming (Deputy Chairman)
Hon James TO Kun-sun
Hon Mrs Regina IP LAU Suk-yee, GBS, JP
Hon Claudia MO
Hon YIU Si-wing, BBS
Hon CHAN Chi-chuen
Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung, JP
Hon Dennis KWOK Wing-hang
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Elizabeth QUAT, BBS, JP
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon Andrew WAN Siu-kin
Hon CHU Hoi-dick
Hon Jimmy NG Wing-ka, JP
Dr Hon Junius HO Kwan-yiu, JP
Hon Holden CHOW Ho-ding
Hon SHIU Ka-fai
Hon SHIU Ka-chun
Hon Wilson OR Chong-shing, MH
Hon YUNG Hoi-yan
Dr Hon Pierre CHAN
Hon CHAN Chun-ying
Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Hon LUK Chung-hung

Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon Jeremy TAM Man-ho
Hon AU Nok-hin
Hon Tony TSE Wai-chuen, BBS

**Members
absent** : Hon LEUNG Yiu-chung
Hon Abraham SHEK Lai-him, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Frankie YICK Chi-ming, SBS, JP
Hon CHAN Han-pan, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Alice MAK Mei-kuen, BBS, JP
Hon KWONG Chun-yu

**Public Officers
attending** : Dr Raymond SO, BBS, JP
Under Secretary for Transport and Housing

Ms Connie YEUNG
Deputy Director (Development & Construction)
Housing Department

Mr Jerry CHEUNG
Assistant Director (Policy Support)
Housing Department

Ms Portia YIU
Chief Planning Officer (2)
Housing Department

Mr Stephen WONG
Chief Manager/Management
(Tuen Mun & Yuen Long)
Housing Department

**Clerk in
attendance** : Ms Angel WONG
Chief Council Secretary (4)4

**Staff in
attendance** : Miss Mandy NG
Council Secretary (4)4

Ms Sandy HAU
Legislative Assistant (4)4

I. Planning of commercial and social welfare facilities in new public housing estates

(LC Paper No. CB(4)800/17-18(01) -- Paper provided by the Administration)

Other paper

(LC Paper No. CB(4)823/17-18(01) -- Submission provided by the Evangelical Lutheran Church Social Service – Hong Kong (*Chinese version only*))

The Subcommittee deliberated (index of proceedings attached at **Annex I**).

Declaration of interest

2. Mr Wilson OR declared that he was a non-official member of the Hong Kong Housing Authority ("HA").

Major views and concerns

Divestment exercise of Link Real Estate Investment Trust

3. Mr Andrew WAN, Dr KWOK Ka-ki and Dr CHENG Chung-tai pointed out that the buyers of Link Real Estate Investment Trust's ("Link") divested properties (i.e. subsequent owners) ignored the affordability of the grass roots, renovated shopping centres arbitrarily, and raised shop rental significantly in pursuit of maximum return on profits. They doubted whether HA had effectively discharged its monitoring role to ensure that the divested properties were properly managed and had fulfilled its duty under section 4(1) of the Housing Ordinance (Cap 283) "to secure the provision of housing and such amenities ancillary thereto as the Authority thinks fit" for the person concerned. Dr KWOK urged the Administration to listen to the views at the district level so as to understand how Link's further disposal of the divested properties had affected the residents and shop tenants.

4. USTH explained that HA had an established mechanism to receive and follow-up views from the public, stakeholders and District Councils. Just like other private property owners, Link and the subsequent owners of the divested properties were governed by relevant laws, land lease conditions and the applicable restrictive covenants. As long as the relevant statutory requirements, land lease conditions and covenants with HA were complied with, the Administration and HA could not interfere with the owners' day-to-day operation and commercial decisions, including renovation, leasing arrangements, rental determination, etc. On the contrary, if an owner was in breach of any

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laws, land lease conditions or covenants with HA, the Administration and HA would pursue the matter seriously and take appropriate actions.

5. Mr Andrew WAN and Dr CHENG Chung-tai noted that sitting commercial tenants, non-government organizations ("NGOs") and even government departments had to move out of the divested properties for they could hardly cope with the significant rent increases imposed by the subsequent owners. Mr WAN queried whether the subsequent owners had breached the restrictive covenants between HA and Link. Dr CHENG urged the Administration to take proactive and pre-emptive measures to assist the sitting commercial tenants and NGOs in divested properties before they were forced to leave. Mr AU Lok-hin considered that the Administration should arrange new premises in public housing developments for the tenants and NGOs to continue their operation.

6. USTH explained that the assignment deeds of divested properties signed between Link and HA contained certain restrictive covenants, including the welfare-letting covenant, which required owners of the divested properties to rent out designated units in individual divested properties to non-profit making organizations nominated by the nominating authorities, including Social Welfare Department ("SWD"), the Education Bureau, etc., at concessionary rent as assessed by HA for social welfare services or educational use. The requirements were applicable not only to Link but also to the subsequent owners. However, if NGOs rented premises in public rental housing ("PRH") estates through commercial leasing arrangements, they were not subject to the welfare-letting covenant.

7. Mr AU Lok-hin said that the Administration should assess the impact of the relaxation of the Code on Real Estate Investment Trusts issued by the Securities and Futures Commission ("SFC") on the grass roots. USTH noted and undertook to relay Mr AU's concerns to SFC.

Social welfare facilities

8. Mr Wilson OR said that the absence of social welfare facilities would cause various social problems. Hence, the Administration should not play down the provision of welfare facilities in public housing developments. To ensure adequate provision of welfare facilities, Mr OR and Mr Andrew WAN urged the Administration to exempt such facilities from the calculation of gross floor area ("GFA") in PRH estates. Mr WAN also suggested HA to make use of ventilation corridors in PRH estates for setting up welfare facilities.

9. USTH undertook to convey members' suggestion of granting GFA concessions to the Planning Department and explained that the Administration had to comply with the legal and administrative requirements in planning new public housing developments. For example, it was under the prevailing

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statutory requirement that non-domestic facilities should be included in the GFA calculation. Given the limited space in PRH estates, the Administration would consider the feasibility of increasing the provision of social welfare facilities to address the need of the community without reducing the number of flats and extending the construction period.

10. Dr Fernando CHEUNG commented that the list of welfare facilities in the Hong Kong Planning Standards and Guidelines ("HKPSG") was not comprehensive. Also, the planning standards for welfare facilities under HKPSG were out of date and failed to address the current and future needs of the public, such as the needs for residential care homes for the elderly and for persons with disabilities. He suggested that the Transport and Housing Bureau, Labour and Welfare Bureau, Development Bureau, Social Welfare Department ("SWD") and HA should collaborate in drawing new plans for the provision of welfare facilities in new public housing developments, including both PRH estates and subsidized sale flat developments.

11. USTH advised that the Planning Department would coordinate with relevant B/Ds to review and update HKPSG in the light of social developments and changes in policies. Deputy Director (Development & Construction)/Housing Department supplemented that apart from making reference to HKPSG, HA would consult SWD on the provision of social welfare facilities in new public housing developments. SWD would generally take into account various factors including the needs of the local community, the overall demand for welfare services, individual site constraints, etc.

12. Mr CHU Hoi-dick suggested the Administration to put in place performance indicators based on the number of users to ensure that the provision of social welfare services in a new public housing development could adequately meet the demand of the residents. USTH explained that in planning for the provision of social welfare facilities in new public housing developments, the Administration would take into account a basket of factors. As the actual circumstances of individual estates varied, it was not practical to impose any fixed target on the provision of social welfare services in public housing developments. On the contrary, the existing planning mechanism could allow HA to provide a suitable mix of social welfare facilities in a new public housing development to flexibly cater for the service needs of the new population as well as the community at large.

13. Mr Wilson OR and Mr SHIU Ka-chun considered it undesirable that social welfare, education, transport and retail facilities were not available in newly completed public housing developments when the residents moved in. Mr OR called for a better coordination among relevant Bureaux/Departments ("B/Ds") to ensure the provision of community facilities and services, particularly social welfare services, upon or shortly after resident intake. Mr SHIU drew HA's attention that social work teams set up in new public

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housing developments to assist residents in adapting to the new living environment were only provided with temporary work bases, which greatly affected service quality. He called on the Administration to set up an inter-departmental taskforce to better plan for the provision of social welfare facilities and services in new public housing developments.

14. USTH advised that under the existing mechanism, various government departments would, having regard to community views, coordinate the planning for the provision of non-domestic facilities (including recreational, educational, welfare facilities, etc.) when a development area or a site was identified as having potential for public housing developments. To shorten the time gap between resident intake and the provision of welfare facilities in newly completed public housing developments, SWD would advance the timing of commencing the necessary preparation work, including the selection of the operating agencies. These efforts would facilitate the agencies to commence the fitting-out works and provide services at the earliest possible time. HA would continue to explore with the relevant B/Ds feasible measures to offer support and assistance to residents in new public housing developments.

15. Mr SHIU Ka-fai took the view that there was a pressing need for child care services and elderly services in the community. While more coordination should be made to ensure that these services were provided in new public housing developments, the Administration should avoid arranging several NGOs to provide same social welfare services in a PRH estate. Dr Fernando CHEUNG opined that it might not be suitable for certain welfare facilities, particularly those of smaller scale, to be accommodated in a dedicated welfare block. USTH advised that HA had been collaborating with SWD which would examine the demand for and supply of welfare facilities in a district and explore whether the new public housing development could accommodate the required facilities. HA would endeavour to balance residents' needs for various facilities; and consider increasing the provision of non-domestic facilities where feasible, with a view to providing residents with various community, education, welfare and commercial facilities, and draw up an appropriate mix of social welfare facilities.

Shopping centres

16. Mr YIU Si-wing was of the view that when deciding on the market positioning of the shopping centres in PRH estates, HA would consider residents' affordability. However, in accordance with prudent commercial principles, HA should adjust the operation modes of the shopping centres to keep pace with the changes in the purchasing power of members of the public in order to succeed in business. Mr Tony TSE noted that many shopping centres in PRH estates were dominated by chain stores and could hardly provide basic necessities to satisfy residents' daily needs. He considered there a need to set aside a number of premises in PRH estates for small proprietors and traditional

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trades for the benefit of residents. Mr SHIU Ka-fai urged the Administration to provide more retail facilities with affordable rent so that small shop tenants could carry on their business. Mr AU Lok-hin suggested putting on trial initiatives to offer more shopping choices for residents, such as online selling platforms.

17. USTH advised that in planning for new public housing developments, HA would take into account various factors to plan for the provision of retail facilities. If necessary, HA would commission consultants to carry out retail facilities studies at the planning stage to determine appropriate retail facilities for new public housing developments, and would also take into consideration the operational and financial viability and suitability, etc., of such facilities. For older shopping centres under HA, the Commercial Properties Committee of HA would from time to time consider various asset enhancement proposals, including conducting improvement works, re-ordering of the trade mix, etc., according to changing circumstances in order to meet the evolving needs of residents. On the premise that housing supply would not be compromised, the Administration would explore feasible measures to increase the provision of retail facilities, with a view to providing more shopping choices for residents.

18. Mr CHU Hoi-dick considered it necessary to impose rent control in the divested properties to prevent Link and the subsequent owners from increasing shop rental significantly and put in place measures to bring in a greater variety of shops in shopping centres.

19. USTH stressed that as private entities, Link and the subsequent buyers of the divested properties could determine their own business strategies, operation modes and tenant/trade mix. So long as their operations complied with the prevailing legislation, land lease conditions and terms of covenants in the assignment deeds between Link and HA, the Administration and HA could not and would not interfere with their day-to-day operation and commercial decisions.

20. Mr Jeremy TAM sought clarification on HA's tenancy renewal arrangements for its sitting commercial tenants. Chief Manager/Management (Tuen Mun & Yuen Long), Housing Department advised that according to the established arrangements, retail facilities of HA were normally let through tender for a fixed term. If the tenant of a commercial unit had not breached any term in the tenancy agreement during the tenancy, and agreed to the new rental level proposed by HA, the tenant would under normal circumstances be invited to renew the tenancy upon the expiry of the tenancy.

21. Mr SHIU Ka-chun drew HA's attention that certain banks in PRH estates did not provide passbook update machines, causing inconvenience to the elderly. At the request of the Chairman, USTH undertook to relay members' concerns to the relevant authorities.

Public markets

22. The Deputy Chairman held the view that public markets should be classified as community facilities, rather than retail facilities, under HKPSG so that a public market must be provided in a development area, thereby protecting the interests of the residents. Mr OR urged the Administration to revise the planning standards of HKPSG to reserve space in public housing developments for the provision of public markets with a view to counteracting the market dominance of Link. Mr AU considered that public markets and bazaars should be included as part of the infrastructure in new public housing developments.

23. USTH advised that as announced in the 2017 Policy Address, the Administration would provide new public markets in districts where relevant facilities were alleged to be insufficient, such as Tung Chung, Tin Shui Wai and Hung Shui Kiu. As regards the classification in HKPSG, USTH undertook to relay members' suggestions to the Planning Department for its consideration.

24. It was mentioned in paragraph 13 of the Administration's paper that HA would only consider providing a supermarket with wet goods portion or shops selling fresh supplies for new public housing developments of smaller scales, and providing more retail facilities for estates located in remote areas without retail facilities nearby. For avoidance of doubt, Mr Jeremy TAM urged the Administration to provide the quantified measurements on "estates of smaller scales" in number of flats and "an estate located in a remote area" in minutes of walking distance. USTH advised that it was difficult to provide such measurements. However, the focus of the Administration was on facilitating convenient access on the part of the estate residents to retail outlets in their neighbourhood for meeting their daily needs on food and other necessities. The relevant factors that were to be taken into consideration for the provision of new public markets included the presence of market facilities nearby, community needs, etc.

25. The Deputy Chairman and Mr CHU Hoi-dick urged the Administration to review the existing practice of outsourcing the management of the markets (i.e. single-operator letting arrangement) in PRH estates which had created a number of problems, such as high rental. Mr SHIU Ka-fai commented that HA should revitalize and modernize the management and operation of the traditional markets in aspects as hygiene and diversification.

26. USTH explained that the single-operator letting arrangement allowed HA to leverage on the expertise and flexible management and operation mode of the private sector, with a view to providing better shopping choices and service environment for residents. HA would review from time to time its measures for protecting stall operators and monitoring single operators.

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27. The Deputy Chairman pointed out that some cooked food stalls in PRH estates were not offered a renewal of tenancy because Link had imposed harsh terms in the tenancy agreements upon tenancy renewal. He enquired whether HA could assist these small stall operators which had served residents for decades to sustain their business. USTH reiterated that as long as Link and the subsequent owners had complied with the prevailing legislation, land lease conditions and covenants with HA, the Administration and HA could not interfere with their commercial decisions.

Carparking facilities

28. The Deputy Chairman and Mr Wilson OR expressed concern that the standards stipulated in HKPSG for the number of parking spaces provided in new public housing developments had failed to meet residents' needs, and urged HA to update HKPSG to address the problem.

29. USTH stressed that while HA would make reference to the planning standards under HKPSG in the provision of carparking facilities, HA would flexibly provide more parking spaces for new public housing developments located in remote areas. Besides, a consultancy study on the parking for commercial vehicles had been rolled out in 2017 to examine in detail the situation in individual districts with a view to formulating appropriate measures to alleviate the shortage problem.

30. In response to Mr Andrew WAN's enquiry about the concessionary parking rates offered by HA for public officers in car parks under HA, USTH undertook to provide the information concerned after the meeting.

Motions

31. The Chairman referred members to two motions moved by Mr SHIU Ka-chun and Dr Fernando CHEUNG, and Mr AU Lok-hin and Mr Andrew WAN (wording of the motions at **Annex II**).

32. The Chairman put to vote the motion moved by Mr SHIU Ka-chun and Dr Fernando CHEUNG. All members present voted for the motion. The Chairman declared that the motion was carried.

33. The Chairman put to vote the motion moved by Mr AU Lok-hin and Mr Andrew WAN. All members present voted for the motion. The Chairman declared that the motion was carried.

Follow up by the Administration

34. The Chairman requested the Administration to provide the following information:

Action

- (a) HA's tenancy renewal arrangements for its commercial tenants;
- (b) HA's concessionary parking rates for public officers in car parks under HA; and
- (c) a written response to the motions passed.

(Post-meeting note: The Administration's supplementary information and written response to the motions passed were issued to members vide LC Paper Nos. CB(4)1135/17-18(01) and CB(4)1133/17-18(01) on 24 May 2018.)

II. Any other business

35. The Deputy Chairman, Dr KWOK Ka-ki and Mr Andrew WAN expressed their views on issues to be discussed by the Subcommittee. The Chairman advised that members would be informed of future meeting arrangements in due course.

36. There being no other business, the meeting ended at 6:30 pm.

Council Business Division 4
Legislative Council Secretariat
23 November 2018

**Proceedings of the third meeting of the
Subcommittee on Issues Relating to Shopping Centres, Markets and Carparks in
Public Rental Housing Estates and Home Ownership Scheme Estates
on Monday, 26 March 2018 at 4:30 pm
in Conference Room 1 of the Legislative Council Complex**

Time marker	Speaker(s)	Subject(s)/Discussion	Action required
<i>Agenda item I - Planning of commercial and social welfare facilities in new public housing estates</i>			
001035-002250	Chairman Mr CHAN Chun-ying Mr Andrew WAN Mr YIU Si-wing Mr Jeremy TAM Dr KWOK Ka-ki Dr Fernando CHEUNG	Opening remarks Members' views on the conduct of research studies by the Research Office of the Secretariat and the Subcommittee's discussion items	
002251-002817	Chairman The Administration	Briefing by the Administration	
002818-003408	Chairman Mr Andrew WAN The Administration	Mr WAN's concerns about the further disposal of divested properties by Link Real Estate Investment Trust ("Link") and provision of social welfare facilities in public housing developments	
003409-003937	Chairman Dr KWOK Ka-ki The Administration	Dr KWOK's concern about the impact of Link's further disposal of divested properties	
003938-004523	Chairman Mr Jeremy TAM The Administration	Mr TAM's enquiries about the provision of commercial facilities in new public housing developments and HA's tenancy renewal arrangements for its sitting tenants	
004524-005033	Chairman Deputy Chairman The Administration	The Deputy Chairman's concerns about the tenancy renewal arrangements for cooked food kiosks, HA's practice of outsourcing the management of its markets and classification of markets under the Hong Kong Planning Standards and Guidelines	
005034-005724	Chairman Dr CHENG Chung-tai The Administration	Dr CHENG's concern about the significant rental increase imposed on sitting commercial tenants, non-government organizations and government departments by owners of divested properties	
005725-010300	Chairman Mr Wilson OR The Administration	Mr OR's calling for the timely and adequate provision of social welfare services for residents of newly completed public housing developments	
010301-010835	Chairman Mr SIU Ka-chun The Administration	Mr SIU's concerns about the inadequate support given to social service organizations in new public housing developments	
010836-011317	Chairman Mr SIU Ka-fai The Administration	Mr SIU's views on the provision of social welfare services, management of public markets and operation of shopping centres in new public housing developments	

Time marker	Speaker(s)	Subject(s)/Discussion	Action required
011318-011950	Chairman Dr Fernando CHEUNG The Administration	Dr CHEUNG's concerns about the planning of social welfare facilities in new public housing developments	
011951-012706	Chairman Mr AU Nok-hin The Administration	Mr AU's concerns about the impact of the relaxation of the Code on Real Estate Investment Trusts by the Securities and Futures Commission and provision of non-domestic facilities in new public housing developments	
012707-013329	Chairman Mr CHU Hoi-dick The Administration	Mr CHU's suggestion to formulate performance indicators for the provision of social welfare facilities in new public housing developments	
013330-013842	Chairman Mr YIU Si-wing The Administration	Mr YIU's enquiries on the operation modes of shopping centres in public rental housing ("PRH") estates and rental policy of the Hong Kong Housing Authority ("HA") for non-governmental organizations	
013843-014309	Chairman Mr Tony TSE The Administration	Mr TSE's concerns about the tenant trade mix of shopping centres in PRH estates and survival of small shop tenants	
014310-014657	Chairman Mr Andrew WAN The Administration	Mr WAN's concerns about the impact of Link's further disposal of divested properties and concessionary parking rates offered by HA for public officers in carparks under HA	
014658-015016	Chairman Mr Wilson OR The Administration	Mr OR's concerns about the inadequate provision of carparking facilities and public markets in new public housing developments	
015017-015335	Chairman Deputy Chairman The Administration	The Deputy Chairman's views on the planning of non-domestic facilities in new public housing developments	
015336-015803	Chairman Mr CHU Hoi-dick The Administration	Mr CHU's views on HA's practice of outsourcing the management of its markets	
015804-020122	Chairman Dr Fernando CHEUNG Mr AU Nok-hin	Members' motions	
<i>Agenda item II - Any other business</i>			
020123-020449	Chairman Deputy Chairman Mr Andrew WAN	Members' views on future meeting arrangements Closing remarks	

公屋及居屋商場、街市及停車場事宜小組委員會
Subcommittee on Issues Relating to Shopping Centres, Markets and
Carparks in Public Rental Housing Estates and
Home Ownership Scheme Estates

在2018年3月26日的會議上
就議程項目"新建公營房屋的商業及社會福利設施規劃"通過的議案
Motions passed under the agenda item
"Planning of commercial and social welfare facilities
in new public housing estates"
at the meeting on 26 March 2018

議案措辭

有鑒於居民於入伙前後都極需要的新屋邨社工隊不在政府恆常化服務之列，以致現時大部分新公屋計劃不獲分配單位會址給社福機構，包括安達邨、水泉澳邨及洪福邨等，機構也欠缺長遠資金提供服務，前線社工更欠缺長期及穩定的會址提供服務。就此，本委員會促請：

1. 政府應成立跨政府部門(包括教育局、房屋署、社署、民政事務署)，規劃新屋邨居民所需的社會福利服務，並按新屋邨的人口制定人手編制；
2. 恆常化支援新屋邨居民的社工隊，分配服務單位，並定期安排社工隊、房署及管理公司的三方會議，增加服務成效；及
3. 由現時兩至三年短期資助計劃，恆常化為六年，以讓機構有足夠時間協助居民適應新環境。

動議人：邵家臻議員及張超雄議員

Wording of the Motion

(Translation)

The provision of social worker teams for residents of new public housing estates, which is a much needed service before and after their intake, is not a regular service provided by the Government. Social service agencies ("the agencies") are not allocated with premises in new public housing developments (including On Tat Estate, Shui Chuen O Estate and Hung Fuk Estate etc.). Moreover, these agencies lack long-term funding for service provision and their frontline social workers lack long-term and stable premises for service delivery. In this connection, this Subcommittee urges the Government:

1. to set up an inter-departmental working group (including the Education Bureau, Housing Department, Social Welfare Department and Home Affairs Department) to formulate social welfare plans for residents of new public housing estates and draw up relevant staffing establishment based on the population of new public housing estates;
2. to regularize the services provided by social worker teams, allocate service units, and arrange regular tripartite meetings among social worker teams, the Housing Department and the property management companies, so as to enhance the effectiveness of the social services to support residents of new public housing estates;
3. to regularize and extend the existing short-term funding schemes of two-to-three years to six years, so as to allow sufficient time for the agencies to help residents adapt to the new environment.

Moved by Hon SHIU Ka-chun and Dr Hon Fernando CHEUNG Chiu-hung

議案措辭

本會促請政府：

- 確保《房屋條例》第(4)條(1)妥善執行，提供適當零售設施予公屋居民；
- 要求運輸及房屋局就證監會放寬《房地產投資信託基金守則》對公屋、出售公屋和居屋社區造成的影響，撰寫研究報告，避免房地產信託基金拆售公屋商場及停車場而為居民帶來的影響；
- 檢討房委會轄下屋邨土地，及出售公屋、居屋適度放寬營商限制可能，打破領展、炒家利用商場壟斷社區消費。

動議人：區諾軒議員及尹兆堅議員

Wording of the Motion

(Translation)

This Subcommittee urges the Government:

- to ensure the effective enforcement of section (4)(1) of the Housing Ordinance for the provision of proper retail facilities to public rental housing ("PRH") residents;
- to request the Transport and Housing Bureau to prepare a research report regarding the impact of relaxing the "Code on Real Estate Investment Trusts" by the Securities and Futures Commission on the communities of PRH, sold PRH and the Home Ownership Scheme ("HOS") housing, so as to avoid residents therein being influenced by Real Estate Investment Trusts' divestment of shopping centres and car parks in public housing estates; and
- to re-examine the use of land of the Housing Authority and the possibility of suitably relaxing the restrictions to business operation in sold PRH and HOS housing, so as to break the situation in which the retail activities in the community being monopolized by LINK and speculators through shopping centres.

Moved by Hon AU Nok-hin and Hon Andrew WAN Siu-kin