

立法會
Legislative Council

LC Paper No. CB(1)1386/16-17
(These minutes have been
seen by the Administration)

Ref : CB1/PL/HG/1

Panel on Housing

**Minutes of the special meeting
held on Tuesday, 24 January 2017, at 10:15 am
in Conference Room 1 of the Legislative Council Complex**

Members present : Hon Alice MAK Mei-kuen, BBS, JP (Chairman)
Hon Andrew WAN Siu-kin (Deputy Chairman)
Hon James TO Kun-sun
Hon LEUNG Yiu-chung
Hon Abraham SHEK Lai-him, GBS, JP
Hon Starry LEE Wai-king, SBS, JP
Hon CHAN Hak-kan, BBS, JP
Hon Paul TSE Wai-chun, JP
Hon LEUNG Kwok-hung
Hon WU Chi-wai, MH
Hon YIU Si-wing, BBS
Hon CHAN Chi-chuen
Hon CHAN Han-pan, JP
Hon LEUNG Che-cheung, BBS, MH, JP
Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung
Hon Christopher CHEUNG Wah-fung, SBS, JP
Dr Hon Fernando CHEUNG Chiu-hung
Hon POON Siu-ping, BBS, MH
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon CHU Hoi-dick
Hon Jimmy NG Wing-ka, JP
Dr Hon Junius HO Kwan-yiu, JP
Hon HO Kai-ming

Hon SHIU Ka-fai
Hon Wilson OR Chong-shing, MH
Hon YUNG Hoi-yan
Hon Tanya CHAN
Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon Jeremy TAM Man-ho
Hon Nathan LAW Kwun-chung
Dr Hon YIU Chung-yim
Dr Hon LAU Siu-lai

Member attending : Hon Holden CHOW Ho-ding

Members absent : Hon Tommy CHEUNG Yu-yan, GBS, JP
Prof Hon Joseph LEE Kok-long, SBS, JP
Hon WONG Kwok-kin, SBS, JP
Dr Hon Helena WONG Pik-wan
Hon SHIU Ka-chun
Hon LUK Chung-hung
Hon Kenneth LAU Ip-keung, MH, JP
Hon KWONG Chun-yu

[According to the Judgment of the Court of First Instance of the High Court on 14 July 2017, LEUNG Kwok-hung, Nathan LAW Kwun-chung, YIU Chung-yim and LAU Siu-lai have been disqualified from assuming the office of a member of the Legislative Council, and have vacated the same since 12 October 2016, and are not entitled to act as a member of the Legislative Council.]

Public Officers attending : Agenda Item I

Mr YAU Shing-mu, JP
Under Secretary for Transport and Housing

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

Mr Alfred LEE
Assistant Director (Strategic Planning)
Housing Department

Mr Martin TSOI
Assistant Director (Estate Management) (1)
Housing Department

**Attendance by
Invitation**

: Session One

Mr LAU Ki-wang
總幹事
Lam Tin Community Network

Mr HO Wang

Mr YEUNG Yuk
Sham Shui Po District Councillor

Mr WANG Hongyu

Mr YUEN Kin-chung
自由黨房屋小組

Mr NG Kin-wing
Member
Alliance for defending grassroots housing rights

Mr CHEUNG Kai-bing
秘書
葵涌邨居民權益關注組

Ms Florence CHEUNG Man-wai
Member
Grassroots Development Centre

鄧振江先生

Mr Michael CHAN Wai-ho

梁彩琴女士

何惠彬先生

洪雪吟女士

王曉君小姐

黃潤達先生

代表

街坊工友服務處

朱滿真女士

Ms LI Shee-lin

Mr Matthew WAN Chung-yin

Vice-President of the Young Civic

The Civic Party

Session Two

Mr CHAN Ka-long

黎治甫先生

成員

公屋被迫遷戶關注組

徐湯傑先生

成員

公眾人士關注組

Mr WU Chi-kin

Wong Tai Sin District Councillor

The Democratic Party

吳清清女士

Mr FUNG Pui-yin

執行秘書

安定之友社

蘇嘉樂先生

Mr Calvin HO
Vice-chairperson
Association of Democracy and People's Livelihood

蕭鍵文先生

Mr Michael YUNG Ming-chau

Mr YIU Hok-man
Member
HKCTU

Mr FU Chuen-fu
Chairperson
Liberal Party Youth Committee

Clerk in attendance : Mr Derek LO
Chief Council Secretary (1)5

Staff in attendance : Mr Fred PANG
Senior Council Secretary (1)5

Ms Michelle NIEN
Legislative Assistant (1)5

Action

I. Refining the "Well-off Tenants Policies"

Relevant papers

(LC Paper No. CB(1)371/16-17(01) — Annex B to the Administration's paper on Hong Kong Housing Authority's measures to maximise the rational use of public rental housing resources

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- | | |
|---------------------------------|---|
| LC Paper No. CB(1)416/16-17(02) | — Letter dated 6 January 2017 from Hon HO Kai-ming (Chinese version only) |
| LC Paper No. CB(1)385/16-17(04) | — Paper on Hong Kong Housing Authority's measures to maximise the rational use of public rental housing resources prepared by the Legislative Council Secretariat (background brief)) |

Submissions from deputations/individuals not attending the meeting

- | | |
|----------------------------------|--|
| (LC Paper No. CB(1)438/16-17(02) | — Submission from a member of the public (Chinese version only) |
| LC Paper No. CB(1)484/16-17(01) | — Submission from Federation of Public Housing Estates (Chinese version only)) |

Members noted a submission from the Civic Party tabled at the meeting.

(*Post-meeting note:* The submission tabled at the meeting was issued to members in electronic form vide LC Paper No. CB(1)495/16-17(01) on 27 January 2017.)

Meeting arrangements

2. The Chairman advised that 39 deputations/individuals had submitted applications to attend the special meeting to present their views on refining the Well-off Tenant Policies ("the Policies"). The meeting would be held in two sessions with a five-minute break in between. Members raised no objection to the meeting arrangements.

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Presentation of views by deputations/individuals

3. At the invitation of the Chairman, a total of 30 deputations/individuals presented their views. A summary of the views of these deputations/individuals was in the **Appendix**.

[At 11:18 am, the Chairman reminded deputations in the public gallery not to make noise.]

Discussion

Income and asset limits under the revised Policies

4. Mr WU Chi-wai and Mr Andrew WAN opined that the households which would be required to vacate their public rental housing ("PRH") units due to their private domestic property ownership in Hong Kong would consider the revised Policies unacceptable, given that the households owning other forms of assets with value exceeding the asset limits might not be required to do so. Mr WAN enquired whether assets such as taxi licences, shop premises, etc. should also be covered in households' total assets. Under Secretary for Transport and Housing ("USTH") replied that the Hong Kong Housing Authority ("HA") had discussed the issues mentioned by Mr WU and Mr WAN, and considered that domestic properties were different from other assets as they could be used for providing accommodations. Such households in theory should no longer require HA to use public funds to meet their housing needs.

5. Mr LEUNG Kwok-hung opined that the type of household assets covered under the revised Policies should not be limited to private domestic properties only. Dr CHENG Chung-tai enquired whether PRH applicants/tenants who were new immigrants from the Mainland were not required to declare their assets outside Hong Kong such as in the Mainland. Deputy Secretary for Transport and Housing (Housing) ("DSTH(H)") replied that tenants were required to report whether they owned properties locally or in the Mainland under the existing Policies. Under the revised Policies, households with private domestic property ownership in Hong Kong would be required to vacate their PRH units.

6. Mr Andrew WAN said that compared with the existing Policies, the

Action

income and asset limits under the revised Policies would be higher. It was possible that some households whose income and asset levels both exceeding the prescribed limits under the existing Policies might no longer be required to vacate their flats under the revised Policies. He enquired whether the Administration would adjust the revised Policies to plug the loophole.

7. Mr WU Chi-wai said that PRH tenants with assets exceeding 100 times of the PRH income limits who would be required to vacate their flats under the revised Policies might not be able to buy a private flat, and even if some of them could afford HA's subsidized sale flats such as the Home Ownership Scheme ("HOS") units, they might not be able to acquire one as the Administration had not accorded them with priorities in purchasing such units. Mr CHU Hoi-dick said that PRH tenants with income exceeding the prescribed limits under the revised Policies were not necessarily rich people and should not be regarded as well-off.

8. Mr LEUNG Kwok-hung said that well-off tenants under the revised Policies might be forced to move to sub-divided units ("SDUs") in future as they were unable to bear down payments or mortgage repayments for a flat. Dr KWOK Ka-ki enquired about the Administration's measures to ensure that PRH tenants who were required to move out under the revised Policies could secure an accommodation in future. USTH replied that to provide more housing choices for households with Green Form status, HA had introduced the Green Form Subsidised Home Ownership Pilot Scheme ("GSH"), and HOS. In response to Dr KWOK's concern about the risk of any property market downturn that PRH tenants needed to bear if they were forced to buy subsidized sale flats owing to the implementation of the revised Policies, USTH advised that in case of property market downturn, more PRH tenants should be able to afford to purchase their own homes.

9. Mr KWOK Wai-keung opined that if the Policies changed from the "two pillars" system to a "one pillar" system, elderly PRH tenants with net assets exceeding the limits but might not have regular income to pay mortgage payments, and younger tenants who had a job with income exceeding the limits but did not have adequate savings to pay down payments might be forced to move out. Mr Andrew WAN opined that HOS or GSH flats should serve as PRH tenants' first step for home ownership, but under the "one pillar" system, well-off tenants might not be able to afford to purchase such subsidized sale flats. Mr LEUNG Yiu-chung said that the Administration should put in place measures to assist well-off tenants who were required to move out under the revised Policies in securing subsidized sale flats.

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Impact of the revised Policies on PRH tenants

10. Mr Wilson OR opined that the revised Policies would go against the policy to foster inter-generational harmony and encourage younger members of a family to live with their parents. Mr LEUNG Yiu-chung said that the refined Policies would make the ageing problem with the population in public housing estates more severe. He enquired whether the Administration had assessed the impact of the revised Policies in this regard.

11. Dr CHENG Chung-tai considered it unreasonable for HA to require elderly PRH tenants to move out merely because their savings had exceeded the prescribed limits. He asked whether the Administration had assessed the number of households with elderly tenants which would be required to move out. He further enquired about the number of tenants who were living with elderly parents and would be forced to remove themselves from the tenancy or move out. Mr KWOK Wai-keung raised similar questions, and enquired whether the Administration had assessed the impact of the revised Policies with respect to additional demand for housing within the coming five to ten years. In response to Mr CHU Hoi-dick's enquiry about the number of PRH tenants who would be removed from the tenancy upon the implementation of the revised Policies, DSTH(H) advised that the Administration was unable to provide the requested information since it was not practicable to ascertain whether individual household members in PRH would choose to be deleted from the tenancy.

Effectiveness of the revised Policies

12. Mr Wilson OR and Mr Andrew WAN were concerned that the revised Policies were ineffective in addressing the shortage of PRH units, and would create division in society. Mr OR cast doubt on how the Administration could assess the merits of the revised Policies if it did not have information about the number of households required to vacate their PRH units under the revised Policies. He opined that HA should pay heed to the concerns of PRH tenants on the Policies, and should not implement it rashly. Mr WAN questioned whether the Administration proposed to take forward the measures to refine the Policies shortly after they had been endorsed by HA's Subsidised Housing Committee ("SHC") because it had no other ways to increase the PRH supply. Dr CHENG Chung-tai said that the revised Policies would be of little help in shortening the waiting time of PRH applicants, and he did not see any urgency for HA to introduce it.

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13. USTH explained the Audit Commission had recommended that HA reviewed the Policies in its Report No. 61 published in 2013. During subsequent discussion, the LegCo Public Accounts Committee also agreed that the Housing Department ("HD") should take a more proactive approach to recover PRH flats from well-off tenants, in order to vacate more PRH units to families in need and to ensure that PRH resources were distributed in a fair manner. The Administration all along believed that it should adopt a holistic approach to address the housing problem in Hong Kong. In view of the increasing number of PRH applicants, and the aspirations of SDU tenants to move to PRH units, HA considered it appropriate to revise the Policies, and would continue to listen to public views on the matter through various established channels.

14. Mr Andrew WAN said that the number of PRH units that could be recovered under the revised Policies would be limited. Mr LEUNG Yiu-chung opined that the Administration's response at the meeting about the public housing need of SDU tenants would create schism between PRH residents and SDU tenants.

15. Mr KWOK Wai-keung said that the effective solution to address the long waiting time of PRH applicants was to increase housing supply. The Administration should maximize the production of new PRH units as quickly as possible. As it would take time for implementing public housing developments, the Administration should ensure that the projects to provide supporting facilities would be taken forward in a timely manner in order to tie in with the housing developments and population intakes.

16. In response, USTH said the Administration also considered that the fundamental solution to address the shortage of PRH units was increasing housing land supply. Relevant government bureaux/departments had made their best efforts to identify sites suitable for public housing and would continue to solicit the support of Members and the districts concerned for the relevant funding proposals. Although the number of PRH flats that could be recovered due to the implementation of the revised Policies might be limited, the Administration considered it appropriate for HA to refine the Policies with a view to sending a clear message that the PRH resources should be allocated to those with more pressing housing needs.

Action

Consultation on the revised Policies

17. Mr Andrew WAN enquired whether the Administration would defer the implementation of the revised Policies, and launch a consultation on the matter. Mr LEUNG Yiu-chung said that members of the public should have an opportunity of discussing with HA the revised Policies. His motion requested that HA should, before deciding the implementation or otherwise of the Policies under a "one pillar" system, conduct a territory-wide consultation exercise on the Policies under one single topic. Mr Wilson OR said that the Administration should conduct broad consultation on the revised Policies, and the Secretary for Transport and Housing ("STH") and other relevant government officers should visit districts to listen to the views of local communities, including PRH tenants, on the matter.

18. In reply, USTH said that the Administration would relay Mr OR's views to SHC. There had been repeated and thorough discussions on whether and how the Policies should be refined in the past few years. During the public consultation on the Long Term Housing Strategy ("LTHS") in 2013, the LTHS Steering Committee had consulted the public on whether the "two pillars" system under the Policies should be changed to a "one pillar" system. The consultation included public forums, and STH had participated in them. SHC also had in-depth discussion in October 2014 on possible preliminary options to refine the Policies, and had been listening to the local communities' views on the matter. At its meeting on 9 December 2016, SHC had endorsed specific measures to refine the Policies, and would further discuss the implementation details in mid-February 2017. He said that there were supporting and opposing views on the Policies at the meeting, and the Administration would relay to SHC the views and concerns at the meeting, such as the possible impact of the revised Policies on households with members receiving lump-sum retirement benefits or other forms of one-off compensation due to critical illnesses, etc., and the suggestion that HA should defer the implementation of the revised Policies and launch a consultation on the matter.

[At 12:25 pm, the Chairman announced that the meeting be extended for 15 minutes to 1:00 pm to allow more time for discussion and for handling a motion.]

Action

Implementation of the revised Policies

19. Mr Wilson OR opined that the Policies were in a way harassment to PRH households, and HD staff had spent considerable time in arranging and processing the income and asset declarations. Dr YIU Chung-yim questioned whether the mechanism for income and asset declarations under the Policies was value for money. DSTH(H) responded that HA had requested HD to consider measures to simplify the declaration procedures under the revised Policies. Dr YIU requested the Administration to provide information on the number and percentage of households required/to be required to make the declarations, and the estimated expenditure for arranging/processing the declarations.

(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)757/16-17(01) on 29 March 2017.)

Motion

20. The Chairman referred members to the motion put forward by Mr LEUNG Yiu-chung, which she considered relevant to the agenda item. The wording of the motion was as follows –

Motion moved by Mr LEUNG Yiu-chung –

"本委員會強烈要求房屋委員會在實行富戶單軌制前，須以單一議題，進行全港性諮詢，才決定是否落實。"

(Translation)

"This Panel strongly requests the Housing Authority, before deciding the implementation or otherwise of the Well-off Tenants Policies under a single-track approach, to conduct a territory-wide consultation exercise on the subject under one single topic."

21. The Chairman put to vote the motion proposed by Mr LEUNG Yiu-chung. 11 members voted for the motion, one member voted against the motion, and one member abstained from voting. The Chairman declared that the motion was carried.

Action

(*Post-meeting note:* The wording of the motion passed was issued to members vide LC Paper No. CB(1)492/16-17(01) on 25 January 2017 and was provided to the Administration via the letter dated 25 January 2017.)

22. The Chairman said that as SHC would further discuss the implementation details of the Policies at its meeting in February 2017 ("the SHC meeting"), and the Administration would relay to SHC the views and concerns raised at the meeting on the subject, the Administration should provide information on the relevant outcomes of the discussion at the SHC meeting/decisions made by SHC.

(*Post-meeting note:* The Administration's supplementary information was issued to members vide LC Paper No. CB(1)757/16-17(01) on 29 March 2017.)

Concluding remarks

23. Concluding the meeting, the Chairman thanked the deputations for giving views on the subject.

II. Any other business

24. There being no other business, the meeting ended at 12:58 pm.

Council Business Division 1
Legislative Council Secretariat
25 August 2017

Appendix

Panel on Housing

Special meeting on Tuesday, 24 January 2017, at 10:15 am
Meeting to receive views on "Refining the Well-off Tenants Policies"

Summary of views and concerns expressed by deputations/individuals

| No. | Name of deputation/individual | Submission / Major views and concerns |
|---------------------------|---|--|
| <u>Session One</u> | | |
| 1. | Mr LAU Ki-wang 總幹事 Lam Tin Community Network | <ul style="list-style-type: none">● The proposed revisions to the Well-off Tenants Policies ("the Policies") would be ineffective in recovering public rental housing ("PRH") units for allocation to PRH applicants.● The land resources in Hong Kong should be adequate for providing housing to meet the demand of grassroots people, and the Administration should speed up the production of new PRH units. |
| 2. | Mr HO Wamg | <ul style="list-style-type: none">● It was appropriate for the Administration to change the Policies from the "two pillars" system to a "one pillar" system.● Households with incomes equivalent to or exceeding the prescribed limits under the revised Policies should not continue to receive public housing benefits. |
| 3. | Mr YEUNG Yuk Sham Shui Po District Councillor | <ul style="list-style-type: none">● The Administration should not change the Policies from the "two pillars" system to a "one pillar" system, as tightening the Policies would go against the policy to encourage younger members of a family to live with their parents, and would create additional demand for private housing amidst the tight housing supply situation.● The requirements that PRH households concerned had to declare their income and assets and whether they owned any private domestic property in Hong Kong under the revised Policies might bring disturbances to the households, and additional workload of the relevant Housing Department ("HD")'s staff associated with the processing of the declarations. |

| No. | Name of deputation/individual | Submission / Major views and concerns |
|-----|---|---|
| 4. | Mr WANG Hongyu | <ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)438/16-17(01) (English version only). |
| 5. | Mr YUEN Kin-chung 自由黨房屋小組 | <ul style="list-style-type: none"> ● The Liberal Party supported in principle the revised Policies to facilitate a more effective allocation of public resources, and to promote PRH circulation. ● The Administration should make good use of land resources for producing more public housing, rebuild the housing ladder to help the better-off PRH tenants and sandwich class households achieve home ownership, and promote social mobility. |
| 6. | Mr NG Kin-wing Member Alliance for defending grassroots housing rights | <ul style="list-style-type: none"> ● It was inappropriate that PRH tenants would be regarded as "well-off" under the Policies solely because their offspring started earning a living after growing up. ● The revised Policies would be ineffective in recovering PRH flats for allocation to PRH applicants, but would create division in society. |
| 7. | Mr CHEUNG Kai-bing 秘書 葵涌邨居民權益關注組 | <ul style="list-style-type: none"> ● The Policies would have labeling effect on PRH tenants and create schism between PRH tenants and applicants. ● The Hong Kong Housing Authority ("HA")'s efforts should be focused on providing adequate PRH supply to meet the housing needs of grassroots people who could not afford to purchase Home Ownership Scheme ("HOS") units/private flats. |
| 8. | Ms Florence CHEUNG Man-wai Member Grassroots Development Centre | <ul style="list-style-type: none"> ● Tightening the Policies would go against the policy to encourage younger members of a family to live with their parents, hence imposing further burden to society to take care of the needs of elderly. ● Adult offspring who became well-off and could not afford a private accommodation would be forced to apply PRH on individual basis, hence increasing the number of PRH applications in future. |
| 9. | 鄧振江先生 | <ul style="list-style-type: none"> ● The Administration should pay heed to the impact of the revised Policies on junior civil servants. ● Changing the Policies from the "two pillars" system to a "one pillar" system might force retired junior civil servants living in PRH units to move out as the retirement pensions provided for them might exceed the prescribed asset limits under the Policies. |

| No. | Name of deputation/individual | Submission / Major views and concerns |
|-----|-------------------------------|--|
| 10. | Mr Michael CHAN Wai-ho | <ul style="list-style-type: none"> ● The revised Policies would be ineffective in recovering PRH flats, but might force better-off PRH tenants, including junior civil servants, to move out, and live in private accommodations with high rentals. ● The revised Policies would force younger family members who were originally living with their elderly parents to remove themselves from the tenancy, and this was contrary to the spirit of inter-generational harmony. |
| 11. | 梁彩琴女士 | <ul style="list-style-type: none"> ● The revised Policies would be ineffective in recovering more PRH units for allocation to PRH applicants, and would create additional demand for private housing, hence pushing up private flat prices/rentals. ● The Administration should use land resources including the golf course sites for providing more PRH units as early as possible, as the prevailing prices of private flats and HOS units in the secondary market were unaffordable to the better-off PRH tenants under the Policies and most members of the public. |
| 12. | 何惠彬先生 | <ul style="list-style-type: none"> ● The Administration had neither made good use of the available land resources for providing PRH units, nor taken measures to prevent land hoarding by private developers. ● The revised Policies could not help increase PRH supply to meet the need of PRH applicants, but was one of the HA's measures to force PRH tenants to move out. |
| 13. | 洪雪吟女士 | <ul style="list-style-type: none"> ● It was inappropriate for the Administration to require better-off elderly tenants to move out solely because their offspring started earning a living after growing up. ● The revised Policies would adversely affect the livelihood of those PRH tenants who were forced to move out. |
| 14. | 王曉君小姐 | <ul style="list-style-type: none"> ● The HA's initiatives to tighten up the Policies on well-off tenants and under-occupation in PRH had not taken into account the actual needs and circumstances of PRH tenants of different life stages, and should be shelved. ● The policies on the allocation of PRH should not be based merely on household's size, income and assets, and the HA's composition should be democratized so that PRH tenants could participate in formulating such policies. |

| No. | Name of deputation/individual | Submission / Major views and concerns |
|-----|--|---|
| 15. | 黃潤達先生 代表 街坊工友服務處 | <ul style="list-style-type: none"> ● The HA's intention to tighten up the Policies was to shift the focus from increasing PRH supply to requiring better-off PRH tenants to vacate their units, and the revised Policies would create division in society. ● For those PRH tenants which owned private domestic property in Hong Kong, some might acquire interest in the property through inheritance, and they might only have minimal interest in the property and were unable to reside in it. |
| 16. | 朱滿真女士 | <ul style="list-style-type: none"> ● For those elders who had previously been affected by the Administration's land clearance exercises, and were forced to give up their original homes and moved to PRH units, it was inappropriate for the Administration to require them to move out under the Policies. ● The total rents collected from a PRH tenant who had resided in the PRH unit for more than ten years were more than the construction cost of the unit concerned, and the tenant's continued living at the unit should not be viewed as a burden to society. |
| 17. | Ms LI Shee-lin | <ul style="list-style-type: none"> ● After implementation of the revised Policies, better-off PRH tenants who would be forced to move out from their PRH units might not be financially ready to purchase a private flat and pay the mortgage payments, and the Administration might need to deal with cases where these tenants had difficulties in securing an accommodation in future. ● The revised Policies would have labeling effect on better-off PRH tenants, and create additional demand for private housing, which would in turn push up private property prices. |
| 18. | Mr Matthew WAN Chung-yin Vice-President of the Young Civic The Civic Party | <ul style="list-style-type: none"> ● Presentation of views as set out in LC Paper No. CB(1)495/16-17(01) (Chinese version only). |

| No. | Name of deputation/individual | Submission / Major views and concerns |
|---------------------------|---|--|
| <u>Session Two</u> | | |
| 19. | Mr CHAN Ka-long | <ul style="list-style-type: none"> ● Tightening the Policies would go against the policy to encourage younger members of a family to live with their parents. ● The Administration should clarify whether public light bus licences was a type of assets that PRH applicants/tenants needed to declare. |
| 20. | 黎治甫先生 成員 公屋被迫遷戶關注組 | <ul style="list-style-type: none"> ● The effectiveness of the revised Policies in recovering more PRH flats for allocation to PRH applicants was doubtful, given the limited number of well-off tenants. ● The Administration should provide information about the number of PRH tenants who would be forced to move out or remove them from the tenancy, and the additional number of under-occupied households after implementation of the revised Policies. |
| 21. | 徐湯傑先生 成員 公眾人士關注組 | <ul style="list-style-type: none"> ● The Policies discouraged PRH tenants to earn more for a living, and forced PRH tenants who could not afford private accommodations to move out. ● The Administration should pay heed to the impact of the revised Policies on PRH tenants who were civil servants and would soon retire. |
| 22. | Mr WU Chi-kin Wong Tai Sin District Councillor The Democratic Party | <ul style="list-style-type: none"> ● The Administration should defer the implementation of the revised Policies, and conduct consultation on the matter. ● It would be unfair that households with private domestic property ownership were required to vacate their PRH units, whereas households owning other forms of assets were not. |
| 23. | 吳清清女士 | <ul style="list-style-type: none"> ● The proposed revisions to the Policies lacked consultation. ● The Administration should ensure that the revised Policies would maintain a proper balance between the interests of PRH tenants and waiting list applicants. |

| No. | Name of deputation/individual | Submission / Major views and concerns |
|-----|--|--|
| 24. | Mr FUNG Pui-yin 執行秘書 安定之友社 | <ul style="list-style-type: none"> ● The Administration should pay due regard to the concerns of PRH tenants on the adverse impact of the revised Policies. ● Changing the Policies from the "two pillars" system to a "one pillar" system would go against the policy to encourage younger members of a family to live with their parents. |
| 25. | 蘇嘉樂先生 | <ul style="list-style-type: none"> ● Tightening the Policies would help vacate some PRH units for meeting the housing need of PRH waiting list applicants. ● The Administration should consider providing interim housing for PRH tenants who would be required to vacate their PRH units owing to the implementation of the revised Policies, and pay heed to the impact of the revised Policies on households with members receiving retirement pensions or other forms of compensation due to critical illnesses. |
| 26. | Mr Calvin HO Vice-chairperson Association of Democracy and People's Livelihood | <ul style="list-style-type: none"> ● The effectiveness of the Policies was limited in increasing the PRH turnover. ● Changing the Policies from the "two pillars" system to a "one pillar" system would force better-off PRH tenants who might not be financially ready to afford a private accommodation to move out. |
| 27. | 蕭鍵文先生 | <ul style="list-style-type: none"> ● Changing the Policies from the "two pillars" system to a "one pillar" system would force better-off PRH tenants to cancel their tenant status, and the revised Policies would be ineffective in increasing the PRH turnover. ● The Administration should defer the implementation of the revised Policies, and should increase the supply of new PRH units, and provide other forms of housing units for better-off PRH tenants who could not afford to purchase HOS flats. |
| 28. | Mr Michael YUNG Ming-chau | <ul style="list-style-type: none"> ● The Administration should consult district councils on the revised Policies before implementation. ● The revised Policies would increase demand for rental units and push up private rentals, force the families with members who had received lump-sum retirement benefits and younger family members who were living with and taking care of their elderly parents to move out. |

| No. | Name of deputation/individual | Submission / Major views and concerns |
|-----|---|---|
| 29. | Mr YIU Hok-man Member HKCTU | <ul style="list-style-type: none"> ● The revised Policies were ineffective in shortening the waiting time of PRH applicants, but would favour the interests of property developers and owners of subdivided units given that better-off tenants would be forced to move out from PRH units to private flats. ● The Administration should increase the proportion of public housing of the new housing production and reinstate tenancy control. |
| 30. | Mr FU Chuen-fu Chairperson Liberal Party Youth Committee | <ul style="list-style-type: none"> ● Tightening the Policies would help increase the PRH turnover and meet the housing need of PRH waiting list applicants. ● Households whose assets exceeding the prescribed limits under the revised Policies might not be able to afford a private flat. |

Submissions from parties not attending the meeting

| No. | Name of deputation/individual | Submission |
|-----|-------------------------------------|--|
| 1. | (LC Paper No. CB(1)438/16-17(02) | Submission from a member of the public (Chinese version only) |
| 2. | LC Paper No. CB(1)484/16-17(01) | Submission from Federation of Public Housing Estates (Chinese version only)) |
| 3. | LC Paper No. CB(1)521/16-17(01) | Submission from a member of the public (Translation of an original braille submission) |
| 4. | LC Paper No. CB(1)521/16-17(02) | Submission from a member of the public (Translation of an original braille submission) |

Council Business Division 1
Legislative Council Secretariat
 25 August 2017