

房屋事務委員會

在 2019 年 1 月 7 日的會議上 就議程項目 IV"長遠房屋策略 2018 年周年進度報告"通過的議案

本事務委員會促請政府當局及房委會制訂及啟動全港舊型公共屋邨重建計劃，優先重建 30 年樓齡或以上的、樓宇狀況欠佳、社區設施老舊、未能用盡地積比率等問題的高齡屋邨(如觀塘和樂邨、葵涌葵盛西邨等)，並適當調高地積比率，以進一步增加公屋單位供應，及改善舊屋邨居民的生活環境。

動議人：尹兆堅議員

和議人：胡志偉議員, MH

(Translation)

Panel on Housing

Motion passed under agenda item IV "Long Term Housing Strategy Annual Progress Report 2018" at the meeting on 7 January 2019

This Panel urges the Administration and the Hong Kong Housing Authority to formulate and roll out territory-wide redevelopment projects on old public housing estates, with priorities accorded to aged housing estates which are 30 years old or above and have the problems of unsatisfactory building conditions, dilapidated community facilities, failure to fully utilize the plot ratio, etc. (such as Wo Lok Estate in Kwun Tong and Kwai Shing West Estate in Kwai Chung), and adjust upward the plot ratio as appropriate with a view to further increasing public housing supply and improving the living environment of residents of old housing estates.

Moved by : Hon Andrew WAN Siu-kin

Seconded by : Hon WU Chi-wai, MH

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由於至少在未來 5 年內，本港公營房屋，特別是出租公屋的供應將持續低於《長遠房屋策略》的目標，故此，本事務委員會促請當局，正式將過渡性房屋納入《長遠房屋策略》，為過渡性房屋制定供應目標，以安置 90 000 戶住在劏房的市民，並由政府/房委會負責興建；同時，並善用政府閒置土地或設施，包括短期租約或租約一年內到期的土地或設施，以增加過渡性房屋的供應。

原議案動議人：鄭泳舜議員, MH
修正案動議人：朱凱迪議員

(Translation)

Panel on Housing

Motion passed under agenda item IV "Long Term Housing Strategy Annual Progress Report 2018" at the meeting on 7 January 2019

As the supply of public housing, in particular public rental housing, in Hong Kong will consistently fall short of the target under the Long Term Housing Strategy at least in the next five years, this Panel urges the authorities to formally include transitional housing in the Long Term Housing Strategy and set a supply target for transitional housing, the production of which should be taken charge of by the Government/Hong Kong Housing Authority, so as to rehouse the 90 000 households living in sub-divided units; at the same time, the use of idle government sites or facilities, including short-term tenancy sites or facilities and sites or facilities the tenancies of which are due for expiry within one year, should be optimized, with a view to increasing the supply of transitional housing.

Original motion moved by : Hon Vincent CHENG Wing-shun, MH
Amendments moved by : Hon CHU Hoi-dick

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鑒於《長遠房屋策略 2018 年周年進度報告》，將未來 10 年私營房屋的供應目標數字，因公私營房屋比例改變至 7:3，而減少至 135 000 個單位，惟反映非本地需求的"其他因素"推算數字，未來 10 年仍有高達 30 200 個單位，即是最多有 22.4%的目標供應私人住宅單位，用來滿足非本地需求，比上年度增加了 5 個百分點，為此，本委員會要求政府，研究限制境外人士置業及投資房地產之"限購令"，規定非本地及公司買家購買一手住宅單位後，必須在一段時間內出售或出租單位；並禁止非本地居民及公司購買及持有二手住宅單位。

動議人：范國威議員

(Translation)

Panel on Housing

Motion passed under agenda item IV "Long Term Housing Strategy Annual Progress Report 2018" at the meeting on 7 January 2019

According to the Long Term Housing Strategy Annual Progress Report 2018, the private housing supply target for the next ten years will be reduced to 135 000 units as a result of revising the public/private split to 7:3, but the projected figures with respect to "miscellaneous factors", which reflect non-local housing demands, still stand at as high as 30 200 units for the next ten years, i.e. up to 22.4% of the housing units under the private housing supply target will be used for meeting non-local housing demands, representing an increase of five percentage points as compared to last year. Hence, in this connection, this Panel requests the Government to conduct studies on the "purchase restriction order", under which the purchase of and investment in properties by people from outside Hong Kong will be restricted, while non-local individual and company buyers are required to sell or rent out their first-hand residential properties within a certain period of time after purchasing the properties concerned; as well as to prohibit non-local residents and companies from purchasing and holding second-hand residential properties.

Moved by : Hon Gary FAN Kwok-wai

房屋事務委員會

**在 2019 年 1 月 7 日的會議上
就議程項目 IV"長遠房屋策略 2018 年周年進度報告"通過的議案**

本事務委員會要求政府於近日公布的《長遠房屋策略》中提出的七成公營房屋新供應比例，當中六成必須為出租的公共房屋。

動議人：郭家麒議員

(Translation)

Panel on Housing

**Motion passed under agenda item IV
"Long Term Housing Strategy Annual Progress Report 2018" at the
meeting on 7 January 2019**

This Panel requests that among the proposed proportion of 70% for public housing in the new housing supply as recently announced by the Government in the Long Term Housing Strategy, 60% should be public rental housing.

Moved by : Dr Hon KWOK Ka-ki

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根據文件第 40 段顯示，房委會將繼續努力打擊濫用公屋，然而不少市民均質疑當局不能有效調查公屋住戶或申請者在境外持有物業的情況，令不少持有境外物業的人士可以享用公屋的寶貴資源，本委員會要求政府當局及房屋委員會應全力及認真地調查公屋申請者及公屋居民有否在香港境外持有物業，並應積極研究成立專責小組追查及核實每位公屋申請者及公屋居民在境外持有物業的情況，嚴懲沒有如實申報境外物業的公屋申請者及公屋居民，確保公屋資源獲得合理使用。

動議人：陳志全議員

(Translation)

Panel on Housing

Motion passed under agenda item IV "Long Term Housing Strategy Annual Progress Report 2018" at the meeting on 7 January 2019

While it is mentioned in paragraph 40 of the paper that the Hong Kong Housing Authority ("HA") will continue with its efforts in combatting tenancy abuse, quite a number of members of the public query that the authorities have been ineffective in their investigations into the holding of non-local properties by public rental housing ("PRH") households or applicants, resulting in entitlements to valuable PRH resources by many holders of non-local properties. This Panel requests that the Administration and HA should spare no efforts in seriously investigating whether PRH applicants and PRH residents are holders of non-local properties, and should actively consider setting up a task force for tracing and verifying the holding of non-local properties by each PRH applicant and PRH resident, as well as impose severe punishment on those PRH applicants and PRH residents who have failed to make a true declaration of their non-local properties, in order to ensure rational use of PRH resources.

Moved by : Hon CHAN Chi-chuen