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Legislative Council

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From : Clerk to the Legislative Council

To : All Members of the Legislative Council

Council meeting of 20 February 2019

**Amendments to motion on
“Increasing transitional housing supply”**

Further to LC Paper No. CB(3) 377/18-19 issued on 4 February 2019, seven Members (Hon Tony TSE, Hon Alice MAK, Hon SHIU Ka-chun, Hon Andrew WAN, Hon CHU Hoi-dick, Hon Jeremy TAM and Hon LEUNG Yiu-chung) have respectively given notice of their intention to move separate amendments to Hon Vincent CHENG’s motion on “Increasing transitional housing supply”. As directed by the President, the respective amendments will be printed in the terms in which they were handed in.

2. The President will order a joint debate on the above motion and the seven amendments. To assist Members in debating the motion and the amendments, I set out below the procedure to be followed during the debate:

- (a) the President calls upon Hon Vincent CHENG to speak and move his motion;
- (b) the President proposes the question on Hon Vincent CHENG’s motion;
- (c) the President calls upon the seven Members who wish to move amendments to speak in the following order, but no amendment is to be moved at this stage:
 - (i) Hon Tony TSE;
 - (ii) Hon Alice MAK;

- (iii) Hon SHIU Ka-chun;
 - (iv) Hon Andrew WAN;
 - (v) Hon CHU Hoi-dick;
 - (vi) Hon Jeremy TAM; and
 - (vii) Hon LEUNG Yiu-chung;
- (d) the President calls upon the public officer(s) to speak;
 - (e) the President invites other Members to speak;
 - (f) the President calls upon Hon Vincent CHENG to speak for the second time on the amendments;
 - (g) the President calls upon the public officer(s) to speak again;
 - (h) in accordance with Rule 34(5) of the Rules of Procedure, the President has decided that he will call upon the seven Members to move their respective amendments in the order set out in paragraph (c) above. The President invites Hon Tony TSE to move his amendment to the motion, and forthwith proposes and puts to vote the question on Hon Tony TSE's amendment;
 - (i) after Hon Tony TSE's amendment has been voted upon, the Council deals with the other six amendments; and
 - (j) after all amendments have been dealt with, the President calls upon Hon Vincent CHENG to reply. Thereafter, the President puts to vote the question on Hon Vincent CHENG's motion, or his motion as amended, as the case may be.

3. For Members' reference, the terms of the original motion and the marked-up version of the amendments are set out in the **Appendix**.

(Dora WAI)
for Clerk to the Legislative Council

Encl.

(Translation)

**Motion debate on
“Increasing transitional housing supply”**

1. Hon Vincent CHENG’s original motion

That, according to the projection in the Long Term Housing Strategy Annual Progress Report 2018, over 110 000 households in Hong Kong live in inadequate housing conditions; prior to the allocation of public housing units for such households, transitional housing is an important housing option for them; yet, the failure to include transitional housing in the Long Term Housing Strategy announced on 16 December 2014 and its subsequent annual reviews has resulted in a lack of policy and financial support for transitional housing and its supply stagnancy; in this connection, this Council urges the Government to adopt the following measures to substantially increase transitional housing supply, in a bid to improve the living environment of families living in inadequate housing conditions:

- (1) to include transitional housing in the Long Term Housing Strategy, and formulate a supply target for transitional housing, including setting the target of its total supply within the next three years at no less than 10 000 units;
- (2) to invite the Hong Kong Housing Authority, the Hong Kong Housing Society and the Urban Renewal Authority to actively increase the provision of transitional housing;
- (3) to introduce policies for encouraging private property owners to convert their residential properties or whole blocks of industrial buildings into transitional housing;
- (4) to establish a transitional housing fund of no less than \$2 billion, so as to take forward and support various transitional housing schemes; and
- (5) to make public a list of idle government lands or facilities that are suitable for transitional housing purpose, including those lands or facilities with tenure or tenancies due to expire within one year, so as to enable the relevant organizations to study and prepare for any transitional housing programmes as early as possible.

2. Motion as amended by Hon Tony TSE

That, *the land and housing shortage problem is extremely acute in Hong Kong*; according to the projection in the Long Term Housing Strategy Annual Progress Report 2018, over 110 000 households in Hong Kong live in inadequate housing conditions; prior to the allocation of public housing units for such households, transitional housing is an important housing option for them; yet, the failure to include transitional housing in the Long Term Housing Strategy announced on 16 December 2014 and its subsequent annual reviews has resulted in a lack of policy and financial support for transitional housing and its supply stagnancy; in this connection, this Council urges the Government to adopt the following measures to substantially increase transitional housing supply, in a bid to improve the living environment of families living in inadequate housing conditions:

- (1) to include transitional housing in the Long Term Housing Strategy, and formulate a supply target for transitional housing, including setting the target of its total supply within the next three years at no less than 10 000 units;
- (2) to invite the Hong Kong Housing Authority, the Hong Kong Housing Society and the Urban Renewal Authority to actively increase the provision of transitional housing;
- (3) to introduce policies for encouraging private property owners to convert their residential properties or whole blocks of industrial buildings into transitional housing;
- (4) *to introduce policies for encouraging private land owners to use their idle agricultural lands that will not be able to be used for high-density residential development in the short term for constructing transitional housing, and to let the relevant units to needy people at rents below market rates;*
- (5) *to expedite the vetting and approval of applications for rezoning lands for transitional housing purpose and the works concerned, and, without compromising building and fire safety, to appropriately relax the restrictions on various aspects of transitional housing, such as ventilation, natural lighting, and kitchen and toilet facilities;*
- ~~(4)~~(6) to establish a transitional housing fund of no less than \$2 billion, so as to take forward and support various transitional housing schemes; ~~and~~
- ~~(5)~~(7) to make public a list of idle government lands or facilities that are suitable for transitional housing purpose, including those lands or

facilities with tenure or tenancies due to expire within one year, so as to enable the relevant organizations to study and prepare for any transitional housing programmes as early as possible; *and*

- (8) *to use those government lands with long-term development plans for constructing transitional housing if no significant impacts will result from not implementing the relevant plans within five years.*

Note: Hon Tony TSE's amendment is marked in *bold and italic type* or with deletion line.

3. Motion as amended by Hon Alice MAK

That, *in recent years, surging property prices and inadequate public housing supply have put grass-roots families in increasingly acute housing difficulties;* according to the projection in the Long Term Housing Strategy Annual Progress Report 2018, over 110 000 households in Hong Kong live in inadequate housing conditions; prior to the allocation of public housing units for such households, transitional housing is an important housing option for them; yet, the failure to include transitional housing in the Long Term Housing Strategy announced on 16 December 2014 and its subsequent annual reviews has resulted in a lack of policy and financial support for transitional housing and its supply stagnancy; in this connection, this Council urges the Government to adopt the following measures to substantially increase transitional housing supply, in a bid to improve the living environment of families living in inadequate housing conditions:

- (1) to include transitional housing in the Long Term Housing Strategy, and formulate *a comprehensive policy and* a supply target for transitional housing, including setting the target of its total supply within the next three years at no less than 10 000 units;
- (2) to invite the Hong Kong Housing Authority, the Hong Kong Housing Society and the Urban Renewal Authority to actively increase the provision of transitional housing;
- (3) to introduce policies for encouraging private property owners to convert their residential properties or whole blocks of industrial buildings into transitional housing;
- (4) to establish a transitional housing fund of no less than \$2 billion, so as to take forward and support various transitional housing schemes; ~~and~~
- (5) *to provide a one-stop website for the centralized dissemination of information on and the unified receipt of applications for transitional*

housing programmes under various organizations, while taking the initiative to introduce transitional housing programmes to grass-roots families awaiting public housing and inviting applications from eligible families at regular intervals;

- (6) *to increase the size and functions of the Task Force on Transitional Housing under the Transport and Housing Bureau, so as to support more transitional housing schemes and those of a large scale, thereby expediting transitional housing supply;*
- ~~(5)~~(7) to make public a list of idle government lands or facilities that are suitable for transitional housing purpose, including those lands or facilities with tenure or tenancies due to expire within one year, so as to enable the relevant organizations to study and prepare for any transitional housing programmes as early as possible; *and*
- (8) *to introduce measures for encouraging developers and private land owners to lend their idle lands for developing transitional housing schemes.*

Note: Hon Alice MAK's amendment is marked in *bold and italic type* or with deletion line.

4. Motion as amended by Hon SHIU Ka-chun

That, *Hong Kong's housing problems have come under prolonged criticism, especially those plaguing grass-roots people;* according to the projection in the Long Term Housing Strategy Annual Progress Report 2018, over 110 000 households in Hong Kong live in inadequate housing conditions; prior to the allocation of public housing units for such households, transitional housing is an important housing option for them; yet, the failure to include transitional housing in the Long Term Housing Strategy announced on 16 December 2014 and its subsequent annual reviews has resulted in a lack of policy and financial support for transitional housing and its supply stagnancy; in this connection, this Council urges the Government to adopt the following measures to substantially increase transitional housing supply, in a bid to improve the living environment of families living in inadequate housing conditions:

- (1) *to expeditiously formulate a transitional housing policy and implement the policy under the Government's lead, rather than solely assisting with and facilitating those short-term measures led and implemented by the community, so as to take forward and support various transitional housing schemes, with a view to providing adequate and affordable temporary housing for families which have*

awaited public housing for three years or above to improve their living standards;

- (1)(2) to include transitional housing in the Long Term Housing Strategy, and formulate a supply target for transitional housing, including setting the target of its total supply within the next three years at no less than 10 000 units;
- (2)(3) to invite the Hong Kong Housing Authority, the Hong Kong Housing Society and the Urban Renewal Authority to actively increase the provision of transitional housing;
- (3)(4) to introduce policies for encouraging private property owners to convert their residential properties or whole blocks of industrial buildings into transitional housing;
- (4)(5) to establish a transitional housing fund of no less than ~~\$2 billion~~ **\$4 billion**, so as to take forward and support various transitional housing schemes; and
- (5)(6) to *formulate a central co-ordination mechanism for vacant buildings and lands*, make public a list of idle government lands ~~or~~, facilities *and buildings (including vacant school premises)* that are suitable for transitional housing purpose, including those lands ~~or~~, facilities *and buildings* with tenure or tenancies due to expire within one year, ~~so as to enable the relevant organizations to study and prepare for any transitional housing programmes as early as possible,~~ *and to entrust the Lands Department with the management of those idle government lands, facilities and buildings which are not expected to be planned for any use within the next two years, so as to expeditiously utilize the relevant resources for constructing transitional housing, and to use a portion of such transitional housing units to rehouse those residents affected by the Government's enforcement actions on housing demolition and land resumption.*

Note: Hon SHIU Ka-chun's amendment is marked in *bold and italic type* or with deletion line.

5. Motion as amended by Hon Andrew WAN

That, *at present, the average waiting time for general applicants of public housing has already reached 5.5 years;* according to the projection in the Long Term Housing Strategy Annual Progress Report 2018, over 110 000 households in Hong Kong live in inadequate housing conditions; prior to the allocation of public housing units for such households, transitional housing is an important

housing option for them; yet, the failure to include transitional housing in the Long Term Housing Strategy announced on 16 December 2014 and its subsequent annual reviews has resulted in a lack of policy and financial support for transitional housing and its supply stagnancy; in this connection, this Council urges the Government to adopt the following measures to substantially increase transitional housing supply, in a bid to improve the living environment of families living in inadequate housing conditions:

- (1) to include transitional housing in the Long Term Housing Strategy, and formulate a supply target for transitional housing, including setting the target of its total supply within the next three years at no less than 10 000 units;
- (2) to invite the Hong Kong Housing Authority, the Hong Kong Housing Society and the Urban Renewal Authority to actively increase the provision of transitional housing;
- (3) to introduce policies for encouraging private property owners to convert their residential properties or whole blocks of industrial buildings into transitional housing;
- (4) to establish a transitional housing fund of no less than ~~\$2 billion~~ **\$3 billion**, so as to take forward and support various transitional housing schemes, *including having the Government responsible for the construction of transitional housing, and letting non-profit-making organizations operate the relevant units and lease them to families which have awaited public housing for over three years and needy people*;
- (5) *to conduct studies on converting the use of part of the site which has been reserved for the second phase development of the Hong Kong Disneyland to transitional housing development*;
- (6) *to actively convert idle government buildings and vacant school premises into transitional housing*; and
- (~~5~~)(7) to make public a list of idle government lands or facilities *and short-term tenancy sites* that are suitable for transitional housing purpose, including those lands or facilities with tenure or tenancies due to expire within one year, so as to enable the relevant organizations to study and prepare for any transitional housing programmes as early as possible.

Note: Hon Andrew WAN's amendment is marked in *bold and italic type* or with deletion line.

6. Motion as amended by Hon CHU Hoi-dick

That, *according to the results of the 2016 Population By-census conducted by the Census and Statistics Department, around 91 800 households in Hong Kong lived in subdivided units, and this statistic did not even include the number of households living in subdivided units inside industrial buildings; according to the projection in the Long Term Housing Strategy Annual Progress Report 2018, over 110 000 around 116 000 households in Hong Kong live in inadequate housing conditions; prior to the allocation of public housing units for such households, transitional housing is an important housing option for them the root cause of the aforesaid problem is the Government's repeated blunders in its housing policy, which have encouraged land monopoly among consortia, so the Government must bear the major responsibility for this ill consequence; and, increasing transitional housing can be one of the relief measures in the short term; yet, the failure to include transitional housing has not been included in the Long Term Housing Strategy announced on 16 December 2014 and its subsequent annual reviews has resulted in a lack of policy and financial support for transitional housing and its supply stagnancy, and the Government has merely assumed an intermediary role by encouraging community organizations to apply for renting a handful of government lands under short-term tenancies to initiate transitional housing schemes, without shouldering the greater responsibility of leading the development in this respect; in this connection, this Council urges the Government to adopt the following measures to substantially increase transitional housing supply, in a bid to improve the living environment of families living in inadequate housing conditions:*

- (1) *to include transitional housing in the Long Term Housing Strategy, and formulate a supply target for transitional housing, including setting the target of its total supply within the next three years at no less than 10 000 units set the goal of providing sufficient transitional housing for all households living in inadequate housing conditions, including but not limited to households and singletons on the Waiting List for public housing;*
- (2) *to invite the Hong Kong Housing Authority, the Hong Kong Housing Society and the Urban Renewal Authority to actively increase the provision of transitional housing enact legislation to require that developers and the Urban Renewal Authority must release those units and lands that have been left vacant for a long time pending the completion of acquisition or development for transitional housing purpose and assume certain financial and operating responsibilities, and use such transitional housing units for the priority rehousing of those residents affected by redevelopment projects;*

- ~~(3)~~ to introduce policies for encouraging private property owners to convert their residential properties or whole blocks of industrial buildings into transitional housing;
- ~~(4)~~**(3)** to establish a transitional housing fund of ~~no less than \$2 billion~~ **a sufficient sum**, so as to take forward and support various transitional housing schemes; ~~and, and at the same time to seek funding from the Legislative Council for developing and operating large-scale transitional housing schemes on government lands;~~
- ~~(5)~~**(4)** to make public a list of idle government lands or facilities that are suitable for transitional housing purpose, including those lands or facilities with tenure or tenancies due to expire within one year, so as to enable the relevant organizations to study and prepare for any transitional housing programmes as early as possible, **and to give priority consideration to using urban sites for developing transitional housing schemes;**
- (5) to request the Beijing Government to release the military sites in Hong Kong for transitional housing purpose; and**
- (6) on the premise of ensuring that the noise and air pollution problems probably originating from the Hong Kong Disneyland and Penny's Bay Power Station respectively can be resolved, to conduct studies on converting the use of the site which has been reserved for the second phase development of the Hong Kong Disneyland to transitional housing development.**

Note: Hon CHU Hoi-dick's amendment is marked in ***bold and italic type*** or with deletion line.

7. Motion as amended by Hon Jeremy TAM

That, ~~according to the projection~~ ***as pointed out*** in the Long Term Housing Strategy Annual Progress Report 2018 ***released by the Government earlier***, over 110 000 households in Hong Kong live in inadequate housing conditions; prior to the allocation of public housing units for such households, transitional housing is an important housing option for them; yet, ~~the failure to include transitional housing in the Long Term Housing Strategy announced on 16 December 2014 and its subsequent annual reviews has resulted in a lack of~~ ***policy specific measures*** and financial support for transitional housing ~~and~~ ***has resulted in*** its supply stagnancy; in this connection, this Council urges the Government to adopt the following measures to substantially increase

transitional housing supply, in a bid to improve the living environment of families living in inadequate housing conditions:

- ~~(1)~~ to include transitional housing in the Long Term Housing Strategy, and formulate a supply target for transitional housing, including setting the target of its total supply within the next three years at no less than 10 000 units;
- ~~(2)~~(1) to invite the Hong Kong Housing Authority, the Hong Kong Housing Society and the Urban Renewal Authority to actively increase the provision of transitional housing;
- ~~(3)~~(2) *on the premise of not compromising the fire safety, natural lighting and ventilation of transitional housing and also the activity space of existing industrial building users*, to introduce policies for encouraging private property owners to convert their residential properties or whole blocks of industrial buildings into transitional housing, *and to specify a certain percentage of the floor areas of such converted buildings for meeting households' daily living needs, such as setting up restaurants, public rest rooms, self-service laundry rooms and pantries*;
- ~~(4)~~(3) to establish a transitional housing fund of no less than \$2 billion, so as to take forward and support various transitional housing schemes; and
- ~~(5)~~(4) *after analysing the land use zonings in all vacant government lands and their actual site conditions including topography, technical constraints or infrastructural facilities required, and consolidating the relevant information*, to make public a list of idle government lands or facilities that are suitable for transitional housing purpose, including those lands or facilities with tenure or tenancies due to expire within one year, so as to enable the relevant organizations to study and prepare for any transitional housing programmes as early as possible.

Note: Hon Jeremy TAM's amendment is marked in *bold and italic type* or with deletion line.

8. Motion as amended by Hon LEUNG Yiu-chung

That, *the housing problem in Hong Kong is acute*; according to the projection in the Long Term Housing Strategy Annual Progress Report 2018, over 110 000 households in Hong Kong live in inadequate housing conditions; prior to the allocation of public housing units for such households, transitional housing is an important housing option for them; yet, the failure to include transitional housing in the Long Term Housing Strategy announced on 16 December 2014 and its subsequent annual reviews has resulted in a lack of policy and financial

support for transitional housing and its supply stagnancy; in this connection, this Council urges the Government to adopt the following measures to substantially increase transitional housing supply, in a bid to improve the living environment of families living in inadequate housing conditions:

- (1) to include transitional housing in the Long Term Housing Strategy, and formulate a supply target for transitional housing, including setting the target of its total supply within the next three years at no less than 10 000 units;
- (2) to ~~invite~~ **urge** the Hong Kong Housing Authority, **and** the Hong Kong Housing Society ~~and the Urban Renewal Authority~~ to actively increase the provision of transitional housing;
- (3) ***to urge the Urban Renewal Authority, after land resumption, based on social needs to allocate more sites for constructing transitional housing, so as to rehouse those residents affected by urban redevelopment;***
- ~~(3)~~(4) to introduce policies for encouraging private property owners to convert their residential properties or whole blocks of industrial buildings into transitional housing;
- ~~(4)~~(5) to establish a transitional housing fund of no less than \$2 billion, so as to take forward and support various transitional housing schemes; ~~and~~
- ~~(5)~~(6) to make public a list of idle government lands or facilities that are suitable for transitional housing purpose, including those lands or facilities with tenure or tenancies due to expire within one year, so as to enable the relevant organizations to study and prepare for any transitional housing programmes as early as possible; ***and, to streamline the application procedures for using the relevant lands or facilities and increase the transparency of the application mechanism, so as to expedite the construction of transitional housing;***
- (7) ***to increase resources and manpower, so as to enable the Government to assume the responsibility of increasing transitional housing supply and avoid the sole reliance on social welfare organizations for the provision of transitional housing; and***
- (8) ***to examine the enhancement and reinstatement of the policy on temporary housing areas in the colonial era, in a bid to increase transitional housing supply, so as to provide a safe, reasonably comfortable living environment for families awaiting public housing***

and alleviate their financial pressure arising from renting private residential units.

Note: Hon LEUNG Yiu-chung's amendment is marked in *bold and italic type* or with deletion line.