

立法會
Legislative Council

LC Paper No. CB(1)630/18-19
(These minutes have been
seen by the Administration)

Ref : CB1/PL/HG/1

Panel on Housing

Minutes of meeting
held on Monday, 3 December 2018, at 2:30 pm
in Conference Room 3 of the Legislative Council Complex

Members present : Hon Wilson OR Chong-shing, MH (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 WONG Kwok-kin, SBS, JP
Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon WU Chi-wai, MH
Hon CHAN Chi-chuen
Hon CHAN Han-pan, BBS, JP
Dr Hon KWOK Ka-ki
Hon KWOK Wai-keung, JP
Hon CHU Hoi-dick
Hon SHIU Ka-fai
Hon YUNG Hoi-yan
Hon CHEUNG Kwok-kwan, JP
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon KWONG Chun-yu
Hon Jeremy TAM Man-ho
Hon Gary FAN Kwok-wai

Hon AU Nok-hin
Hon Vincent CHENG Wing-shun, MH
Hon Tony TSE Wai-chuen, BBS

Member attending : Hon CHAN Hoi-yan

Members absent : Prof Hon Joseph LEE Kok-long, SBS, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon Fernando CHEUNG Chiu-hung
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Dr Hon Junius HO Kwan-yiu, JP
Hon HO Kai-ming
Hon SHIU Ka-chun

Public Officers attending : Agenda Item III

Mr Frank CHAN, JP
Secretary for Transport and Housing

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

Ms Connie YEUNG, JP
Deputy Director of Housing
(Development & Construction)

Ms Portia YIU
Chief Planning Officer (2)
Housing Department

Agenda Item IV

Ms Connie YEUNG, JP
Deputy Director of Housing
(Development & Construction)

Mr Michael HONG
Chief Civil Engineer (Public Works Programme)
Housing Department

Mr Rudolf LEE
Chief Civil Engineer (1)
Housing Department

Mr Clarence FUNG
Acting Chief Architect
(Development & Standards Section)
Housing Department

Mr Peter MOK
Deputy Head
(Project & Environmental Management)
Civil Engineering and Development Department

Mr TSE Chun-tat
Chief Engineer (Special Duties(Works))
Civil Engineering and Development Department

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. Information papers issued since last meeting

Members noted that the following paper had been issued since the last meeting –

LC Paper No. CB(1)151/18-19(01) — Land Registry Statistics for October 2018 provided by the Administration (press release)

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II. Items for discussion at the next meeting

(LC Paper No. CB(1)219/18-19(01) — List of follow-up actions

(LC Paper No. CB(1)219/18-19(02) — List of outstanding items for discussion)

2. The Chairman advised that the Administration had proposed to discuss "Long Term Housing Strategy Annual Progress Report 2018" at the next regular meeting scheduled for Monday, 7 January 2019, at 2:30 pm.

(Post-meeting note: The notice of meeting and agenda were issued to members vide LC Paper No. CB(1)261/18-19 on 5 December 2018.)

III. Public Housing Construction Programme 2018-19 to 2022-23 and challenges and difficulties in taking forward public housing development projects

(LC Paper No. CB(1)219/18-19(03) — Administration's paper on Public Housing Construction Programme 2018/19 to 2022/23

LC Paper No. CB(1)219/18-19(04) — Administration's paper on challenges and difficulties in taking forward public housing development projects

LC Paper No. CB(1)235/18-19(01) — Paper on the Public Housing Construction Programme and challenges and difficulties in taking forward public housing development projects prepared by the Legislative Council Secretariat (updated background brief)

3. Members noted a letter tabled at the meeting from Mr SHIU Ka-chun regarding the discussion subject "Challenges and difficulties in taking forward public housing development projects".

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(Post-meeting note: The aforesaid letter which was tabled at the meeting was issued to members vide LC Paper No. CB(1)259/18-19(01) on 4 December 2018 by e-mail.)

4. At the invitation of the Chairman, the Secretary for Transport and Housing ("STH") briefed members on the background and issues relating to the Public Housing Construction Programme ("PHCP"). With the aid of PowerPoint, Deputy Director of Housing (Development and Construction) ("DDH(D&C)") elaborated on the PHCP 2018-2019 to 2022-2023 and the challenges and difficulties faced by the Administration in taking forward public housing development projects.

(Post-meeting note: Presentation materials for the item were issued to members vide LC Paper No. CB(1)262/18-19(01) on 4 December 2018 in electronic form.)

[At 3:45 pm, the Chairman advised that he had received motions from members, and would deal with them at the meeting after members' deliberations on the item.]

Supply of public housing

5. In view that the ten-year public housing supply target under the Long Term Housing Strategy ("LTHS") was 280 000 units, of which 200 000 were public rental housing ("PRH"), and the annual level of PRH production under the PHCP 2018-2019 to 2022-2023 was on average less than 20 000, Mr LAU Kwok-fan expressed concern about when the Administration could catch up with the supply target, and enquired whether relaxing the development plot ratios for housing sites and adjusting the public-private split of new housing supply to 70:30 could compensate for the shortfall in short term. STH replied that, to increase public housing production in the short term, the Administration/Hong Kong Housing Authority ("HA") would continue to optimize the development potential of each public housing site and to explore the feasibility of better utilizing the development potential of existing PRH estate sites and enhancing estate facilities at the same time. Relaxing the plot ratios for public housing sites or increasing the proportion of public housing in newly developed land might help alleviate the shortfall against the supply target in medium and long term.

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6. Mr Tony TSE commended the active efforts made by the Housing Department ("HD") staff to follow up his proposal for providing additional housing units in some existing PRH estates by adopting Modular Integrated Construction in order to maximize the use of existing land resources for increasing public housing supply. In response, Permanent Secretary for Transport and Housing (Housing) ("PS(H)") said that in considering the feasibility of making better use of land, HA had to take careful account of land conditions and the community's views. He cited an example that the Administration/HA had consolidated the vacant school premises, existing facilities, and spaces in Cheung Ching Estate, Tsing Yi with the support of the local community, and utilized the residual plot ratio for providing additional public housing units and enhancing the facilities and pedestrian connectivity in the estate. HD would continue to look for such possible projects.

7. Mr Andrew WAN declared that he was a member of HA. He enquired whether the Administration had come up with more effective measures to search for land for allocation to HA for producing public housing to meet the LTHS supply target. Dr KWOK Ka-ki opined that given the public housing production for the coming five years, the Administration/HA had to produce about 180 000 public housing units from 2023-2024 to 2027-2028 in order to meet the ten-year supply target under the LTHS. He expressed concern that the average waiting time for general PRH applicants might increase to seven years in future. In view that there was idle land suitable for providing public housing, such as the unused land in Kai Tak and the land of the Fanling Golf Course, and the Administration had secured funding approvals for implementing various projects to develop housing in new development areas, he enquired about the reason for the slow progress in increasing public housing supply.

8. STH replied that after securing a site for public housing, it took time to complete various processes including planning and consultation, statutory planning procedure, site formation and provision of infrastructure, etc. before the site could be delivered for housing construction. To expedite flat production, HA had improved the construction process through adopting the precast concrete technology and lean construction at sites. It currently took as short as six days for HA to build one storey of a PRH block. He further advised that to help address the bottlenecks in insufficient land supply, the Administration had identified some 210 sites with housing development potential for providing about 310 000 flats, and had rezoned over 100 of these sites.

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Land supply for housing

9. Mr SHIU Ka-fai declared that he was a member of HA. He opined that the root cause of the long PRH waiting time was the inadequacy of new land supply for public housing development, which was attributed not only to the problems of the Governments of previous terms in land planning and developing land reserve, but also the resistances encountered by the Administration in the course of taking forward its land development plans which comprised land resumption. He urged the Administration to push forward the implementation of all its land supply initiatives, such as the Lantau Tomorrow Vision and development of brownfield sites, as early as possible in order to provide adequate public housing for needy families, and enquired about the Administration's measures to shorten the time involved in conducting consultations on such proposals. STH replied that in planning and developing land for public housing, the Administration had to complete all necessary processes including fulfilling statutory requirements and conducting local consultations. To enlist local communities' and other stakeholders' support for public housing development proposals, the Administration/HA would refine the proposals as far as practicable to address their views and concerns.

10. Mr Andrew WAN opined that the current land supply problem originated from the lack of action on the part of the Government to plan for new land production when the incumbent Chief Executive was the Secretary for Development. Mr CHAN Chi-chuen did not subscribe to the Administration's advice in LC Paper No. CB(1)219/18-19(04) that obtaining timely funding approval from the Legislative Council ("LegCo") for public housing development projects was a challenge in delivering such projects, given that Members had not opposed any projects to develop public housing.

11. Mr Andrew WAN expressed concern about the Administration's slow progress in following up the proposal for developing the Phases 2 and 3 of the public housing development in Wang Chau. Mr WU Chi-wai opined that to release the existing brownfield sites for developing public housing, the Administration might have to provide land for accommodating the affected brownfield operations. Instead of taking forward a proposal to develop the reclamation at Sunny Bay, Lantau into a leisure and entertainment hub, the Transport and Housing Bureau ("THB") should actively explore with relevant bureaux/departments the possibility to develop the area for other purposes in order to meet the priority needs of the community. Mr AU Nok-hin enquired whether the Administration had disregarded the suggestions made by the community for providing public housing, such as the sites of the Married

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Quarters adjacent to Western Police Station, Hong Kong Police College in Southern District and Lui Kee Education Services Centre in Wan Chai, and suggestions to redevelop Sai Wan Estate and reserve a site in Siu Sai Wan for public housing development as part of the plan to develop the Siu Sai Wan Line.

12. STH replied that the Administration would continue to study any suggested sites for public housing development. Apart from the projects included in the PHCP for the coming five years, certain public housing projects were under planning and consultations and would be reflected in the PHCP when appropriate. PS(H) said while THB would continue to work on getting land for public housing, it had to be recognized that the society needed to use land for purposes other than public housing, such as private housing, community and supporting facilities, etc.

13. Mr KWOK Wai-keung opined that building public housing blocks on infill sites might impose additional burden on existing transport and ancillary facilities, and was hence not a desirable approach to increase public housing. The suggestion to provide public housing at the site of the Hong Kong Police College in Wong Chuk Hang was not realistic as this would aggravate the already congested transport problem. In order to resolve the housing problem in Hong Kong, the Administration needed to take forward the various proposed initiatives to produce land.

14. Mr Andrew WAN opined that the long-term land supply measures proposed by the Administration such as reclamation could not address the shortfall of public housing supply in the coming five years. He enquired whether STH supported the suggestion of resuming the Fanling Golf Course in order to make available land for providing a large number of public housing units in a shorter period of time. STH replied that to provide more housing units in short term, the Administration would optimize the use of existing land resources through various measures, such as appropriately relaxing the development restrictions on individual public housing sites and making good use of the development potential in existing public housing estates. In addition, the Administration had identified over 210 sites with housing development potential and of which, more than 100 sites had been rezoned.

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Proportions of different categories of housing

15. Mr Gary FAN opined that in view of the public concern that converting PRH developments under planning to flats sold under the Green Form Subsidised Home Ownership Scheme ("GSH") would reduce PRH supply, the Administration should make clear the respective production of new PRH units and GSH flats in each of the five years from 2018-2019 to 2022-2023. Presenting the supply of these housing types under the category of "PRH/GSH supply" in the PHCP could not tell how the PRH developments to be completed in the coming five years could help shorten the PRH waiting time. The Administration should also provide the estimated number of existing PRH units that would be vacated by sitting tenants and used for allocation to PRH applicants in the coming five years after such tenants had purchased GSH or Home Ownership Scheme ("HOS") flats.

16. PS(H) replied that HA's Subsidised Housing Committee ("SHC") considered it appropriate to adopt a prudent approach to implement the regularized GSH, whereby HA would consider proposals to convert housing units from PRH developments into GSH projects on a batch-by-batch basis. The Administration/HA therefore did not have information about the number of PRH units to be sold under GSH in future and the number of sitting PRH tenants who would purchase GSH flats. He reiterated that GSH had no impact on supply of PRH, since each GSH sold would lead to a PRH unit available for allocation. STH advised that HA had selected a PRH development in San Po Kong in 2015 as the GSH pilot site, and all the flats provided in the project were sold to sitting PRH tenants or applicants awaiting PRH. Under the one-for-one arrangement, as tenants were required to vacate their PRH units after purchasing GSH flats, GSH would not reduce PRH supply, and hence would not adversely affect the average waiting time for PRH.

17. Mr Tony TSE opined that apart from reviewing regularly the public/private split for new housing supply under the LTHS, the Administration/HA should also consider studying the appropriate proportion of different categories of public housing supply including subsidized housing. He enquired whether the Administration/HA had set different standards in terms of building designs and ancillary facilities for PRH estates and the various types of subsidized housing developments. PS(H) replied that according to the LTHS promulgated in 2014, HA needed to maintain the interchangeability of PRH and subsidized sale flats ("SSFs"). PRH and HOS developments were basically the same apart from some minor details. For examples, HA provided metal gatesets in PRH units and adopted a modest

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design for the ground floor lobby of PRH blocks. Since GSH projects were converted from PRH developments, the design of GSH flats was the same as that of PRH. According to the annual update under LTHS as at December 2017, the ten-year supply targets for PRH and SSFs were 200 000 units and 80 000 units respectively, representing a ratio of about 70:30. The Administration would announce the next LTHS Annual Progress Report in end-2018, which would update the relevant supply targets.

Public housing development projects

18. Mr Vincent CHENG opined that according to the PHCP 2017-2018 to 2021-2022 provided by the Administration in late 2017, the PRH development projects at Anderson Road Sites A and B and So Uk Phase 1 involving 3 500 units should be completed in 2017-2018. He enquired why the project completion was deferred to 2018-2019. DDH(D&C) replied that the two projects had been slightly delayed due to factors including adverse weather conditions, extra time taken by public utility works, etc. HA would continue to closely monitor the progress of its projects to avoid delays. Mr CHENG remarked that the Administration/HA should prevent recurrence of such project delays as this would affect the actual PRH supply. In response to Mr LAU Kwok-fan's enquiry about whether the PHCP had reflected the Government's decision in June 2018 to re-allocate the nine sites, which were originally intended for private housing, for providing 10 600 public housing units, STH advised that the latest PHCP had not yet included the supply of these public housing units.

19. Dr CHENG Chung-tai said that there had been criticisms that the Administration had not provided adequate community, educational and other supporting facilities to tie in with the population intake of large public housing estates such as On Tat Estate, Shui Chuen O Estate, etc. He enquired whether this problem reflected the lack of good coordination among relevant bureaux/departments, and how the Administration would enhance the planning and supporting facilities of public housing development projects.

20. PS(H) replied that after a site had been designated to HA for developing PRH, relevant government departments would be consulted about the facilities HA should include in the housing development, taking into account the views of local communities. In light of such advice, HA would develop and take forward the development plan as soon as possible. The planning and construction of supporting facilities for residents of new PRH developments, such as schools, might be taken forward by different government bureaux/departments in accordance with the Government's established procedures, which might result in different completion time of

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these facilities. He assured members that THB and HA would continue to enhance the co-ordination with other bureaux/departments in planning and implementing public housing development projects, and in the provision of supporting facilities.

Housing difficulties faced by households waiting for public rental housing

21. Mr KWOK Wai-keung opined that as it would take time to provide adequate public housing to meet the demand, and households of sub-divided units ("SDUs") were facing high flat rentals when waiting for PRH, the Administration should put in place measures to assist these households and be more proactive in identifying land, including short-term vacant sites, for providing transitional housing. He urged the Administration to take forward his suggestion of introducing tenancy control, rent subsidy and vacancy tax simultaneously. Mr CHAN Chi-chuen opined that the PRH waiting time would continue to lengthen, given the shortfall against the public housing supply target under the LTHS as shown in the PHCP. Households waiting for PRH were facing the problem of frequent rent increases, and they might consider that as home mortgage payment interest was tax-deductible, the Administration should allow tax deductions for the flat rentals paid by them. He enquired whether the Administration would seriously consider the suggestion of providing rent subsidy to the households waiting for PRH.

22. Ms CHAN Hoi-yan expressed concern that the annual public housing production would decrease over the coming five years, and the sites that could be secured by the Administration for providing transitional housing would be limited. Short term alleviation measures such as rent subsidy would be of great help to the SDU households waiting for PRH. She enquired whether the Administration would consider afresh members' suggestions of introducing tenancy control on SDUs and providing rent subsidy to SDU households. Mr LAU Kwok-fan enquired whether the Administration would provide rent subsidy to those families who had been waitlisted for PRH for over three years, in order to subsidize the housing costs incurred by them during the extra waiting time for PRH.

23. STH replied that the Administration understood members' concerns regarding tenancy control and rent subsidy, and had explained on different occasions that such measures might lead to adverse consequences, including those detrimental to the tenants whom the measures sought to assist. The Administration believed that it would not be appropriate to provide rent subsidy or introduce tenancy control under the current circumstances, and the fundamental solution to the housing problems remained to be increasing housing land supply. In view of the housing pressure faced by the

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inadequately housed households, the Administration had introduced certain measures to alleviate their housing difficulties, such as rent allowance for households residing in leased accommodations and receiving Comprehensive Social Security Assistance. The Administration would continue to keep in view the situation of SDUs, and study further measures to alleviate their housing problems.

Supply of transitional housing

24. In view of the long PRH waiting time, Mr LAU Kwok-fan enquired whether the Administration would allocate more land for developing transitional housing. Mr Vincent CHENG enquired whether the Administration would set a target on the supply of transitional housing. He suggested the supply of 10 000 transitional housing units within three years. STH replied that the Administration was under great pressure over the long average waiting time for PRH, and would continue to explore measures to expedite public housing production. The Administration noted Mr CHENG's suggestion regarding the target supply of transitional housing, and would continue to make its best endeavours to facilitate increased supply of such housing. The Hong Kong Housing Society had provided transitional housing units in Yue Kwong Chuen. He explained that the provision of transitional housing units was subject to the availability of temporarily idle land, local communities' support, etc. The Administration would continue to identify land suitable for non-profit-making organizations to provide pre-fabricated modular housing for needy families.

25. Mr CHU Hoi-dick opined that the Administration should introduce tenancy control, rent subsidy, etc. to address the housing difficulties of the families waiting for PRH. Given that the Administration had advised that implementing such measures might reduce supply of rented accommodations, the Administration should provide transitional housing to compensate for the reduction. Mr CHU said that according to his assessment, Hong Kong Island, Kowloon, Sha Tin, Tai Po, Tsuen Wan and Kwai Tsing had a total of 38 hectares of vacant government land which could provide about 34 000 transitional housing units. He urged the Administration to undertake the responsibility for providing adequate transitional housing, and enquired whether the subject matter fell under the THB's purview. STH replied that THB had set up a task force to co-ordinate efforts of community organizations and relevant government bureaux/departments on transitional housing proposals. Whether a vacant government site was suitable for providing transitional housing and how many housing units could be provided at the site had to be considered on a site-by-site basis, taking into account a whole range of factors, including the site constraints, availability of transport and other supporting infrastructures, etc.

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26. Mr LEUNG Yiu-chung and Mr WU Chi-wai criticized that although the past- and current-term Governments had stated that their top priority was to address the housing problems, the Administration/HA had yet to honour the pledge of providing the first flat offer to general PRH applicants at about three years on average. Mr LEUNG opined that compared to non-government organizations ("NGOs"), the Government should have much more resources to provide transitional housing to meet needy households' aspirations. He enquired whether the Administration would provide transitional housing on its own, instead of shifting the responsibility for the matter to NGOs. STH replied that the Administration had put in place measures to support and co-ordinate the implementation of community initiatives on transitional housing undertaken by NGOs, such as the projects introduced by the Community Housing Movement. Such initiatives had made use of the potential and resources in the community outside the Government to provide transitional housing units within a short time.

27. Mr WU Chi-wai enquired whether STH had requested the Development Bureau to discuss with The Walt Disney Company the use of the 60 hectares of vacant land planned for the Phase 2 development of the Hong Kong Disneyland Resort ("HKDL") for providing transitional housing. Mr Andrew WAN raised similar question, and opined that as the Administration had indicated its support for a proposal to develop part of the vacant land into a flower-themed garden, the Administration should take the opportunity of provision of basic utilities for the land to facilitate such development to provide transitional housing. STH replied that the Administration would facilitate the implementation of proposals for providing transitional housing where appropriate, and relevant bureaux had attached great importance to the work. The issue about the use of the vacant land reserved for the Phase 2 development of HKDL would require discussion within the Government.

28. Mrs Regina IP referred to the Policy Address initiative of allowing revitalization of industrial buildings to provide transitional housing, and enquired about the incentives for encouraging owners of such buildings to collaborate with NGOs to provide transitional housing. STH replied that the Town Planning Board had recently agreed that transitional housing projects in permanent buildings, including wholesale-converted industrial buildings in four specific zonings in the urban and new town areas, would be regarded as temporary use always permitted under the relevant Outline Zoning Plan, if the projects would be for a period of five years or less and supported by THB's taskforce. THB would further study with the Labour and Welfare Bureau whether the Community Care Fund could provide funding support for owners to carry out fitting-out works for transitional housing units in their converted industrial buildings.

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29. Mrs Regina IP enquired about the Administration's estimate on the number of transitional housing units that could be provided by NGOs or owners in their converted industrial buildings under the coordination of the THB's Task Force. STH replied that the Administration had not made such estimate. The supply of transitional housing was subject to the availability of suitable land resources. In some advanced cities overseas, the number of transitional housing units was between a few hundreds and a thousand.

Contractors of public housing projects

30. Mr CHAN Chi-chuen opined that the building quality of public housing might be adversely affected if HA engaged poorly-performed contractors to undertake its housing construction projects. He enquired whether the Administration would request HA to disallow contractors which had been suspended from tendering the Government's projects from bidding for HA's housing projects. PS(H) replied that HA was a statutory body which operated according to the Housing Ordinance (Cap. 283), including management of its contractors. HA had a mechanism to monitor the performance of contractors engaged in constructing public housing. As the projects undertaken by the contractors engaged by the Government might not involve housing development, HA would make reference to the available information about the non-performance of contractors engaged in government-commissioned projects, and consider whether to take the appropriate action against the contractors and such subject matter was under the HA's Tender Committee's purview. To ensure the building quality of public housing, HA would continue to enhance the quality control systems for its projects.

Motions

31. The Chairman referred members to the motions proposed by Mr CHAN Chi-chuen, Mr Vincent CHENG and Mr KWOK Wai-keung, which he considered relevant to the agenda item –

Motion moved by Mr CHAN Chi-chuen -

"鑒於房屋委員會預計未來數年公屋居屋落成量將會顯著減少，輪候公屋所需時間勢必越來越長，本委員會要求當局立即向輪候公屋的居民提供租金津貼，以減低該等居民輪候公屋期間的租金負擔。"

Action

(Translation)

"Given that according to the Hong Kong Housing Authority's estimation, the production of public rental housing ("PRH") and Home Ownership Scheme flats will drop significantly in the next few years, and the waiting time required for PRH allocation will inevitably become increasingly long, this Panel requests the authorities to immediately provide a rental allowance for PRH waitlistees, so as to alleviate their rental burden while waiting for PRH allocation."

32. The Chairman put to vote the motion moved by Mr CHAN Chi-chuen. Eight members voted in favour of the motion, one member voted against the motion, and one member abstained from voting. The Chairman declared that the motion was carried.

Motion moved by Mr Vincent CHENG and seconded by Mr CHEUNG Kwok-kwan -

"由於 2018/19 年度至 2022/23 年度公營房屋建設計劃清楚顯示，未來 5 年本港公營房屋的供應將出現滑波式下降，輪候公屋的時間將持續延長，故本事務委員會促請當局，採取以下短期措施以增加公營房屋供應，並紓緩輪候公屋住戶的住屋壓力：

1. 撥出更多私樓用地以補足公營房屋的土地缺口；
2. 在切實可行下，盡量增加公營房屋發展項目的發展比率，增加單位供應；
3. 制定整體過渡性房屋的供應目標，並以 3 年內供應不少於 1 萬個單位為目標；
4. 就針對基層住屋推行"租務管制"開展公眾諮詢；以及
5. 為輪候公屋超過三年的住戶提供租金津貼。"

(Translation)

"Given that it is clear from the Public Housing Construction Programme 2018-19 to 2022-23 that there will be a landslide decline in the supply of public housing in Hong Kong in the coming five years, and that the waiting time for public rental housing ("PRH") will continue to increase, this Panel urges the authorities to adopt the following short-term initiatives to increase the supply of public housing and alleviate the housing pressure on PRH waitlistees:

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1. re-allocating more private housing sites for public housing to fill the gap in land supply for public housing;
2. maximizing the plot ratios of public housing development projects wherever practicable so as to increase the supply of flats;
3. establishing an overall transitional housing supply target, which should be set at a level of supplying at least 10 000 flats within three years;
4. embarking on public consultation on the introduction of "tenancy control" targeted at housing for the grass roots; and
5. providing a rental allowance for households which have been waitlisted for PRH for over three years."

33. The Chairman put to vote the motion moved by Mr Vincent CHENG. Nine members voted in favour of the motion, one member voted against the motion, and no member abstained from voting. The Chairman declared that the motion was carried.

Motion moved by Mr KWOK Wai-keung -

"本會促請當局增撥更多私人住宅用地興建公營房屋，並要求房協及市區重建局協助增建公營房屋，以短期內增加公屋及資助房屋供應，以追上《長遠房屋策略》每年興建公營房屋的目標，同時政府也應盡快為輪候公屋超過三年的申請家庭提供租金津貼，以彌補他們額外輪候時間的住屋開支。"

(Translation)

"This Panel urges the authorities to re-allocate more private housing sites for developing public housing, and requests the Hong Kong Housing Society and the Urban Renewal Authority to assist in the production of more public housing, for the purpose of increasing the supply of public rental housing ("PRH") and subsidized housing in the short term, thereby catching up with the annual public housing production target under the Long Term Housing Strategy. Meanwhile, the Government should expeditiously provide a rental allowance for those applicant families which have been waitlisted for PRH for over three years, in order to subsidize the housing costs incurred by them during the extra waiting time for PRH."

34. The Chairman put to vote the motion moved by Mr KWOK Wai-keung. Eight members voted in favour of the motion, no member voted against the motion, and two members abstained from voting. The Chairman declared that the motion was carried.

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(*Post-meeting note:* The wording of the motions passed was issued to members vide LC Paper Nos. CB(1)263/18-19(01) to CB(1)263/18-19(03) on 4 December 2018 and was provided to the Administration via the letter dated 4 December 2018.)

IV. Head 711 project no. B821CL—Site formation and infrastructure works for public housing development at Yan Wing Street, Yau Tong

(LC Paper No. CB(1)219/18-19(05) — Administration's paper on Public Works Programme Item No. B821CL – Site formation and infrastructure works for public housing development at Yan Wing Street, Yau Tong)

35. With the aid of PowerPoint, DDH(D&C) briefed members on the Administration's proposal to upgrade Public Works Programme item no. B821CL to Category A to carry out site formation and infrastructure works for public housing development at Yan Wing Street, Yau Tong, details of which were set out in the Administration's paper (LC Paper No. CB(1)219/18-19(05)).

(*Post-meeting note:* Presentation materials (LC Paper No. CB(1)262/18-19(02)) for the item were issued to members on 4 December 2018 in electronic form.)

36. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure ("RoP") of LegCo, they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects. He further drew members' attention to Rule 84 of the RoP on voting in case of direct pecuniary interest.

37. Members raised no questions on the item. The Chairman said that members supported the submission of the proposal to the Public Works Subcommittee for consideration.

Action

V. Any other business

38. There being no other business, the meeting ended at 4:06 pm.

Council Business Division 1
Legislative Council Secretariat
25 February 2019