

**立法會**  
***Legislative Council***

LC Paper No. CB(1)1112/18-19  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/HG/1

**Panel on Housing**

**Minutes of meeting**  
**held on Monday, 7 January 2019, at 2:30 pm**  
**in Conference Room 1 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  
Prof Hon Joseph LEE Kok-long, SBS, 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-yee, GBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon WU Chi-wai, MH  
Hon CHAN Chi-chuen  
Hon LEUNG Che-cheung, SBS, MH, JP  
Hon Alice MAK Mei-kuen, BBS, JP  
Dr Hon KWOK Ka-ki  
Hon KWOK Wai-keung, JP  
Dr Hon Fernando CHEUNG Chiu-hung  
Ir Dr Hon LO Wai-kwok, SBS, MH, JP  
Hon CHU Hoi-dick  
Dr Hon Junius HO Kwan-yiu, JP  
Hon HO Kai-ming  
Hon SHIU Ka-fai  
Hon SHIU Ka-chun

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 CHAN Hoi-yan

**Members attending** : Hon Christopher CHEUNG Wah-fung, SBS, JP  
Dr Hon Elizabeth QUAT, BBS, JP

**Members absent** : Hon CHAN Han-pan, BBS, JP  
Hon Tony TSE Wai-chuen, BBS

**Public Officers attending** : Agenda Item IV

Mr Frank CHAN, JP  
Secretary for Transport and Housing

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

Ms Esther LEUNG, JP  
Deputy Secretary for Transport and Housing (Housing)

Miss Sandra LAM  
Assistant Director (Strategic Planning)  
Housing Department

Ms Doris HO, JP  
Deputy Secretary for Development  
(Planning & Lands)<sup>1</sup>

Mr SOH Chun-kwok  
Assistant Director of Planning  
(Special Duties)

**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

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**I. Confirmation of minutes**

(LC Paper No. CB(1)400/18-19 — Minutes of the meeting held  
on 5 November 2018)

The minutes of the meeting held on 5 November 2018 were confirmed.

**II. Information papers issued since last meeting**

2. Members noted that the following papers had been issued since the last meeting –

LC Paper No. CB(1)260/18-19(01) — Letter dated 3 December 2018 from Hon Andrew WAN Siu-kin on the Link's disposal of its properties in public rental housing and Home Ownership Scheme estates (Chinese version only)

LC Paper No. CB(1)273/18-19(01) — Land Registry Statistics for November 2018 provided by the Administration (press release)

LC Paper No. CB(1)350/18-19(01) — Hong Kong Housing Society's response to the letter dated 26 November 2018 from Hon Regina IP LAU Suk-yee and

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Hon YUNG Hoi-yan on the trend of the Hong Kong Housing Society becoming "aligned with those of the Link" (LC Paper No. CB(1)249/18-19(01))

LC Paper No. CB(1)367/18-19(01) — Administration's response to the letter dated 26 November 2018 from Hon Regina IP LAU Suk-ye and Hon YUNG Hoi-yan on the trend of the Hong Kong Housing Society becoming "aligned with those of the Link" (LC Paper No. CB(1)249/18-19(01))

**III. Items for discussion at the next meeting**

(LC Paper No. CB(1)388/18-19(01) — List of follow-up actions

LC Paper No. CB(1)388/18-19(02) — List of outstanding items for discussion)

3. The Chairman advised that the Administration had proposed the following items for discussion at the next regular meeting scheduled for Tuesday, 12 February 2019, at 4:30 pm –

- (a) Measures to facilitate the mobility needs of elderly residents by the Hong Kong Housing Authority ("HA"); and
- (b) Progress of the Total Maintenance Scheme of HA.

(*Post-meeting note:* The notice of meeting and agenda were issued to members vide LC Paper No. CB(1)428/18-19 on 8 January 2019.)

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**IV. Long Term Housing Strategy Annual Progress Report 2018**

(LC Paper No. CB(1)388/18-19(03) — Administration's paper on Long Term Housing Strategy Annual Progress Report 2018

LC Paper No. CB(1)388/18-19(04) Paper on Long Term Housing Strategy prepared by the Legislative Council Secretariat (background brief))

4. At the invitation of the Chairman, the Secretary for Transport and Housing ("STH") briefed members on the progress of key aspects of the Long Term Housing Strategy ("LTHS") as at December 2018.

Long Term Housing Strategy's ten-year supply target

5. In view that the Administration's projected public housing production in the five-year period from 2018-2019 to 2022-2023 was about 100 800 units, Mr Andrew WAN cast doubt whether the Administration could secure all the sites required for providing the remaining public housing units in the latter half of the ten-year period in order to meet the LTHS supply target. Dr Fernando CHEUNG expressed disappointment at the Administration's performance in catching up with the supply target since the formulation of the LTHS, and considered that the shortfall might continue even when the Administration adjusted the public-private split of new housing supply to 70:30. Mr KWONG Chun-yu opined that members of the public were concerned about whether and how the Administration could provide adequate public housing to meet the ten-year supply target having regard to the amount of housing land that could be made available. He questioned how STH could be held accountable for the consequence of the Administration's future failure to achieve the target.

6. STH replied that the Administration would achieve the ten-year public housing supply target if the land resources provided through various land supply initiatives as set out in the LTHS Annual Progress Report 2018 could be made available on time for development, and he appealed to the community to support such initiatives. He explained that the four major new development areas ("NDAs")/new town extension projects would provide about 210 000 housing units in phases starting from 2023/2024, and the

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rezoning of some 210 sites with housing potential and other measures would provide about 380 000 housing units. Given these land supply sources, the Administration was confident that the production shortfall against the LTHS supply target could be addressed.

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7. Mr CHU Hoi-dick enquired about the total area of land required for providing the housing units through rezoning of the about 210 sites and implementation of four NDAs/new town extension projects (i.e. the paragraph 22 (a) and (b) of LC Paper No. CB(1)388/18-19(03)). STH replied that the Administration would provide supplementary information to address Mr CHU's enquiry.

8. Mr KWOK Wai-keung declared that he was a member of HA. He said that the Administration should come up with concrete measures to address the shortfall of public housing production against the supply target. Ms YUNG Hoi-yan opined that apart from updating the LTHS targets annually, the Administration should make clear in the LTHS Annual Progress Report its strategies to meet the housing demand generated from the net increase in the number of households, households displaced by redevelopment, inadequately housed households ("IHHs"), etc. She asked about the measures to address the difficulties faced by IHHs, and urged the Administration to provide temporary housing suitable for these households when they were waiting for public rental housing ("PRH"). Mr LAU Kwok-fan opined that the PRH waiting time was increasingly long, and it was appropriate for the Administration to revise the public/private split of new housing supply from 60:40 to 70:30 as mentioned in the LTHS Annual Progress Report. In view that the estimated public housing production for the coming ten years was about 60 000 units less than the ten-year public housing supply target under LTHS, he enquired how the Administration would narrow the gap.

9. STH replied that to meet the housing supply target, the Administration would continue to identify and secure land through multi-pronged measures. As set out in the LTHS Annual Progress Report 2018, to increase public housing supply and address the pressing housing needs in the community, the Administration would take forward various initiatives, including facilitating the transitional housing proposals of community organizations, increasing the development intensity of public housing sites, rezoning of some 210 sites for providing housing, re-allocating sites originally planned for private housing for public housing development, etc. Of the about 210 potential housing sites, the Administration had rezoned 119 sites and initiated the statutory rezoning procedures for 27 sites, which would provide about 195 000 housing units in total. Over past years, 22 private housing sites had been re-allocated

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for public housing, providing some 27 000 units to alleviate the shortage of public housing. More spade-ready sites, including the sites originally planned for private housing, would be allocated to public housing if necessary.

10. In view that the private housing supply target would be 135 000 units for the ten-year period from 2019-2020 to 2028-2029, which was 45 000 units less than the target for the period from 2018-2019 to 2027-2028, the Chairman enquired about the use of the land sites originally earmarked for providing these 45 000 private housing units, and whether these land sites would not be allocated for providing public housing to help meet the supply target. Mr LAU Kwok-fan raised a similar enquiry. STH replied that the possible sources of land for providing private housing to meet the LTHS supply target included not only the sites under the Land Sale Programme, but also the sites for urban renewal projects and railway property development projects, and other privately-owned land. As mentioned in the LTHS Annual Progress Report 2018, the public housing supply target for the ten-year period from 2019-2020 to 2028-29 was 315 000 units, which was 35 000 units more than the supply target set out in the LTHS Annual Progress Report 2017. The Chairman requested the Administration to provide supplementary information on the new housing supply/production from 2023-2024 to 2027-2028.

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Land supply for housing

11. Mr AU Nok-hin opined that the projected public housing production had yet to meet the supply target since the formulation of LTHS because the Government had deliberately reduced the allocation of sites for public housing during the periods from 1985 to 1997 and from 2001 to 2009, and put up the land for sale in order to increase the government revenue. Dr KWOK Ka-ki opined that instead of taking forward the initiative of Lantau Tomorrow Vision which could not address the imminent housing problem, the Administration should make good use of the existing idle land, brownfields, under-utilized military sites, land reserved for village house development and land of the Fanling Golf Course for providing housing in a timely manner. Dr Fernando CHEUNG opined that although there were many idle land resources over the territory, the Government's and developers' manipulation of the supply and prices of the land under their ownership had resulted in housing shortages and high flat prices. The Administration's slow progress in facilitating the redevelopment of Tai Hang Sai Estate was an example where the Government had not made good use of spade-ready sites to increase housing supply.

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12. Mr Gary FAN referred to the message posted by the Financial Secretary ("FS") in his blog that the Administration might relax the maximum loan-to-value ratio, and the capacity of the private housing land supply in 2018-2019 of providing about 13 800 flats being about 23% less than the relevant target under LTHS. He considered that these moves by the Administration were in effect boosting the property market. He said that according to the annual progress reports of LTHS in 2017 and 2018, the projected housing demand under the category "Miscellaneous factors" (including private permanent living quarters occupied by households with mobile residents, non-local students who might take up accommodation in Hong Kong, as well as non-local buyers who took up flats without selling or leasing them) would increase from about 17.3% of the private housing supply target of 180 000 housing units for the period from 2018-2019 to 2027-2028 to about 22.4% of the private housing supply target of 135 000 housing units for the period from 2019-2020 to 2028-2029, notwithstanding the drop from 31 200 to 30 200 in absolute terms for the two respective periods. As the projected proportion of the non-local housing demand over the private housing supply target remained high, the Administration should require non-local buyers to sell or rent out their first-hand residential properties within a certain period of time after purchasing the properties concerned, and prohibit non-local residents and companies from purchasing and holding second-hand residential properties in Hong Kong.

13. STH replied that the rolling ten-year housing supply target presented under LTHS was determined not by the supply of land available at the time, but by quantitative projections of different housing demand components. Having regard to the increasing demand for public housing in the community amid the high private flat prices, the Administration revised the public/private split from 60:40 to 70:30. There was no intention on the part of the Administration to boost the prices in the private property market. It was a fact that land supply was insufficient in Hong Kong, thus the Task Force on Land Supply was set up to explore feasible land supply options.

14. Mr Gary FAN further enquired about the reason for the increase in the projected proportion of the non-local housing demand over the private housing supply target, and whether the increase reflected the Government's motive to maintain a higher proportion of new private housing supply for meeting non-local demand. The Chairman requested the Administration to provide supplementary information to address Mr FAN's enquiries.

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15. In response to Mr CHU Hoi-dick's enquiry about how the public housing production shortfall against the supply target in previous years would be reflected in the latest supply target under LTHS, STH advised that such shortfall would be reflected in future housing supply target, which was a rolling ten-year target based on quantitative projections of different demand components. For example, households who remained living in inadequate housing would continue to be covered in the housing demand arising from IHHs.

16. Ms Alice MAK declared that she was a non-executive director of the Urban Renewal Authority ("URA"). She enquired whether apart from providing Starter Homes, the Administration would also invite URA to provide public housing, including rental units, at its sites. STH replied that URA needed to ensure that its projects were aligned with its overall mission. The Administration would respect the views of URA regarding the suggestion of providing public housing at its sites. As pointed out in the 2018 Policy Address, the Administration would commit to allocating 70% of housing units on its newly developed land to public housing development.

*Land Resumption Ordinance*

17. Mr SHIU Ka-chun asked about the Administration's position towards a suggestion that the Government should develop brownfields first before considering proposals for developing green belt areas and carrying out reclamation projects. He opined that from 1 July 1997 to end of 2017, the number of times for which the Government invoked the Land Resumption Ordinance (Cap. 124) ("LRO") to resume land was 169, or eight times on yearly average, and when the incumbent Chief Executive was the Secretary for Development, there were very few cases arising from the invocation of the Ordinance. For the same period, there was a total of only eight judicial review cases arising from the invocation of LRO for resumption of private land lodged by landowners. For such cases, the time taken from the Court's granting of leave for judicial review to its handing down of judgments on the judicial review ranged from nine days, the shortest, to no more than one year, the longest, and the Government had lost none of the cases according to the court rulings. He enquired whether the Administration would consider invoking LRO for the resumption of agricultural lands held by developers, instead of adopting a public-private partnership approach to develop such lands.

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18. Deputy Secretary for Development (Planning & Lands)1 ("DS/DEV(P&L)1") replied that the Administration had been invoking LRO to resume private land where appropriate. A public purpose must be established before triggering statutory provisions under LRO to resume private agricultural lands. For example, the first phase of the Kwu Tung North/Fanling North ("KTN/FLN") NDAs development would involve resumption of about 68 hectares of private land, including some brownfields sites. To this end, the Administration would brief the Panel on Development in January 2019 on the funding applications to take forward the KTN/FLN NDAs development.

*Fanling golf course*

19. Ms Alice MAK enquired when the Administration would implement the various land supply options recommended by the Task Force on Land Supply in its report. She further enquired whether the Administration would resume part of the land of the Fanling Golf Course and whether the land would be used for developing public housing but not for providing a garden. Mr Andrew WAN enquired whether the Transport and Housing Bureau ("THB") would proactively request for resuming the land of the Fanling Golf Course for public housing development. STH replied that the Administration was examining the recommendations set out in the report of the Task Force on Land Supply and would explain its stance in due course.

20. Mr SHIU Ka-fai declared that he was a member of HA. He enquired about the time required to take forward the suggestion of using part of the Fanling Golf Course (i.e. eight holes of the Old Course) for providing housing and the number of housing units that could be provided. DS/DEV(P&L)1 replied that according to a preliminary study commissioned by the Planning Department, partial development of the 32 hectares of land to the east of Fan Kam Road of the Fanling Golf Course site (i.e. covering eight holes of the Old Course) could provide about 4 000 housing units, taking into account the availability of transport and other infrastructures and subject to minor upgrading works. The Report of the Task Force on Land Supply had hence recommended this partial development option of Fanling Golf Course as one of the priority land supply options in the short-to-medium term. If this proposal were to be pursued, the Administration would need to carry out more detailed studies and assessments including environmental review covering tree survey.

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21. Mr SHIU Ka-fai expressed concern about the limited number of housing units that could be provided under the partial development option and the adverse impact of taking forward the option on the Fanling Golf Course's international status. He opined that there were controversies in society over the development option and the Administration should deal with the matter carefully, taking into account the concerns of members of the public who would be affected by the proposed development.

Supply of public housing

22. Mr LEUNG Che-cheung opined that as the public/private split of new housing supply had been adjusted to 70:30, the Administration should tell the public the proportions of the various types of public housing supply, including PRH, Green Form Subsidised Home Ownership Scheme ("GSH") and Home Ownership Scheme, and the underlying considerations for the proportions. Mr AU Nok-hin opined that the households who had no plan to purchase GSH and were waiting for PRH needed to know the target number of PRH units that the Administration/HA would strive to achieve over the coming years. Such information was also necessary for members of the public to consider whether the community's suggestions to provide housing at some potential sites such as the Married Quarters adjacent to Western Police Station, Hong Kong Police College in Southern District, etc. would help address the public housing demand in society. He and Mr SHIU Ka-chun opined that the Administration should make clear the split between PRH and GSH in the ten-year supply target of 220 000 units.

23. STH and Permanent Secretary for Transport and Housing (Housing) ("PS(H)") replied that of the total housing supply target of 450 000 units for the ten-year period from 2019-2020 to 2028-2029, the public/private split was 70:30. Among the public housing supply target of 315 000 units, the supply targets for PRH/GSH and other SSFs would be 220 000 units and 95 000 units respectively. The Administration/HA had all along emphasized that PRH was a long-established safety net, and would continue to provide PRH to low-income families who could not afford private rental accommodation, with the target of providing the first flat offer to general applicants at around three years on average. Since for every GSH flat sold there would be one PRH unit rendered available for allocation, GSH would not reduce the supply of PRH. PS(H) advised that HA considered it prudent to implement GSH at a more modest pace, whereby HA would select suitable PRH development projects for conversion into GSH projects. The Administration would continue to relay members' views on the implementation of GSH to HA.

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24. Dr CHENG Chung-tai opined that the approach of adopting a new categorization of "PRH/GSH" in the LTHS Annual Progress Report 2018 would distort the meaning of PRH, and providing public housing in the form of GSH could not address the demand for rental units. The Administration/HA should set a ratio between the new supply of PRH and GSH. He questioned whether all the new PRH developments in urban districts would be converted to GSH and whether new PRH units would only be provided in remote areas in future. He further sought clarification whether the Administration/HA would not convert PRH units in existing estates to GSH for sale.

25. STH replied that the Administration/HA would take into account the home ownership aspirations of the general public when considering the number of GSH flats for sale each year. It was not a policy for the Administration/HA to convert all PRH developments in urban districts to GSH projects. In selecting PRH sites for conversion to GSH projects, HA would take reference from various principles previously adopted for the GSH pilot project, such as avoiding the sites containing public facilities that would incur high management and/or maintenance fees. PS(H) advised that a number of PRH units vacated by GSH buyers for re-allocation to PRH applicants were located in urban districts.

Redevelopment of aged estates

26. Mr Andrew WAN opined that public housing estates such as Wo Lok Estate, Kwai Shing West Estate, etc. were dilapidated with plot ratios of the sites not yet fully utilized. The Administration should consider taking forward redevelopment of them to increase the medium-to-long term housing supply and to improve the living environment of PRH residents. Mr LEUNG Yiu-chung opined that redevelopment of PRH estates would not significantly affect the average waiting time for PRH if HA would construct a new housing block to accommodate the households of the existing PRH building before demolishing it. He urged the Administration to take forward redevelopment of aged public housing estates in a timely manner.

27. STH replied that for the purpose of projecting the long term housing demand for the next ten-year period under LTHS, the estimated housing demand of households displaced by redevelopment had taken into account, among others, the estimated number of units in public rental estates that would reach the age of 50 years and above by the end of the projection period. Although redevelopment of aged PRH estates might increase the supply of PRH units in the long term, in face of the current strong demand for PRH, it would freeze a large number of PRH units that might otherwise be

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allocated to households in need, resulting in an immediate adverse impact on the average waiting time for PRH. The Administration believed that it was not advisable to carry out massive redevelopment programmes, and that HA should continue to consider redevelopment on an estate-by-estate basis in accordance with the principles under the established policy.

28. Mr KWOK Wai-keung opined that there were 22 aged PRH estates the redevelopment potential of which had been earlier on assessed by the Administration. The Administration/HA should consider re-deploying manpower resources to carry out projects to redevelop aged estates when new land resources for compensating the shortfall against the LTHS supply target were not yet available. STH replied that the Administration had identified land for the construction of about 248 000 public housing units for the ten-year period from 2019-2020 to 2028-2029, which was more than the estimated production of 237 000 units as announced in the LTHS Annual Progress Report 2017. Staff of HA/the Housing Department ("HD") would continue their efforts in planning and implementing new public housing projects at these sites.

29. Ms CHAN Hoi-yan opined that the Administration should put in place a timetable for redeveloping aged estates. In response to her concern about the progress of redeveloping the Tai Hang Sai Estate, STH advised that as the Administration understood, the Hong Kong Settlers Housing Corporation Limited ("HKSHCL") had been consulting the tenants affected by the redevelopment of Tai Hang Sai Estate. On the premise that HKSHCL would make proper arrangements to address its tenants' rehousing needs and aspirations, the Administration would firmly support the organization in taking forward the redevelopment project.

*[At 3:30 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. At 3:49 pm, the Chairman directed that the meeting be extended for 15 minutes until 4:45 pm.]*

Delivery of public housing projects

30. Mr Vincent CHENG opined that the projected public housing production was far below the LTHS supply target, and enquired about HA's measures to expedite the construction of public housing, such as the adoption of modular integrated construction ("MiC") method. PS(H) replied that as the processes required to turn a site into a spade-ready site took time and were subject to uncertainties, it generally took longer time for the Administration/HA to deliver a public housing project on a non-spade-ready

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site than on a spade-ready site. The Administration encouraged wider adoption of MiC in the construction industry, and had suggested HA to study how the new method could enhance the efficiency of producing public housing. HA had sent staff to Singapore to study the experience in using MiC, and had commissioned the University of Hong Kong to conduct a viability study on the additional benefits that MiC would bring if it was adopted in HA's projects. HD would report the outcomes of the study to HA's Building Committee in due course. He advised that HA currently adopted pre-fabricated building components in its public housing projects, and would continue to explore how to introduce more pre-fabricated building elements into its project design. Currently, it took about six days to build one typical storey of a public housing block, whereas in Singapore, the relevant authority could only shorten the time required for building one typical storey of a public housing block from 12 days to nine days through the adoption of MiC.

Transitional housing

31. Mr Vincent CHENG enquired whether the Administration would include transitional housing in LTHS and set a supply target for it, and whether the Administration would establish a dedicated fund for such housing. The Chairman enquired about the function of the Task Force on Transitional Housing, and whether the Administration had set any target or timetable for its work. Ms Alice MAK enquired whether apart from facilitating community initiatives on transitional housing, the Administration would provide adequate transitional housing and put in place a framework and resources in this regard.

32. STH replied that the Task Force on Transitional Housing sought to co-ordinate efforts of non-government organizations ("NGOs") and relevant government bureaux/departments on transitional housing, and had done a lot of work in this regard since its establishment in 2018. To facilitate some initiatives of providing transitional housing in converted industrial buildings and pre-fabricated modular housing, the task force had consulted the Buildings Department on statutory requirements and provided technical advice to the relevant NGOs. The task force was currently assisting more than 10 projects advocated by various NGOs, and would continue to explore ways to resolve obstacles from the policy perspective for increasing the provision of transitional housing. If any project advocated by NGOs was ready for implementation, the task force would announce the project details at appropriate times. The Chairman remained of the view that to address the concern of IHHs about the supply of transitional housing, the Administration should set concrete targets for the task force to achieve, such as the annual

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number of transitional housing provided, the task force's efficiency in performing its work, etc. He suggested that the Administration should brief the Panel or the relevant policy subcommittee on the subject matter at a meeting.

33. Ms CHAN Hoi-yan opined that the Government should provide financial support through a dedicated allocation to help expedite the supply of more transitional housing, and should put in place timetables and targets with respect to the supply of transitional housing taking into account the housing demand of the households in subdivided units ("SDUs") waiting for PRH for three years or more. She enquired whether the vacant units in the old residential buildings at the sites acquired by URA could be temporarily used for accommodating needy SDU families. STH replied that the Community Housing Movement had solicited certain housing resources held by URA. The Administration would continue to liaise with URA on the possibility to convert the old buildings acquired by it for providing transitional housing, and solicit resources to facilitate the transitional housing initiatives.

34. Mr LEUNG Yiu-chung opined that the Administration should use the temporarily idle land to provide transitional housing on its own, instead of shifting the responsibility for the matter to community's organizations. Mr KWOK Wai-keung opined that the public might cast doubt whether the Administration had made its best efforts to increase the supply of transitional housing, and urged the Administration to follow up the matter proactively. Dr Junius HO opined that the Administration should consider using part of the frontier closed areas in New Territories North and the surrounding undeveloped sites, say about 100 hectares of land, for producing transitional housing, as these areas involved less complex land ownership issues and the time required to develop transitional housing there might be shorter.

35. STH replied that HD staff would shoulder very heavy responsibilities for meeting the ten-year target of providing 315 000 public housing units, and they needed to focus their efforts on delivering new public housing projects. To facilitate the increase in the supply of transitional housing, the Task Force on Transitional Housing was working closely with the Lands Department to identify temporarily idle land resources, and seek the local community support for the proposals to use such land for providing transitional housing. The task force would continue to consider proposals to provide transitional housing at different sites over the territory, taking into account a whole range of factors, such as the site constraints, availability of transport and other supporting infrastructures, etc. The Administration believed that the transitional housing initiatives proposed and implemented by the community on top of the Government's long-term housing policies and programmes

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might make use of the potential and resources in the community, and offer flexible and diverse relief measures for the beneficiaries in a quicker manner. When appropriate, the Administration would consider stepping up its efforts to support the implementation of such initiatives so as to further increase and speed up the supply.

36. Mr CHU Hoi-dick did not subscribe to the Administration's view that it would take a shorter time to increase the supply of transitional housing units through making use of the resources in the community outside the Government. He urged the Administration to undertake the responsibility for producing adequate transitional housing. Mr WU Chi-wai reiterated his suggestion of using the 60 hectares of vacant land planned for the Phase 2 development of the Hong Kong Disneyland Resort for providing transitional housing, and enquired whether the Administration had set a target for the proportion of housing demand that could be met by transitional housing. Mr KWONG Chun-yu and Mr Andrew WAN asked whether THB would take up the lead role in promoting the establishment of a dedicated fund for community housing to meet the housing demand of IHHs. Mr WAN suggested that the Administration should set up a fund of \$3 billion for the development of such housing.

37. STH replied that to his understanding, the suggestion to establish a dedicated fund would be considered by FS. The Administration currently had not set the target as mentioned by Mr WU above. In order to address the housing problem in the long run, the ultimate solution was to identify adequate land for providing public and private housing. With insufficient land and when new supply was not yet available, the Administration would support and facilitate the implementation of short-term initiatives to provide transitional housing as far as practicable.

Assistance to households waiting for public rental housing

38. Ms Alice MAK enquired whether the Administration would take forward her suggestion of introducing tenancy control, rent subsidy and vacancy tax on both first-hand and second-hand residential properties. Mr CHAN Chi-chuen raised similar enquiry, and opined that taking forward the three measures simultaneously would help alleviate the flat rental pressure borne by the PRH waiting list applicants without adversely affecting the supply of rental flats. Ms CHAN Hoi-yan said that as the PRH waiting time was increasingly long, and rent levels of SDUs and other private flats were soaring, lower to middle income families might feel disappointed that the Administration continued to turn down the community's suggestions to address their difficulties. She suggested that the Administration should



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consider afresh the introduction of tenancy control targeted at SDUs and the provision of rent subsidy for SDU households. To assist households who could not afford to buy a flat, the Administration should allow tax deductions for the flat rentals paid by them. STH replied that empirical findings, both local and overseas, suggested that tenancy control and rent subsidy in the midst of the present tight housing supply often led to unintended consequences including increase in rent, reduction in supply of rented accommodations, etc. The community had discussed the subject matters and there had not been any consensus over the issues.

39. In view that the Administration's estimated public housing production in the coming five years was about 100 800 only and the Administration/HA might convert PRH developments to GSH for sale, Dr KWOK Ka-ki opined that the PRH waiting time of the about 116 000 IHHs might increase to seven years, and expressed concern about the difficulties faced by families and young people who could not afford private flats amidst the high flat prices. He enquired whether STH would make an apology to IHHs on the Administration's poor housing policy, and when these households would be allocated PRH units. STH replied that the current-term Government had made its best endeavours to search land for providing housing, and had set up the Task Force on Land Supply to examine the pros and cons of different land supply options in a thorough and macro manner. The land that had been identified was sufficient for constructing about 248 000 public housing units in the ten-year forecast period, and the Administration believed that it would take time to secure sufficient land to fully tackle housing shortage. The Administration would continue to increase housing land supply in the short, medium and long term through multi-pronged measures, such as enhancing the development intensity of public housing sites such that their maximum domestic plot ratio would be allowed to increase by up to 10% points beyond the current 20% cap (i.e. maximum 30% in total) where technical feasibility permitted and subject to Town Planning Board's approval as appropriate, allocating more spade-ready sites including sites originally intended for private housing for public housing development, etc.

Domestic plot ratio

40. In response to Mr WU Chi-wai's enquiry about whether to adjust the provision of community and supporting facilities in view of the additional need arising from the increase of plot ratio, STH advised that the Administration would adjust the non-domestic plot ratio for community and supporting facilities in the area concerned or study the possibility of allowing flexibility in providing more such facilities. In considering the feasibility of enhancing the domestic plot ratio, the Administration/HA would take into

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account relevant factors, including availability of community/supporting facilities, and would submit planning applications to the Town Planning Board for approval as appropriate.

Policies on public rental housing

41. Mr LEUNG Che-cheung opined that individual family members of existing PRH households who were required to move out from their PRH units under relevant HA's policies, such as the Well-off Tenants Policies ("WTP") and measures to tackle under-occupation in estates, might have to apply for PRH again to meet their housing need, hence increasing the number of PRH waiting list applicants. Mr LEUNG queried about the effectiveness of these policies in addressing the current housing problems, and asked about the number of PRH units recovered from sitting tenants under such policies annually. He further enquired whether the Administration/HA would resume the sale of PRH units to sitting tenants. STH replied that HA implemented WTP and measures tackling under-occupation of PRH estates to ensure the fair and rational use of PRH resources. He believed that members would consider it reasonable for a four-person family with assets of about \$2.8 million or income of about \$140,000 to surrender their PRH unit for allocation to people more in need.

*[The Deputy Chairman took the chair during the temporary absence of the Chairman.]*

42. In view that members of the public were concerned about the HA's efforts in combatting cases of PRH tenancy abuse involving newly arrivals, Mr CHAN Chi-chuen asked about the number of PRH applicants who were holders of non-local properties and had been allocated PRH. PS(H) replied that the relevant HA policy had stipulated that at the time of PRH allocation to a PRH applicant, at least half of the family members of the applicant included in the application must have lived in Hong Kong for seven years. PRH applicants who did not meet this requirement would not be allocated any PRH units. Pursuant to WTP, after living in PRH for ten years, households would have to declare their income and assets biennially. Non-local properties should be declared as assets. Those with income or assets exceeding the prescribed limits would be required to vacate their PRH units.

*[The Chairman resumed the chairmanship.]*

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Motions

43. The Chairman referred members to the following motions, which he considered relevant to the agenda item –

*Motion moved by Mr Andrew WAN and seconded by Mr WU Chi-wai -*

"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。"

(Translation)

"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."

44. The Chairman put to vote the motion moved by Mr Andrew WAN. Nine members voted in favour of the motion, no 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 -*

"儘管《長遠房屋策略》2018年周年進度報告將公私營房屋新供應比例調整至7:3，但本會對未來公營房屋的建屋量能否達標表示憂慮，因此，本會促請政府採取更積極的措施，以增加公營房屋興建量及其土地供應，並以此作為運輸及房屋局的首要目標，具體建議如下：

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1. 將更多私營房屋用地撥作興建公營房屋；
2. 將市區重建局收回的土地全數用作興建公營房屋；
3. 盡快收回粉嶺高爾夫球場用地並規劃為公營房屋；
4. 落實老舊公共屋邨重建時間表，釋放老舊公屋的發展潛力，並為有關項目在區內尋找土地作啟動重建之用；
5. 盡快開展中部水域人工島填海及發展棕地等可持續增加住宅土地供應的工程。"

(Translation)

"While in accordance with the Long Term Housing Strategy Annual Progress Report 2018, the public/private split for new housing supply will be adjusted to 7:3, this Panel expresses concerns as to whether the future public housing production can meet the target. Hence, this Panel urges the Government to implement more proactive measures to increase public housing production and land supply for public housing, making them the primary objectives of the Transport and Housing Bureau. The specific recommendations are as follows:

1. allocating more private housing sites for public housing development;
2. making use of all sites resumed by the Urban Renewal Authority for public housing development;
3. expeditiously resuming the site of the Fanling Golf Course to plan for public housing development;
4. implementing the timetable for old public housing estate redevelopment projects to release the development potential of old public housing, and as far as these projects are concerned, identifying sites in the same district for commencing redevelopment;
5. expeditiously commencing projects which can increase residential land supply in a sustainable manner, such as reclamation projects for the construction of artificial islands in the central waters and brownfield development projects, etc."

45. The Chairman put to vote the motion moved by Mr KWOK Wai-keung. Four members voted in favour of the motion, 10 members voted against it and two members abstained from voting. The Chairman declared that the motion was negated.

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*Motion moved by Mr Vincent CHENG -*

"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及成立"社會房屋專項基金"，以推動和支援各項過渡性房屋的項目；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。"

(Translation)

"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, as well as to establish a "dedicated fund for community housing" in order to take forward and support various transitional housing schemes; 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."

*Amendment motion moved by Mr CHU Hoi-dick to the motion moved by Mr Vincent CHENG -*

"由於至少在未來五年內，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**及成立"社會房屋專項基金"，以推動和支援各項過渡性房屋的項目；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。"

(Translation)

"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

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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*, ~~as well as to establish a "dedicated fund for community housing" in order to take forward and support various transitional housing schemes~~; 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."

*Amendment motion moved by Dr Junius HO to the motion moved by Mr Vincent CHENG -*

"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》，**並研究在新界北部邊境禁區及周邊未發展土地興建過渡性房屋**，為過渡性房屋制定供應目標，**以安置116 000 欠佳住戶市民，並由政府/房委會負責興建**及成立"社會房屋專項基金"，以推動和支援各項過渡性房屋的項目；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。"

(Translation)

"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, *study the production of transitional housing in the frontier closed areas in New Territories North and the surrounding undeveloped sites*, 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 116 000 households living in inadequate housing*, ~~as well as to establish a "dedicated fund for community housing" in order to take forward and support various transitional housing schemes~~; 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."

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46. The Chairman said that the Panel would first vote on the amendment moved by Dr Junius HO, followed by the amendment moved by Mr CHU Hoi-dick. If both amendments were voted down, the original motion moved by Mr Vincent CHENG would be put to vote.

47. The Chairman put to vote the amendment motion moved by Dr Junius HO to the motion moved by Mr Vincent CHENG. Two members voted in favour of the motion, nine members voted against the motion and three members abstained from voting. The Chairman declared that the amendment motion was negated.

48. The Chairman then put to vote the amendment motion moved by Mr CHU Hoi-dick to the motion moved by Mr Vincent CHENG. 11 members voted in favour of the motion, two members voted against the motion and no member abstained from voting. The Chairman declared that the amendment moved by Mr CHU Hoi-dick was carried.

*Motion moved by Mr Gary FAN -*

"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。"

(Translation)

"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

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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."

49. The Chairman put to vote the motion moved by Mr Gary FAN. 12 members voted in favour of the motion, two members voted against it and one member abstained from voting. The Chairman declared that the motion was carried.

*Motion moved by Dr Hon KWOK Ka-ki—*

"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。"

(Translation)

"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."

50. The Chairman put to vote the motion moved by Dr Hon KWOK Ka-ki. 11 members voted in favour of the motion, no member voted against it and three members abstained from voting. The Chairman declared that the motion was carried.

*Motion moved by Hon CHAN Chi-chuen –*

"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。"



Action

(Translation)

"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."

51. The Chairman put to vote the motion moved by Hon CHAN Chi-chuen. 13 members voted in favour of the motion, no member voted against it and two members abstained from voting. The Chairman declared that the motion was carried.

*(Post-meeting note: The wording of the motions passed was issued to members vide LC Paper Nos. CB(1)436/18-19(01) to (05) on 9 January 2019 and was provided to the Administration via the letter dated 9 January 2019.)*

**V. Any other business**

52. There being no other business, the meeting ended at 4:41 pm.

Council Business Division 1  
Legislative Council Secretariat  
28 May 2019