

## 房屋事務委員會

### 在 2020 年 1 月 6 日的會議上就議程項目 IV "長遠房屋策略 2019 年周年進度報告"通過的議案

鑒於《長遠房屋策略》多年來的公營房屋供應上均未能達標，進一步加深香港社會住屋困難的問題，本事務委員會要求政府採取更多措施，以紓緩在房屋供應不足下，市民居住環境每況愈下及住屋負擔沉重的問題，當中包括：

1. 制訂明確目標及時間表，以恢復公屋輪候"3 年上樓"的政策承諾；
2. 增加各類型的資助房屋，令不同階層市民可按自身需要置業；
3. 為市民提供租金免稅額，減輕租金的沉重負擔；
4. 為基層家庭提供租金津貼，同時在不適切住房作出租務管制；及
5. 盡快以立法方式，解決劏房等不適切住房的租戶被濫收水、電費的問題。

動議人：郭偉強議員, JP

和議人：何啟明議員

(Translation)

**Panel on Housing**

**Motion passed under agenda item IV  
"Long Term Housing Strategy Annual Progress Report 2019"  
at the meeting on 6 January 2020**

Given that over the years, public housing supply has failed to meet the target under the Long Term Housing Strategy, thereby further aggravating the problem of housing difficulties in Hong Kong society, this Panel calls on the Government to put in place additional measures to alleviate the problems of deteriorating living conditions and heavy housing burden faced by members of the public due to inadequate housing supply, including:

1. formulating specific objectives and timetables to reinstate the policy pledge of allocating public rental housing units within three years;
2. increasing the supply of various types of subsidized housing, so as to enable members of the public from different strata to acquire home ownership according to their needs;
3. providing a tax allowance for rentals to members of the public to alleviate the heavy rental burden borne by them;
4. providing rent subsidy to grass-roots families while introducing tenancy control on inadequate housing; and
5. addressing, through legislative means as soon as possible, the problem of overcharging tenants of inadequate housing such as sub-divided units, etc. for use of water and electricity.

Moved by : Hon KWOK Wai-keung, JP  
Seconded by : Hon HO Kai-ming

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由於土地供應持續不足，是政府多年來未能大量增加房屋供應的原因之一，故本事務委員會要求政府盡快再就各項開發土地的倡議進行研究，例如就粉嶺高爾夫球場、迪士尼第二期用地建屋再進行研究。同時，政府也應加快現有增加土地項目的推展，包括加快推展近岸填海、加快棕地開發、盡快就可發展房屋的用地進行改劃等。除此以外，政府也應盡快就"明日大嶼"填海工程進行前期研究，以確保中、長遠的土地供應不再受耽誤。

動議人：郭偉強議員, JP

和議人：何啟明議員

(Translation)

### Panel on Housing

#### Motion passed under agenda item IV "Long Term Housing Strategy Annual Progress Report 2019" at the meeting on 6 January 2020

As the persistent insufficient supply of land is one of the reasons for the failure of the Government to substantially increase the housing supply over the years, this Panel calls on the Government to expeditiously conduct further studies on various propositions of land development, such as use of the Fanling Golf Course and the site reserved for Phase Two development of the Hong Kong Disneyland for housing development. Meanwhile, the Government should also accelerate the implementation of the existing projects for increasing land supply, including speeding up near-shore reclamation, expediting brownfield development, rezoning as soon as possible sites available for housing development, etc. In addition, the Government should expeditiously conduct preliminary studies on the reclamation projects under Lantau Tomorrow, so as to ensure that the supply of land in the medium-term and long-term will no longer be delayed.

Moved by : Hon KWOK Wai-keung, JP

Seconded by : Hon HO Kai-ming

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本事務委員會對於政府在《長遠房屋策略》發表至今，每年均未能在公營房屋供應上達到目標表示強烈不滿及失望。本事務委員會要求政府、相關政策局及官員負起政策責任，以"公營房屋優先"為原則，盡一切能力加快及加大公營房屋興建，以令往後 5 年公營房屋興建量能達至《長遠房屋策略》2019 年周年進度報告的估算，同時政府也應制訂具體措施減少公營房屋延誤問題出現，以免公營房屋供應受到影響。

動議人：郭偉強議員, JP  
和議人：何啟明議員

(Translation)

### Panel on Housing

#### Motion passed under agenda item IV "Long Term Housing Strategy Annual Progress Report 2019" at the meeting on 6 January 2020

This Panel expresses strong dissatisfaction and disappointment as the Government has, since the promulgation of the Long Term Housing Strategy ("LTHS"), failed to attain the public housing supply target every year. This Panel calls on the Government and the relevant policy bureaux and officials to take up the policy responsibility based on the principle of according priority to public housing, and make every effort to accelerate and increase public housing production, so that it is possible for the public housing production in the coming five years to meet the projected production under the LTHS Annual Progress Report 2019. Also, the Government should put in place specific measures to minimize delays in public housing delivery to avoid impacts on the supply of public housing.

Moved by : Hon KWOK Wai-keung, JP  
Seconded by : Hon HO Kai-ming

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由於預計未來 10 年內，本港公營房屋將持續低於《長遠房屋策略》的目標，故此，本事務委員會促請當局：

1. 將過渡性房屋納入《長遠房屋策略》，並定位作房屋階梯的第一級，並為過渡性房屋制定長期供應目標，以長遠取代社會現存的不適切居所；
2. 將公屋"3 年上樓"的目標列入《長遠房屋策略》，並因應目標調整長遠公營房屋的供應目標；及
3. 盡快針對私營基層出租住所，包括劏房，引入租務管制，以保障基層市民。

動議人：鄭泳舜議員, MH, JP

和議人：劉國勳議員, MH

(Translation)

**Panel on Housing**

**Motion passed under agenda item IV  
"Long Term Housing Strategy Annual Progress Report 2019"  
at the meeting on 6 January 2020**

As it is anticipated that the public housing production in Hong Kong within the next 10 years will be continuously falling short of the supply target under the Long Term Housing Strategy ("LTHS"), this Panel urges the authorities to:

1. include transitional housing in LTHS and have it positioned as the first rung on the housing ladder, as well as put in place a long-term supply target for transitional housing, with a view to replacing inadequate housing which currently exists in society in the long run;
2. include the objective of allocating public rental housing units within three years in LTHS, with adjustments to the long-term supply target for public housing having regard to the objective; and
3. introduce expeditiously targeted tenancy control on private rental accommodation for the grassroots, including sub-divided units, so as to protect the grassroots.

Moved by : Hon Vincent CHENG Wing-shun, MH, JP  
Seconded by : Hon LAU Kwok-fan, MH