

## 房屋事務委員會

### 在 2020 年 7 月 6 日的會議上就議程項目 II "2020 年公共租住房屋租金檢討"通過的議案

本事務委員會對於房委會在香港陷入經濟衰退、市道不景及失業率創 15 年新高下仍建議逆市加租 9.66% 表示極度失望，並促請房委會運用《房屋條例》第 17 條賦予的權力，將本次租金檢討的加幅抵銷，以達致凍租效果；同時本事務委員會亦要求房委會盡快制訂措施支援公屋租戶應對經濟逆境，當中包括為公屋租戶提供最少兩個月的租金寬免、改善現有租金援助計劃的申請門檻及減租幅度，以及讓有突發經濟困難的租戶延遲交租 6 個月等，從而與公屋居民共度時艱。

動議人：麥美娟議員, BBS, JP  
郭偉強議員, JP

(Translation)

### Panel on Housing

#### Motion passed under agenda item II at the meeting on 6 July 2020 on "2020 Rent review of public rental housing"

This Panel expresses grave disappointment that, while Hong Kong is experiencing economic recession and poor market conditions, and its unemployment rate has reached a record high in 15 years, the Hong Kong Housing Authority ("HA") still proposes increasing rent by 9.66% against the market trend, and urges HA to exercise the power conferred under section 17 of the Housing Ordinance to offset the rate of increase in the current rent review exercise, with a view to achieving the effect of freezing rent. Meanwhile, this Panel also requests HA to expeditiously formulate measures to help public rental housing ("PRH") tenants counter the economic downturn, including waiving the rent of PRH tenants for at least two months, refining the current application threshold of the Rent Assistance Scheme and the rate of rent reduction, and allowing tenants facing sudden financial difficulties to defer rent payment for six months, etc., so as to tide over the hard times with PRH residents.

Moved by : Hon Alice MAK Mei-kuen, BBS, JP  
Hon KWOK Wai-keung, JP

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2020 年公屋租金檢討建議房委會逆市加租 9.66%，再次反映現行的公屋租金調整機制存在漏洞，尤其是公屋租金調整幅度單靠過去兩年的居民收入指數來釐訂，不但令租金調整數據滯後兩年，同時也無法考慮當時的經濟狀況及通脹等因素。因此，本事務委員會要求政府及房委會馬上進行公屋租金調整機制的全面檢討，以免公屋租金只加不減、調整滯後及未能對應當時經濟環境的問題一再發生。

動議人：麥美娟議員, BBS, JP  
郭偉強議員, JP

(Translation)

### Panel on Housing

#### **Motion passed under agenda item II at the meeting on 6 July 2020 on "2020 Rent review of public rental housing"**

The proposed rent increase of the Hong Kong Housing Authority ("HA") under the 2020 public rental housing ("PRH") rent review is 9.66%, which is against the market trend and exposes once again the loopholes in the existing PRH rent adjustment mechanism. In particular, as the rate of PRH rent adjustment is simply determined according to the income index of residents for the past two years, there is a time lag of two years in the rent adjustment statistics and factors such as the prevailing economic conditions and inflation, etc. cannot be taken into account. Hence, this Panel requests the Government and HA to immediately conduct a comprehensive review of the PRH rent adjustment mechanism, so that PRH rent will no longer only be adjusted upward but not downward, a time lag will not exist anymore in the adjustment process, and the mechanism will no longer fail to respond to the prevailing economic situation.

Moved by : Hon Alice MAK Mei-kuen, BBS, JP  
Hon KWOK Wai-keung, JP

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由於本港經濟環境自 2019 年中旬起逆轉，導致不少公屋租戶經濟陷於困境，而最新公布的失業率更達至 5.9%，創逾 15 年新高，就此本事務委員會促請當局：

1. 除建議透過寬免兩個月租金以變相凍結 2020 年至 2022 年出租公屋單位租金外，額外寬免一個月租金以紓減租戶的財政壓力；
2. 撤銷現行租金援助計劃中"新大廈類別"租戶須入住兩年才可申請租援的限制，並將兩級制的租金寬免，劃一為寬免 50% 租金；及
3. 全面檢討租金調整機制，包括研究引入凍租或延期檢討租金的機制、將兩年一檢改為三年一檢，以及下調 10% 租金加幅上限。

動議人：鄭泳舜議員, MH, JP

和議人：張國鈞議員, JP

(Translation)

## **Panel on Housing**

### **Motion passed under agenda item II at the meeting on 6 July 2020 on "2020 Rent review of public rental housing"**

As there has been an economic downturn in Hong Kong since mid-2019, quite a number of public rental housing ("PRH") tenants have encountered economic hardship, while the latest unemployment rate announced has reached 5.9%, which is a 15-year record high. In this connection, this Panel urges the authorities:

1. to provide, apart from the proposal of granting a two-month rent waiver, in effect freezing the rent of PRH rental units from 2020 to 2022, an additional one-month rent waiver to alleviate the financial pressure on tenants;
2. to lift the restriction, under the existing Rent Assistance Scheme, of a two-year accommodation requirement for tenants living in "newer block types" before they may apply for rent assistance, and align the two-tier rent reduction to a 50% rent reduction; and
3. to conduct a comprehensive review of the rent adjustment mechanism, including studying the introduction of a mechanism for freezing rent or postponing the rent review exercise, conducting a rent review every three years instead of every two years, and lowering the 10% cap on the rate of rent increase.

Moved by : Hon Vincent CHENG Wing-shun, MH, JP  
Seconded by : Hon CHEUNG Kwok-kwan, JP