

# 立法會

## *Legislative Council*

LC Paper No. CB(1)492/19-20  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/HG/1

### **Panel on Housing**

**Minutes of policy briefing  
held on Friday, 8 November 2019, at 10:45 am  
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  
Prof Hon Joseph LEE Kok-long, SBS, JP  
Hon Starry LEE Wai-king, SBS, JP  
Hon CHAN Hak-kan, BBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon WU Chi-wai, MH  
Hon CHAN Chi-chuen  
Hon CHAN Han-pan, BBS, JP  
Hon Alice MAK Mei-kuen, BBS, JP  
Hon KWOK Wai-keung, JP  
Dr Hon Fernando CHEUNG Chiu-hung  
Ir Dr Hon LO Wai-kwok, SBS, MH, JP  
Hon CHU Hoi-dick  
Hon HO Kai-ming  
Hon SHIU Ka-fai, JP  
Hon SHIU Ka-chun  
Hon YUNG Hoi-yan, JP  
Hon LAU Kwok-fan, MH  
Dr Hon CHENG Chung-tai  
Hon Jeremy TAM Man-ho

Hon Gary FAN Kwok-wai  
Hon AU Nok-hin  
Hon Vincent CHENG Wing-shun, MH, JP  
Hon Tony TSE Wai-chuen, BBS  
Hon CHAN Hoi-yan

**Members absent** : Hon Abraham SHEK Lai-him, GBS, JP  
Hon Mrs Regina IP LAU Suk-ye, GBS, JP  
Hon LEUNG Che-cheung, SBS, MH, JP  
Hon Junius HO Kwan-yiu, JP  
Hon CHEUNG Kwok-kwan, JP  
Hon Tony TSE Wai-chuen, BBS

**Public Officers attending** : Agenda Item I

Mr Frank CHAN, JP  
Secretary for Transport and Housing

Mr Donald TONG, JP  
Permanent Secretary for Transport and Housing (Housing)

Dr Raymond SO, BBS, JP  
Under Secretary for Transport and Housing

Mrs Alice CHEUNG, JP  
Deputy Secretary for Transport and Housing (Housing)

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

Miss Rosaline WONG  
Deputy Director of Housing (Estate Management)

**Clerk in attendance** : Mr Derek LO  
Chief Council Secretary (1)5

**Staff in attendance** : Mr Fred PANG  
Senior Council Secretary (1)5

Ms Anki NG  
Council Secretary (1)5

Ms Michelle NIEN  
Legislative Assistant (1)5

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**I. Briefing by the Secretary for Transport and Housing on the Chief Executive's 2019 Policy Address**

- (LC Paper No. CB(1)32/19-20(01) — Administration's paper on housing-related initiatives in the Chief Executive's 2019 Policy Address and Policy Address Supplement
- The Chief Executive's 2019 Policy Address
- The Chief Executive's 2019 Policy Address Supplement)

At the invitation of the Chairman, the Secretary for Transport and Housing ("STH") briefed members on the Administration's ongoing housing-related initiatives as stated in the 2019 Policy Address and Policy Address Supplement.

Supply of public housing

2. Noting that there would be a shortfall of public housing units against the Long Term Housing Strategy ("LTHS") target in the next five years, Mr Andrew WAN enquired about the concrete measures that the Administration would take to increase public housing supply in order to meet the target, including how the Transport and Housing Bureau ("THB") liaise with the Development Bureau ("DEVB") for increasing land supply for public housing development.

3. STH replied that the Administration had taken note of the shortfall of public housing production, including public rental housing ("PRH") and subsidized sale flats ("SSFs"), against the public housing supply target under LTHS. To expedite the supply of public housing, the Government had

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implemented measures such as the re-allocation of 21 sites originally intended for private housing development for public housing use since 2013-2014, including nine private housing sites in Kai Tak and Anderson Road Quarry for public housing development in June 2018. The Government anticipated that these measures and the further increase of development intensity for public housing sites in selected Density Zones of the Main Urban Areas and New Towns could increase the supply of public housing.

4. The Chairman pointed out that public housing would be in short supply starting from 2024-2025. Noting that the various proposed measures to be taken by the Government, including land resumption, would not be able to meet the immediate public housing needs, he enquired about the concrete measures to be taken by the Government to address the housing problems faced by PRH applicants. STH replied that the projected public housing production in the coming five years would be slightly more than 100 000 units, whilst the estimated public housing production for the next 10 years, as announced at the end of 2018, was about 248 000 units. The Government anticipated a gradual increase in public housing supply in the later five-years period.

5. Mr SHIU Ka-chun pointed out that the 2019 Policy Address made no mention of taking back Fanling Golf Course when its 170 hectares of land could be used for developing public housing upon the expiry of its lease in 2020. He enquired about the progress of the relevant resumption of land. STH replied that he would relay Mr SHIU's concern to the relevant bureaux and departments ("B/Ds").

6. Mr CHU Hoi-dick opined that the Government had an inescapable responsibility in providing PRH which had all along served as a safety net for the grassroots and low-income families. In his view, to sell PRH units at a discount or to provide SSFs to the public amounted to using public resources to subsidize the buying of flats in the local property market. The increase in the sale of PRH flats might reduce public housing supply and aggravate the housing problem.

Accelerating the sale of Tenants Purchase Scheme flats

7. Mr Andrew WAN criticized that the management problems in the Tenants Purchase Scheme ("TPS") estates were due to Hong Kong Housing Authority ("HA")'s failure to manage the sold TPS flats in the estates. Mr LEUNG Yiu-chung shared a similar view and pointed out that the management problems were in stark contrast with the Government's commitment in the past that the mixed ownership of units in TPS estates could

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be manageable. Mr WAN enquired whether upon receiving favourable response to the sale of the 42 000 unsold flats in the 39 TPS estates, the Administration would consider launching a second-phase sale of TPS flats, for example, in PRH estates aged between 10 to 15 years.

8. STH replied that the Administration intended to solve the estate management and maintenance problems in TPS estates arising from mixed ownership as soon as practicable, and would need to first expedite the sale of the 42 000 unsold flats in the 39 TPS estates. The Chief Executive ("CE") had announced in the 2019 Policy Address that she had taken note of the views for a relaunch of TPS and had no in-principle objection to the proposal, but its implementation would reduce the number of PRH units available for allocation in the short term, which would inevitably lengthen the waiting time for PRH applicant families. Given the current acute PRH supply shortage and the need to deploy housing resources in an effective manner, it would be difficult to implement the proposal for the time being. However, as mentioned in the 2019 Policy Address, when the Administration had more certainty on the overall public housing supply, CE would ask HA to look into the matter seriously.

9. Ms YUNG Hoi-yan enquired about the measures to accelerate the sale of the unsold flats under TPS apart from the current measures of recovery of PRH units from TPS tenants, sale of Green Form Subsidised Home Ownership Scheme flats to TPS tenants and provision of allowance to encourage TPS tenants to move to new PRH estates, etc. She also enquired about the estimated reduction in waiting time for PRH applicants after the announcement of the acceleration of the sale of unsold TPS flats, and the measures to solve the estate management and maintenance problems in TPS estates arising from mixed ownership and to attract TPS tenants to buy their own flats. She suggested that the Administration could renovate the 39 TPS aged estates to reduce the future maintenance cost and/or to provide maintenance subsidies to such estates.

10. STH replied that the Administration would explore ways to accelerate the sale of PRH units in TPS estates. Aside from selling recovered PRH flats from tenants in TPS estates, other measures could also be explored, e.g. whether there was room to further lowering the sale price to sitting tenants of the unsold flats in the TPS estates (which was currently at about 20% of the market value of comparable private flats in adjacent areas), and whether and how incentives could be given to tenants to move to non-TPS estates. Regarding the sale of recovered PRH flats from tenants of TPS estates, it was estimated that the waiting time for PRH applicants may be slightly affected, and it would take some time to implement the necessary sale arrangements and to await public response. HA had injected into the Maintenance Fund set up

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for each TPS estate a one-off sum equivalent to \$14,000 per residential flat to cover the expenses arising from major maintenance works in the common areas and facilities of the TPS estates. HA would consider taking appropriate actions in accordance with the actual conditions in this regard.

11. The Chairman expressed support for the acceleration of the sale of the 42 000 unsold flats in the 39 TPS estates. Noting that many PRH tenants aspired to buy their own flats and the Administration would consider looking into the relaunch of TPS when it had more certainty on the overall public housing supply, he enquired about the concrete measures to expedite the sale of unsold TPS flats and the timetable for relaunching TPS. STH replied that THB planned to seek the views of the Panel on Housing ("the Panel") in the first quarter of 2020 on the suggestions of feasible measures for accelerating the sale of unsold flats in the 39 TPS estates, for HA's further consideration.

12. The Chairman requested the Administration to provide details of the measures which would be taken by the Administration to accelerate the sale of the 42 000 flats in the 39 estates under TPS and the relevant timetable for selling those flats.

*(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)373/19-20(01) on 23 January 2020.)*

13. Mr KWOK Wai-keung said that he did not object to the acceleration of sale of the 42 000 unsold flats in the 39 TPS estates. Considering that the one-off Maintenance Fund of \$14,000 for each TPS flat was insufficient in comparison with the estate management and maintenance problems that the flat owners encountered in TPS estates, he enquired about the incentives to be provided to the TPS flat sitting tenants to buy or leave their own flats. STH replied that the Administration would consider accelerating the sale of the unsold TPS flats through various incentives, including offering discounts or similar arrangements. The Administration would seek the views of members on possible options in due course.

14. Mr LAU Kwok-fan expressed disappointment about the focus of the Government's initiative which was limited to accelerating the sale of the unsold flats in the 39 TPS estates, when existing and new tenants of TPS estates were already entitled to buy the flats in which they lived. Pointing out that PRH tenants in other PRH estates outside TPS also aspired to buy their own flats, he enquired whether the Administration would consider relaunching TPS in other PRH estates, including those with Buy or Rent Option ("BRO") blocks. He pointed out that some tenants of BRO blocks had indicated that

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upon their moving into the blocks, some staff members of the Housing Department ("HD") gave them a verbal undertaking that they might in future buy the flats in which they lived.

15. STH replied that CE had announced in the 2019 Policy Address that the Government would first expedite the sale of the 42 000 unsold flats in the 39 TPS estates. The Government had taken note of the aspirations of PRH tenants to buy their own flats but due to the current acute short supply of PRH units, the Government would not consider relaunching TPS or BRO in the short term. As stated in the 2019 Policy Address, when the Administration had more certainty on the overall public housing supply, CE would ask HA to look into the matter seriously. By then, the Administration might consider the BRO issue in one go.

16. Mr LEUNG Yiu-chung pointed out that the last term of Government advised that it did not take forward TPS because doing so would reduce the number of PRH units available for allocation in the short term and inevitably lengthen the waiting time for PRH applicants. On the other hand, some members of the public were against the relaunch of TPS because individual TPS units could be resold in open market on paying the land premium, resulting in speculative trading of SSFs. He opined that all PRH tenants, and not just those under TPS, aspired to own their homes. He enquired about the measures to be taken if the proposed incentives to be provided to the TPS flats sitting tenants were not effective.

17. STH replied that the Government had considered the aspirations for home ownership as well as the PRH supply in proposing to accelerate the sale of the unsold TPS flats. The Government recovered over 1 000 PRH units from TPS tenants on average annually, and about 3 000 TPS tenants had chosen to purchase their own flats on average annually. Given the high demand from TPS sitting tenants to purchase their own flats and the significant oversubscription rate in the purchase of SSFs, the Government would make every effort to expedite the sale of unsold TPS flats to address these home ownership aspirations and help resolve problems arising from mixed ownership in TPS estates. As for a re-launch of TPS involving other PRH estates, the Administration would invite HA to look into the feasibility when there was more certainty in the overall public housing supply.

Redeveloping aged estates and factory estates for public housing

18. Mr KWOK Wai-keung pointed out that there was no mention of redevelopment of aged PRH estates in the 2019 Policy Address. As a member of HA, PRH tenants had revealed to him that many aged PRH estates and

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facilities were old, had structural defects and beyond repair. He urged the Administration to consider the issue and implement relevant initiatives as soon as practicable. STH replied that HD had been conducting regular structural assessments on aged PRH estates to ensure structural safety, and assess the repair works needed for sustaining them and their cost effectiveness with a view to deciding whether such estates should undergo redevelopment.

19. Ir Dr LO Wai-kwok supported the redevelopment of aged PRH estates, such as Shek Kip Mei Estate, to increase the supply of public housing. On redevelopment of aged PRH estates in urban areas, the number of PRH units would be substantially increased and the living conditions could be substantially improved. Noting that CE had invited HA to actively explore the feasibility of redeveloping individual factory estates for public housing use, he enquired about the measures to assist the tenants in such estates (including whether any subsidies would be provided to the tenants for removals to other private factory estates) and the Administration's overall plan to redevelop factory estates for public housing.

20. STH replied that the Administration noted the extensive improvement works in industrial buildings that might need to be undertaken in meeting the new fire safety standards upon the enactment of the Fire Safety (Industrial Buildings) Bill and would take the opportunity to review the redevelopment of factory estates in one go or in phases. The feasibility studies by HA on redeveloping factory estates for public housing would commence by the end of 2019 and upon completion of the studies, THB would discuss the proposals and relevant issues with members of the Panel. Ir Dr LO Wai-kwok suggested that he could accompany officers of THB to conduct site visits to the aged PRH estates and factory estates for further considerations as the Business and Professionals Alliance for Hong Kong had conducted substantial research on the redevelopment of aged PRH estates and factory estates.

21. Mr AU Nok-hin expressed concern about problems arising from the redevelopment of aged PRH estates. For example, HA and the Hong Kong Housing Society ("HKHS") had attributed their rent increases following redevelopment to the construction costs and the relevant market rent. The percentages of rent increases after redevelopment varied significantly (from 100% to 200% in some PRH estates) with different PRH estates. The unsatisfactory design and arrangements for redevelopment, including relocation of public facilities during redevelopment, also caused nuisances to existing PRH households. He enquired about the criteria for determination of rent for PRH on redevelopment of aged PRH estates, and the measures to resolve the problem of substantial increase in rent arising from redevelopment



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and to reduce the nuisances caused to existing PRH households during redevelopment.

22. STH replied that the rent levels of PRH units in newly built PRH estates were generally higher than those in aged PRH estates. According to the established mechanism, rent levels of new PRH units would be set at the beginning, and subsequently reviewed and adjusted on a regular basis according to the rent adjustment mechanism. Hence the rent increase, if any, would be regulated. For occasional situations where existing PRH tenants were unable to afford the new rents arising from redevelopment, those tenants could apply to HA and HKHS for voluntary transfer to other PRH estates with lower rent levels. As a self-financing non-profit-making organization, it was important for HKHS to maintain its financial sustainability. The rent received by HKHS would be used to fund the daily management of its rental estates. HKHS needed to review the rent levels regularly to meet its operational needs.

Increasing the number of transitional housing projects

23. The Chairman enquired about the measures to be taken to release a large number of idle sites for developing transitional housing. As community organizations might not have the expertise in implementing the initiatives on transitional housing, he enquired about the technical support to be provided to community organizations participating in transitional housing projects, and the measures to enhance co-operation and collaboration among B/Ds in increasing substantially the number of transitional housing projects.

24. STH replied that THB would liaise closely with DEVB to work out measures to release idle sites for transitional housing development. The \$5 billion funding earmarked by the Government for subsidizing transitional housing projects had included professional consultation fees to provide technical support to community organizations participating in the projects. The Task Force on Transitional Housing ("the Task Force") set up under THB provided support to these community organizations. For instance, the Task Force had assisted community organizations and their professional consultants to meet with relevant B/Ds with a view to resolving outstanding issues in their projects and obtaining relevant approvals.

25. The Chairman requested the Administration to provide information that apart from HKHS and the Urban Renewal Authority ("URA"), whether HA would provide support, technical or otherwise, for increasing the number of transitional housing units to a total of 10 000 units within the next three years and if not, the reasons.

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*(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)373/19-20(01) on 23 January 2020.)*

26. Mr SHIU Ka-chun opined that the Administration did not provide sufficient details of idle sites which could be used to provide transitional housing units. The Subdivided Flat Platform (全港關注劏房平台), a non-governmental organization, had consistently applied for change of use of vacant government sites for building transitional housing but was unsuccessful. He enquired about the criteria for approving the relevant change of use of land. He also requested that the Administration compile and publish a list of vacant school premises with the relevant terms of use, and establish a mechanism to consolidate information on vacant buildings on vacant government sites for management by the Lands Department ("LandsD") with a view to facilitating transitional housing development.

27. STH replied that the Task Force had contacted the Subdivided Flat Platform and the Under Secretary for Transport and Housing had been working closely with the Subdivided Flat Platform on the issue. THB would relay the suggestion of compiling a list of vacant school premises for DEVB's consideration, as LandsD had already compiled and published a list of vacant government sites on its website.

28. Mr Vincent CHENG expressed appreciation for the Administration's response on transitional housing and cash allowance in the 2019 Policy Address as proposed by the Subcommittee to Follow Up Issues Related to Inadequate Housing and Relevant Housing Policies, and its proposed efforts in increasing the number of transitional housing units as revealed in the symposium conducted by the Task Force in early November 2019.

29. Mr CHU Hoi-dick opined that the problem of shortage in PRH supply could not be resolved in the long run, and the Administration might repeat the arrangements in the 1990s where HA or the Government had shouldered the responsibility of building or managing temporary housing. He enquired whether the Administration was of the view that the Administration would transform transitional housing into PRH or some other forms of subsidized housing in future, and whether the Administration was heading towards this direction.

30. STH replied that to meet the keen housing demands of the public, the Government had to increase the supply of land for housing development in a persistent manner. The Administration had strived to increase land for public housing purpose through different measures, such as increasing the plot ratio

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and reallocating private housing land for public housing use, etc. Transitional housing was therefore provided as a relief measure pending the long-term land supply for PRH. In the long run, the Administration envisaged that the need for transitional housing would diminish when land creation gained substantial social support and progressed in full force.

Subsidized housing

31. Mr KWOK Wai-keung welcomed the initiative to raise the caps on the value of the properties under the Mortgage Insurance Programme of the HKMC Insurance Limited for first-time home buyers. Still, he considered that the initiative should have been introduced earlier and the Administration had not acted quickly enough. Noting the suggestion in the 2019 Policy Address that HA should consider further increasing the annual quota for White Form Secondary Market Scheme ("WSM") in 2020 to meet the home ownership aspirations of more White Formers, he enquired about the measures to encourage SSFs owners to sell their flats to activate the WSM market, given that the price of private housing units in the property market was high.

32. STH replied that the Administration anticipated that some SSF owners might have considered selling their flats to buy private property units in the market due to improvement in their financial conditions. In a free market economy, SSFs owners would need to consider their circumstances in considering whether to sell their own flats. The Administration would nevertheless continue to explore ways to improve the publicity arrangements for WSM.

33. Members noted that the 2019 Policy Address had mentioned the raising of the caps on the value of the properties under the Mortgage Insurance Programme of the HKMC Insurance Limited for first time home buyers: for a property eligible for a mortgage loan of maximum cover of 90% loan-to-value ("LTV") ratio, the cap would be raised from \$4 million to \$8 million, and for a property eligible for a mortgage loan of maximum cover of 80% LTV ratio, the cap would be raised from \$6 million to \$10 million ("the raising of the caps"). In this regard, Mr Jeremy TAM enquired about the reason for not mentioning any detail of the raising of the caps in the 2019 Policy Address Supplement, including the basis on which the magnitude of the raise was determined.

34. STH replied that in relation to the purchase of properties in Hong Kong, HKMC Insurance Limited had enhanced the mortgage insurance programme to provide more solid support to homebuyers. The 2019 Policy Address Supplement was to further elaborate on the measures and ongoing policies and initiatives in the 2019 Policy Address. STH said that, to his understanding, the

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Panel on Financial Affairs, the purview of which covered issues relating to the Mortgage Insurance Programmes and the HKMC Insurance Limited, had discussed the raising of the caps at its Policy Briefing-cum-meeting in November 2019.

35. Noting STH's response, Mr Jeremy TAM requested the Administration to provide after the meeting information on the basis on which the magnitude of the aforesaid raising of the caps was calculated/arrived at.

*(Post-meeting note: The Administration's supplementary information was issued to members vide LC Paper No. CB(1)373/19-20(01) on 23 January 2020.)*

36. Ms Alice MAK declared that she was a non-executive director of URA and was in support of URA's mission to provide more SSFs in redevelopment projects. Noting that in addition to its ongoing mission of urban redevelopment and renewal, URA was entrusted by CE with a new mission to actively provide more Starter Homes ("SH") or other types of SSFs in its redevelopment projects in light of the successful implementation of its first SH project at Ma Tau Wai Road early this year, Ms MAK called on the Administration to provide more resources to URA to accomplish its missions. She also enquired about the measures to differentiate between property investors and users in the local market as these would be relevant to imposing restrictions on selling SSFs.

37. STH replied that THB welcomed URA's efforts to provide more SSFs and earmark some of the resumed sites for public housing development. THB would be in close contact with DEVB regarding URA's land supply and funding resources for accomplishment of its missions in this regard. Regarding information on demand-side management measures, statistics showed that in the first nine months of 2019, among residential property transactions where buyers are Hong Kong permanent residents, about 96% of the cases involved buyers who did not own any other residential property in Hong Kong at the time of transaction.

Rental market

38. Noting that a large number of applicants awaiting PRH were residing in sub-divided units ("SDUs") and the rent of SDUs was extremely high, and that it was announced in the 2019 Policy Address that the Government would study whether to implement a scheme to provide cash allowance to low-income households on a regular basis, Mr Vincent CHENG and Ms Alice MAK enquired whether the Government would also in parallel explore the feasibility of introducing tenancy control on SDUs, and implementing measures on rent control accordingly.

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39. STH replied that the 2019 Policy Address had put forward a proposal to offer cash allowance to eligible low-income households to alleviate the hardship faced by the grassroots. The Secretary for Labour and Welfare ("SLW") would take lead in the study on the regularisation of the cash allowance scheme, which was expected to complete by end-2020. THB would actively support the conduct of the study from the housing policy perspective. In the meantime, STH welcomed views from members of the Panel on relevant issues.

40. Ms Alice MAK opined that the issue of tenancy control should be under the purview of THB. Mr Michael TIEN recounted the three concerns that he had previously raised with SLW at a recent meeting of the Panel on Welfare Services, namely, (a) whether the provision of rent subsidy would push up rents; (b) whether the introduction of partial tenancy control would reduce the supply of private flats; and (c) whether the introduction of Special Rates on vacant second-hand residential units could alleviate the reduction of supply of private flats, and SLW's reply that he acknowledged the difficulties involved in providing rent subsidy, and would liaise with THB on introducing tenancy control. He observed from STH's remarks on rent subsidy and tenancy control at the present meeting that THB and the Labour and Welfare Bureau ("LWB") did not seem to be co-ordinating and collaborating well with each other on the matter. He urged the Administration to study the relationship among the three aforesaid issues and their effects on each other.

41. STH replied that the Government had conducted a detailed study in Hong Kong's experience and overseas experience in implementing tenancy control in 2014. To assist low-income households on their living difficulties, the 2019 Policy Address had put forward a proposal to invite the Community Care Fund to launch two rounds of "one-off living subsidy" for the low-income households not living in PRH and not receiving Comprehensive Social Security Assistance ("CSSA") in the next financial year. Meanwhile, SLW would take lead in the study on the regularisation of the cash allowance scheme, whereas THB would actively support the conduct of the study from the housing policy perspective.

42. Mr CHAN Chi-chuen expressed concern about the unreasonable rent increases, in particular for small flats and SDUs, and he had urged the Administration to consider providing rent subsidy and implementing rent control if necessary in order to alleviate the difficulties faced by the SDU households. He opined that the Administration had partly introduced rent subsidy but did not take forward the suggestion on rent control. He enquired about the rationale behind the conduct of the study on whether to implement a scheme to provide cash allowance to low-income households on a regular basis,

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whether on completion of the study the Administration would consider the suggestion on rent control, and whether the Administration would extend the rent subsidy to all PRH applicants on the PRH waiting list.

43. STH replied that the Government had studied the subject of tenancy control, and had briefed the Panel and listened to public views on the subject time and again. The Administration was concerned that tenancy control often led to an array of adverse consequences, including those to the detriment of the tenants whom the measures sought to assist. To alleviate the difficulties faced by grassroots households, the Administration announced in the 2019 Policy Address that a cash allowance would be provided to offer relief for low-income households not living in PRH and not receiving CSSA (including people on the waiting list). As for the study on providing the cash allowance on a regular basis, the Administration expected that it would complete by end-2020. The Administration had taken note of members' views expressed on the proposed cash allowance in this meeting for future consideration.

44. Ms Alice MAK opined that local citizens should be accorded priority in buying Hong Kong properties. In response to Ms MAK's enquiry about the restrictions on overseas buyers to purchase properties in Hong Kong, STH advised that statistics showed that purchases by non-local individuals and non-local companies stayed low at 0.9% of total residential property transactions in the first nine months of 2019. The Administration would keep in view the situation and implement measures, if necessary.

45. Dr CHENG Chung-tai expressed concern about policemen entering into private premises in Tuen Mun and Ma On Shan in the past few weeks, conducting body searches on residents and arresting security guards of the premises for obstructing the Police. He criticized that such actions of the Police implied that they did not respect private property rights. Mr SHIU Ka-chun expressed a similar concern. Dr CHENG questioned the Administration's view that there were still strong public aspirations to buy SSFs and private properties in Hong Kong when there was no protection on private property rights.

46. STH replied that the Police had the power and duty to ensure public security, to maintain peace and order, and to take enforcement actions in premises where unlawful incidents might have occurred. On the security issue, THB would relay the concerns of members to the relevant B/Ds. The current housing policy had to take into account existing social conditions and public housing demand. As public housing supply required long-term planning and construction, the Administration had to conduct forward planning on the supply of public housing. The Administration's target was to enhance the

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housing ladder by offering a safety net for the grassroots and low-income households to address their housing needs, and allowing those who were relatively well-off to move up the housing ladder. The Administration spared no effort in achieving such target, and the achievement of such target should not be affected by short term social or political movements/activities.

47. In response to Mr CHAN Chi-chuen's enquiry about the reason why there was tax deduction for payment on mortgage expenses but not rental expenses, STH said that the Administration would continue to consider the matter as previously advised.

Motions

48. The Chairman referred members to the following motions proposed by Mr LAU Kwok-fan, Mr Michael TIEN, Mr Vincent CHENG and Ms Alice MAK which he considered relevant to the agenda item –

*Motion moved by Mr LAU Kwok-fan and seconded by Mr Vincent CHENG –*

"本屆政府房屋政策的其中一個元素是"以置業為主導，致力建立置業階梯，為不同收入家庭重燃置業希望"；而公屋居民普遍期望當局能全面復推"租者置其屋計劃"及重售"可租可買計劃"屋邨單位，讓他們可以回購現居單位；為此，本事務委員會促請政府除加快出售"租者置其屋計劃"貨尾單位外，亦應研究全面重推"租者置其屋計劃"及將"可租可買計劃"屋邨納入出售計劃，以重燃中低收入家庭的置業希望。"

(Translation)

"One of the elements of the housing policy of the current-term Government is "focus on home-ownership, and strive to build a housing ladder to rekindle the hope of families in different income brackets to become home owners", and public housing residents, in general, hope that the authorities can re-launch the Tenants Purchase Scheme in a comprehensive manner and resell the flats in the Buy or Rent Option Scheme estates, thus enabling them to buy back their existing flats. In this connection, this Panel urges the Government to, apart from accelerating the sale of the unsold flats under the Tenants Purchase Scheme, examine the re-launch of the Tenants Purchase Scheme in a comprehensive manner and include the Buy or Rent Option Scheme estates in the sale exercise, so as to rekindle the hope of low and middle-income families to become home owners."

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49. The Chairman put to vote the motion moved by Mr LAU Kwok-fan. Eight members voted for the motion, five members voted against the motion and two members abstained from voting. The Chairman declared that the motion was carried.

*Motion moved by Mr Michael TIEN –*

"有鑒於推行恆常現金津貼或導致租金上升，涉及福利事務委員會及房屋事務委員會的政策，本會促請勞工及福利局局長及運輸及房屋局局長共同參與恆常現金津貼計劃研究。該研究必須探討恆常現金津貼與租金變動關係，以及租金管制的可行性。"

(Translation)

"Given that the provision of cash allowance on a regular basis may lead to rent increase, and involves the policies under the purview of the Panel on Welfare and Panel on Housing, this Panel urges the Secretary for Labour and Welfare and the Secretary for Transport and Housing to jointly participate in the study of the scheme of providing cash allowance on a regular basis. The study must examine the relationship between the provision of cash allowance on a regular basis and changes in rent, as well as the feasibility of implementing rent control."

50. The Chairman put to vote the motion moved by Mr Michael TIEN. 14 members voted for the motion, no member voted against the motion and two members abstained from voting. The Chairman declared that the motion was carried.

*Motion moved by Mr Vincent CHENG and seconded by Mr LAU Kwok-fan –*

"本事務委員會歡迎施政報告提出透過現金津貼，為非公屋、非綜援的低收入住戶，包括輪候公屋人士，提供支援；但數以十萬計的基層租戶依然面對大幅加租及動輒迫遷的壓力，故本事務委員會促請當局積極研究引入"劏房"租務管制，透過訂立書面租約、限制租金加幅及確立租住權等，以保障基層租戶的基本住屋權益。"



Action

(Translation)

"This Panel welcomes the proposal in the Policy Address to offer relief for low-income households not living in public rental housing ("PRH") and not receiving Comprehensive Social Security Assistance (including people on the PRH waiting list) by providing cash allowance. However, as tens of thousands of grassroots tenants are still facing the pressures of sharp increases in rents and frequent evictions, this Panel urges the authorities to actively study the introduction of tenancy control on subdivided units, in order to protect the basic housing rights of grassroots tenants by signing written tenancy agreements, limiting rent increases and establishing tenure rights, etc."

51. The Chairman put to vote the motion moved by Mr Vincent CHENG. 16 members voted for the motion, no member voted against the motion and one member abstained from voting. The Chairman declared that the motion was carried.

*Motion moved by Ms Alice MAK –*

"有鑒於推行恆常現金津貼或導致租金上升，涉及福利事務委員會及房屋事務委員會的政策，本會促請勞工及福利局局長及運輸及房屋局局長共同參與恆常現金津貼計劃研究。該研究必須探討恆常現金津貼與租金變動關係，並盡快落實重推租務管制。"

(Translation)

"Given that the provision of cash allowance on a regular basis may lead to rent increase, and involves the policies under the purview of the Panel on Welfare and Panel on Housing, this Panel urges the Secretary for Labour and Welfare and the Secretary for Transport and Housing to jointly participate in the study of the scheme of providing cash allowance on a regular basis. The study must examine the relationship between the provision of cash allowance on a regular basis and changes in rent, as well as reinstating tenancy control as soon as possible."

52. The Chairman put to vote the motion moved by Ms Alice MAK. 14 members voted for the motion, no member voted against the motion and one member abstained from voting. The Chairman declared that the motion was carried.

Action

*(Post-meeting note: The wording of the motions passed was issued to members vide LC Paper Nos. CB(1)136/19-20(01) to (04) on 12 November 2019, and was provided to the Administration via a letter on the same date. The Administration's response to three of the motions was issued to members vide LC Paper No. CB(1)286/19-20(01) on 20 December 2019.)*

**II. Any other business**

53. There being no other business, the meeting ended at 12:24 pm.

Council Business Division 1  
Legislative Council Secretariat  
26 March 2020