

Legislative Council Panel on Housing
Supplementary Information

Purpose

Regarding the motion passed¹ at the Legislative Council (LegCo) Panel on Housing meeting on 8 November 2019, this paper provides the relevant response.

Motion passed

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.

2. Regarding the suggestions of re-launching the Tenants Purchase Scheme (TPS) in full and reviving the sale of Buy-or-Rent Option Scheme (BRO) flats, as we have explained in the paper on "Accelerating the Sale of Unsold TPS Flats" issued to the LegCo Panel on Housing on 23 March 2020, the co-existence of individual owners and HA's tenants within the same blocks in estates under TPS has given rise to a number of estate management and maintenance problems. If we further extend TPS to other public rental housing (PRH) estates, the same management and maintenance problems will emerge in those estates. As regards BRO estates, since the sale and rental flats in the estates are concentrated in different blocks, the maintenance issues are less severe compared to those in TPS estates. If we put up the flats in the rental blocks of the BRO estates for sale, since not all tenants are interested in and capable of home ownership, it will be inevitable that sale and rental flats will mix within the same blocks, giving rise to maintenance problems similar to those in TPS estates.

¹ LC Paper No. CB(1)136/19-20(01)

3. Furthermore, as the Chief Executive stated in the 2019 Policy Address, re-launching TPS in other PRH estates at the moment will reduce the number of PRH units available for allocation in the short term, which will inevitably lengthen the waiting time for PRH applicants. Given the current acute shortage of PRH supply and the need to optimise the use of public housing resources, it is difficult to re-launch TPS for the time being. However, when there is more certainty on the overall public housing supply, the Government will invite the Hong Kong Housing Authority to explore the feasibility of re-launching TPS in due course.

Transport and Housing Bureau
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