

立法會
Legislative Council

(issued by email only)
LC Paper No. CB(3) 729/20-21

Ref : CB(3)/M/MM
Tel : 3919 3300
Date : 2 July 2021
From : Clerk to the Legislative Council
To : All Members of the Legislative Council

Council meeting of 14 July 2021

**Amendments to Hon Tony TSE's motion on
"Reforming the housing policy to resolve the housing problem"**

Further to LC Paper No. CB(3) 702/20-21 issued on 24 June 2021, the President has given permission for Hon Wilson OR and Hon KWOK Wai-keung to move amendments to Hon Tony TSE's motion, and has directed that the amendments be printed in the terms in which they were handed in on the Agenda of the Council.

2. The President will order a joint debate on the above motion and the amendments. I set out below the relevant proceedings in which the President will:

- (a) call upon the motion mover to speak and move the motion;
- (b) propose the question on the motion;
- (c) call upon the Members who wish to move amendments to the motion to speak in the following order, but no amendment is to be moved at this stage:
 - (i) Hon Wilson OR; and
 - (ii) Hon KWOK Wai-keung;
- (d) call upon the public officer(s) to speak;

- (e) invite other Members to speak;
- (f) call upon the motion mover to speak on the amendments;
- (g) call upon the public officer(s) to speak again;
- (h) deal with the amendments in the order set out in paragraph (c) above, i.e. first invite the mover of the first amendment to move the amendment and forthwith propose and put to vote the question on the amendment, and thereafter proceed to deal with the remaining amendment(s); and
- (i) after all amendments have been dealt with, call upon the motion mover to reply, and then put to vote the question on the motion, or the motion as amended, as the case may be.

3. For Members' reference, the terms of the original motion and the marked-up version of the amendments are set out in the **Appendix**.

4. Members are reminded that in accordance with Appendix IIIA to the House Rules, the **maximum duration of this joint debate (including voting) is four hours**. The motion mover will have a total of 10 minutes to make introductory speech and reply, and another five minutes to speak on the amendment(s). The mover(s) of the amendment(s) and other Members may each speak once up to a maximum of five minutes. The public officer(s) will not be subject to any speaking time limit.

5. Members are also invited to note that the above motion was originally scheduled for the Council meeting of 7 July 2021 and has now been rescheduled to the Council meeting of 14 July 2021.

(Miranda HON)
for Clerk to the Legislative Council

Encl.

(Translation)

**Motion debate on
“Reforming the housing policy to resolve the housing problem”**

1. Hon Tony TSE’s original motion

That this Council urges the Government to comprehensively reform Hong Kong’s housing policy to practically resolve people’s housing problem, thereby improving their living environment and upgrading their quality of life, with specific proposals including:

- (1) formulating a standard for the average living space per person to provide Hong Kong people with a more spacious living environment;
- (2) formulating a standard ratio of housing expenses to household income, so that the prices and rents of public and private housing can be maintained at a reasonable and affordable level;
- (3) enhancing the home ownership ladder, including reforming the balloting system for subsidized sale housing so that the middle class, singletons and young people can see the hope of acquiring their first property;
- (4) reviewing the policies on well-off tenants and under-occupation households in public rental housing and examining the introduction of subsidized rental housing with higher rents;
- (5) proactively coping with the ageing of population and buildings by encouraging ageing in place and inter-generational harmony and speeding up the redevelopment of old districts with a new mindset; and
- (6) reorganizing the government structure in respect of the policy areas of housing, land, transport and environmental protection, and strengthening the Government’s role as a ‘facilitator’, so as to enhance the efficiency in identifying sites for housing construction and in vetting and approving development projects.

2. Motion as amended by Hon Wilson OR

That, *since the housing problem has been plaguing the public for a long time*, this Council urges the Government to comprehensively reform Hong Kong's housing policy to practically resolve people's housing problem, thereby improving their living environment and upgrading their quality of life, with specific proposals including:

- (1) formulating a standard for the average living space per person to provide Hong Kong people with a more spacious living environment, *and including the standard in the Long Term Housing Strategy ('LTHS')*;
- (2) formulating a standard ratio of housing expenses to household income, so that the prices and rents of public and private housing can be maintained at a reasonable and affordable level;
- (3) enhancing the home ownership ladder, including reforming the balloting system for subsidized sale housing so that the middle class, singletons and young people can see the hope of acquiring their first property;
- (4) reviewing the policies on well-off tenants and under-occupation households in public rental housing and examining the introduction of subsidized rental housing with higher rents;
- (5) proactively coping with the ageing of population and buildings by encouraging ageing in place and inter-generational harmony and speeding up the redevelopment of old districts with a new mindset; ~~and~~
- (6) reorganizing the government structure in respect of the policy areas of housing, land, transport and environmental protection, and strengthening the Government's role as a 'facilitator', so as to enhance the efficiency in identifying sites for housing construction and in vetting and approving development projects;
- (7) *formulating clear housing policy objectives for LTHS, including incorporating transitional housing into the housing ladder, realizing the objective of three-year waiting time for public rental housing allocation and assisting the public in home ownership;*
- (8) *revising the supply target of public housing in LTHS and pegging it to the objective of three-year waiting time for public rental housing allocation;*

- (9) *publishing in the LTHS Annual Progress Report the progress of various land development projects and housing development projects, and setting out the reasons for delays or cost overruns of such projects;*
- (10) *conducting a study on revising and relaunching the Tenants Purchase Scheme; and*
- (11) *adjusting the existing stamp duty on property transactions to alleviate the burden on genuine first-time home buyers while plugging potential tax avoidance loopholes for ‘bogus first home purchase’.*

Note: Hon Wilson OR’s amendment is marked in *bold and italic type* or with deletion line.

3. Motion as amended by Hon KWOK Wai-keung

That, *as the housing problem in Hong Kong persistently affects people’s livelihood*, this Council urges the Government to comprehensively reform Hong Kong’s housing policy to practically resolve people’s housing problem, thereby improving their living environment and upgrading their quality of life, with specific proposals including:

- (1) formulating a standard for the average living space per person, *as well as stipulating the minimum size and the number of flats to be constructed in the land sale conditions to regulate ‘nano flats’, so as to provide Hong Kong people with a more spacious living environment;*
- (2) formulating a standard ratio of housing expenses to household income, so that the prices and rents of public and private housing can be maintained at a reasonable and affordable level;
- (3) enhancing the home ownership ladder, including reforming the balloting system for subsidized sale housing, *disallowing owners of newly built subsidized sale housing to remove the alienation restrictions by paying a premium such that these flats can only be circulated in the Home Ownership Scheme secondary market*, so that the middle class, singletons and young people can see the hope of acquiring their first property;
- (4) *drawing up a timetable for honouring the pledge of three-year waiting time for public rental housing allocation*, reviewing the policies on well-off tenants and under-occupation households in public rental

housing and examining the introduction of subsidized rental housing with higher rents;

- (5) proactively coping with the ageing of population and buildings by encouraging ageing in place and inter-generational harmony, ***putting forward comprehensive policies on rehabilitation and redevelopment of public housing***, and speeding up the redevelopment of old districts with a new mindset; and
- (6) reorganizing the government structure in respect of the policy areas of housing, land, transport and environmental protection, and strengthening the Government's role as a 'facilitator', so as to enhance the efficiency in identifying sites for housing construction and in vetting and approving development projects.

Note: Hon KWOK Wai-keung's amendment is marked in ***bold and italic type***.