

(Translation)

Motion on
“Vigorously promoting healthy market competition to counteract
the market dominance of Link REIT”
moved by Hon YUNG Hoi-yan
at the Council meeting of 23 November 2016

Motion as amended by Hon Andrew WAN

That, since the establishment of The Link Real Estate Investment Trust (now known as Link Real Estate Investment Trust (‘Link REIT’)) in 2005, it has been criticized by society for ignoring the affordability and living necessities of grass-roots people, and rendering the Hong Kong Housing Authority unable to meet the requirements of the Housing Ordinance to provide necessary services to residents of its housing estates; Link REIT has arbitrarily renovated shopping arcades and significantly raised shop rentals as well as divested car parks and introduced monthly floating parking spaces, etc. in pursuit of maximum return on profits; in order to respond to public aspirations on counteracting the market dominance of Link REIT and improving community facilities, this Council urges the Government to:

- (1) request the Competition Commission to expeditiously investigate whether Link REIT has violated the requirements of the Competition Ordinance, and to submit an investigation report to the Legislative Council;
- (2) set up temporary bazaars at suitable locations in various districts to provide residents with choices other than those markets and shopping arcades under Link REIT;
- (3) revoke the amendments to the planning standard for public markets in the Hong Kong Planning Standards and Guidelines made by the Planning Department in 2009, and immediately implement the standard of providing one public market stall for every 55 to 65 households or approximately 40 to 45 stalls per 10 000 persons, so as to provide sufficient public markets for the 18 districts of Hong Kong, and consider inviting social enterprises to operate under an approach that is innovative and can satisfy the needs of communities, thereby providing grass-roots people with more choices; the Government should also build new municipal services complexes in the vicinity of Link REIT’s facilities in various districts and improve the facilities of existing municipal services buildings, so as to provide residents with community

facilities such as parking spaces, cultural and recreational facilities and nurseries, etc., and increase their competitiveness against Link REIT;

- (4) comprehensively review the existing district administration models to enhance administrative efficiency, and ensure that community facilities can satisfy the needs of residents to improve their standard of living; and
- (5) request Link REIT to stop divesting shopping arcades and car parks, and to cancel the introduction of monthly floating parking spaces.