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From : Clerk to the Legislative Council

To : All Members of the Legislative Council

Council meeting of 16 January 2019

**Amendments to motion on
“Increasing housing supply in the short to medium term
to rectify the problem of public housing shortage”**

Further to LC Paper No. CB(3) 277/18-19 issued on 3 January 2019, nine Members (Ir Dr Hon LO Wai-kwok, Hon Tony TSE, Dr Hon KWOK Ka-ki, Hon Alice MAK, Dr Hon Fernando CHEUNG, Hon Gary FAN, Hon Wilson OR, Dr Hon Junius HO and Hon CHU Hoi-dick) have respectively given notice of their intention to move separate amendments to Hon James TO’s motion on “Increasing housing supply in the short to medium term to rectify the problem of public housing shortage”. As directed by the President, the respective amendments will be printed in the terms in which they were handed in.

2. The President will order a joint debate on the above motion and the nine amendments. To assist Members in debating the motion and the amendments, I set out below the procedure to be followed during the debate:

- (a) the President calls upon Hon James TO to speak and move his motion;
- (b) the President proposes the question on Hon James TO’s motion;
- (c) the President calls upon the nine Members who wish to move amendments to speak in the following order, but no amendment is to be moved at this stage:
 - (i) Ir Dr Hon LO Wai-kwok;
 - (ii) Hon Tony TSE;

- (iii) Dr Hon KWOK Ka-ki;
 - (iv) Hon Alice MAK;
 - (v) Dr Hon Fernando CHEUNG;
 - (vi) Hon Gary FAN;
 - (vii) Hon Wilson OR;
 - (viii) Hon CHU Hoi-dick; and
 - (ix) Dr Hon Junius HO;
- (d) the President calls upon the public officer(s) to speak;
- (e) the President invites other Members to speak;
- (f) the President calls upon Hon James TO to speak for the second time on the amendments;
- (g) the President calls upon the public officer(s) to speak again;
- (h) in accordance with Rule 34(5) of the Rules of Procedure, the President has decided that he will call upon the nine Members to move their respective amendments in the order set out in paragraph (c) above. The President invites Ir Dr Hon LO Wai-kwok to move his amendment to the motion, and forthwith proposes and puts to vote the question on Ir Dr Hon LO Wai-kwok's amendment;
- (i) after Ir Dr Hon LO Wai-kwok's amendment has been voted upon, the Council deals with the other eight amendments; and
- (j) after all amendments have been dealt with, the President calls upon Hon James TO to reply. Thereafter, the President puts to vote the question on Hon James TO's motion, or his 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**.

(Dora WAI)
for Clerk to the Legislative Council

Encl.

(Translation)

**Motion debate on
“Increasing housing supply in the short to medium term
to rectify the problem of public housing shortage”
to be held at the Council meeting of 16 January 2019**

1. Hon James TO’s original motion

That, in the recently announced Long Term Housing Strategy, the Government has revised the new public and private housing supply in the 10-year period from 2019-2020 to 2028-2029 to a ratio of 7:3; however, due to inadequate supply of land for housing construction, it is anticipated that public housing supply in the short to medium term will fail to meet the expected target; in this connection, this Council urges the Government to adopt the following measures to increase public housing supply in the short to medium term:

- (1) to invoke the Lands Resumption Ordinance for the massive resumption of brownfield sites and idle agricultural lands in the New Territories, so as to open up new development areas for housing construction purpose;
- (2) to fully resume the 172-hectare site of the Fanling Golf Course for developing housing and relevant ancillary facilities;
- (3) to conduct studies on converting the use of the site which has been reserved for the second phase development of the Hong Kong Disneyland to public housing development;
- (4) to negotiate with the Central Government for releasing certain idle or under-utilized military sites in Hong Kong for housing development purpose;
- (5) to effect the participation of the Hong Kong Housing Authority in the ‘Letting Scheme for Subsidised Sale Developments with Premium Unpaid’ under the Hong Kong Housing Society, and to discuss the scheme with the Hong Kong Housing Society with a view to allowing owners to let their entire flats, subject to a pro-rata sharing of their rental incomes with the Government;
- (6) to formulate redevelopment plans for aged public housing estates for the expeditious redevelopment of certain aged public housing estates with higher residual plot ratios, so as to increase the supply of public housing units; and

- (7) to use the land resumed by the Urban Renewal Authority for developing subsidized housing (e.g. the ‘Starter Homes’ Scheme for Hong Kong Residents).

2. Motion as amended by Ir Dr Hon LO Wai-kwok

That, *the short supply of housing in Hong Kong tops the list of livelihood issues that are of concern to people from various strata*; in the recently announced Long Term Housing Strategy, the Government has revised the new public and private housing supply in the 10-year period from 2019-2020 to 2028-2029 to a ratio of 7:3; however, due to inadequate supply of land for housing construction, it is anticipated that *it will definitely not be easy for public housing supply in the short to medium term will fail to meet the expected target*; in this connection, this Council urges the Government to adopt the following *policies and* measures to increase public housing supply ~~in the short to medium term~~:

- (1) *to expeditiously formulate an overall land development strategy with greater courage and commitment; to adopt diversified planning proposals and a more pragmatic and convenient approach to increase land supply, including actively promoting reclamation at suitable areas outside the Victoria Harbour, expediting the development of rock caverns and underground space, increasing the plot ratio on specific conditions, changing land use, expediting land resumption and redevelopment, and taking forward various plans for expanding new development areas and new towns, so as to build up a long-term land reserve for the flexible adjustment of land supply; and, to formulate long-term infrastructure planning to expedite the planning of land that is suitable for residential purpose for constructing public, private and subsidized housing;*
- ~~(1)~~(2) *to invoke study the further invocation of the Lands Resumption Ordinance for the massive, the setting up of a flexible and transparent compensation mechanism and promotion of public-private partnership for the expeditious resumption of brownfield sites and idle agricultural lands in the New Territories, so as to open thereby opening up new development areas for housing construction purpose;*
- ~~(2)~~ *to fully resume the 172 hectare site of the Fanling Golf Course for developing housing and relevant ancillary facilities;*
- ~~(3)~~ *to conduct studies on converting the use of the site which has been reserved for the second phase development of the Hong Kong Disneyland to public housing development;*

- ~~(4)~~ to negotiate with the Central Government for releasing certain idle or under-utilized military sites in Hong Kong for housing development purpose;
- (5)(3) to effect *explore the feasibility of enabling* the participation of the Hong Kong Housing Authority in the 'Letting Scheme for Subsidised Sale Developments with Premium Unpaid' under the Hong Kong Housing Society, and to discuss the scheme with the Hong Kong Housing Society with a view to allowing owners to let their entire flats, subject to a pro-rata sharing of their rental incomes with the Government;
- ~~(6)~~(4) to formulate redevelopment plans for aged public housing estates ~~for the expeditious redevelopment of certain aged public housing estates with higher residual plot ratios~~ *while relaxing the plot ratios of urban sites*, so as to increase the supply of public housing units; ~~and~~
- ~~(7)~~(5) to *enhance the role of the Urban Renewal Authority as a facilitator in urban redevelopment, so that it can expeditiously* use the land resumed by the Urban Renewal Authority for developing subsidized housing (e.g. the 'Starter Homes' Scheme for Hong Kong Residents);
- (6) *on the premise of protecting country parks, to develop green belt areas of relatively low ecological value for housing construction purpose;*
- (7) *to expeditiously review and reconstruct a housing ladder to cater for the housing needs of people from different strata, including the provision of more incentives to encourage public housing households with the means to acquire their own homes, and to provide targeted measures for subsidized home ownership, such as an enhanced version of the Home Starter Loan Scheme and the Sandwich Class Housing Scheme;*
- (8) *to consider afresh the construction of a railway between Tsuen Wan and Tuen Mun with a supply-driven mindset, so as to bring new impetus for the further development of New Territories West and in turn develop the land along the railway for massive housing construction;*
- (9) *instead of remaining indecisive on the land reclamation proposals for housing construction unveiled in the Policy Address, to comprehensively put forth long-term reclamation planning and specific reclamation proposals, and to present to the Legislative Council the proposals for reclamation in areas such as the east of*

Lantau Island, and apply funding for preliminary studies, so as to expeditiously commence the relevant reclamation plan;

- (10) *while increasing housing supply, to cater for the development of the economy, people's livelihood and society as a whole, including the development of industries, culture and arts, recreational and sports facilities, transport networks and community facilities; and*
- (11) *to set up a high-level inter-departmental coordination mechanism to rationalize and strengthen the coordination of the land supply duties and procedures vested in the relevant government departments, with a view to expediting the process of increasing land supply.*

Note: Ir Dr Hon LO Wai-kwok's amendment is marked in ***bold and italic type*** or with deletion line.

3. Motion as amended by Hon Tony TSE

That, *at present, the waiting time for public housing has kept increasing, and various types of subsidized sale flats have likewise remained in short supply;* in the recently announced Long Term Housing Strategy, the Government has revised the new public and private housing supply in the 10-year period from 2019-2020 to 2028-2029 to a ratio of 7:3; however, due to inadequate supply of land for housing construction, it is anticipated that public housing supply in the short to medium term will fail to meet the expected target; in this connection, this Council urges the Government to adopt the following measures to increase public housing supply in the short to medium term:

- (1) to invoke the Lands Resumption Ordinance ~~for the massive resumption~~ ***and adopt a public-private partnership approach, so as to expedite the development*** of brownfield sites and idle agricultural lands in the New Territories, ~~so as to open up new development areas for~~ ***public and private*** housing construction purpose;
- (2) to ~~fully resume~~ ***conduct professional and scientific studies on the way forward for*** the 172-hectare site of the Fanling Golf Course, ***including whether the site should be used entirely or partially*** for developing housing and relevant ancillary facilities;
- (3) to conduct studies on ***the possibility of*** converting the use of the site which has been reserved for the second phase development of the Hong Kong Disneyland to public housing development ***or other uses***;

- ~~(4) to negotiate with the Central Government for releasing certain idle or under-utilized military sites in Hong Kong for housing development purpose;~~
- ~~(5) to effect the participation of the Hong Kong Housing Authority in the 'Letting Scheme for Subsidised Sale Developments with Premium Unpaid' under the Hong Kong Housing Society, and to discuss the scheme with the Hong Kong Housing Society with a view to allowing owners to let their entire flats, subject to a pro-rata sharing of their rental incomes with the Government;~~
- (4) *to stipulate that no newly-built subsidized sale flats can be resold in the private market after premium payment, and that such units can be bought back only by the Government or the Hong Kong Housing Authority ('HA') at reasonable prices and offered for application by eligible persons after renovation, so as to maintain the supply of subsidized sale flats;*
- (5) *to increase transitional housing on all fronts, including optimizing the use of idle government sites, vacant school premises, and the rooftops, storerooms and empty bays in existing public housing estates as transitional housing; and, at the same time, to formulate measures for encouraging private land owners to convert idle agricultural lands into transitional housing and allocating some of the units to people in need by the Government or HA;*
- (6) to formulate redevelopment plans for aged public housing estates for the expeditious redevelopment of certain aged public housing estates with higher residual plot ratios *while appropriately raising their plot ratios*, so as to increase the supply of public housing units; and
- (7) to use ~~the land~~ *more lands* resumed by the Urban Renewal Authority for developing subsidized housing (e.g. the 'Starter Homes' Scheme for Hong Kong Residents).

Note: Hon Tony TSE's amendment is marked in *bold and italic type* or with deletion line.

4. Motion as amended by Dr Hon KWOK Ka-ki

That, *as Hong Kong's housing problem has turned increasingly acute*, in the recently announced Long Term Housing Strategy, the Government has revised the new public and private housing supply in the 10-year period from 2019-2020 to 2028-2029 to a ratio of 7:3; however, due to inadequate supply of land for housing construction, it is anticipated that public housing supply in the

short to medium term will fail to meet the expected target; in this connection, this Council urges the Government to adopt the following measures to increase public housing supply in the short to medium term:

- (1) to invoke the Lands Resumption Ordinance for the massive resumption of brownfield sites and idle agricultural lands in the New Territories, so as to open up new development areas for housing construction purpose;
- (2) to fully resume the 172-hectare site of the Fanling Golf Course for developing housing and relevant ancillary facilities;
- (3) to conduct studies on converting the use of the site which has been reserved for the second phase development of the Hong Kong Disneyland to public housing development;
- (4) to negotiate with the Central Government for releasing certain idle or under-utilized military sites in Hong Kong for housing development purpose;
- (5) to effect the participation of the Hong Kong Housing Authority in the 'Letting Scheme for Subsidised Sale Developments with Premium Unpaid' under the Hong Kong Housing Society, and to discuss the scheme with the Hong Kong Housing Society with a view to allowing owners to let their entire flats, subject to a pro-rata sharing of their rental incomes with the Government;
- (6) to formulate redevelopment plans for aged public housing estates for the expeditious redevelopment of certain aged public housing estates with higher residual plot ratios, so as to increase the supply of public housing units; ~~and~~
- (7) to use the land resumed by the Urban Renewal Authority for developing ~~subsidized housing (e.g. the 'Starter Homes' Scheme for Hong Kong Residents)~~ **public housing**;
- (8) ***to cease the execution of private treaty grants, rezone the lands within 'Village Type Development' zones, and exclude the existing idle government lands of over 900 hectares from 'Village Type Development' zones, so as to open up more lands for public housing development;***
- (9) ***to revitalize idle government buildings and vacant school premises and convert them into short-term housing; and***

- (10) *to provide detailed information on the existing government sites granted by way of short-term tenancies and temporary government land allocations as well as idle government lands, and to study the construction of public housing on the aforesaid lands.*

Note: Dr Hon KWOK Ka-ki's amendment is marked in *bold and italic type* or with deletion line.

5. Motion as amended by Hon Alice MAK

That, *in order to avert the imbalance between housing supply and demand in recent years, the Government formulated and announced the Long Term Housing Strategy in 2014, with annual updates on its projection of the long-term housing demand;* in the recently announced Long Term Housing Strategy *Annual Progress Report 2018*, the Government has revised the new public and private housing supply in the 10-year period from 2019-2020 to 2028-2029 to a ratio of 7:3; however, due to inadequate supply of land for housing construction, it is anticipated that public housing supply in the short to medium term will fail to meet the expected target; in this connection, this Council urges the Government to adopt the following measures to increase public housing supply in the short to medium term:

- (1) to invoke the Lands Resumption Ordinance *where practicable* for the massive resumption of brownfield sites and idle agricultural lands in the New Territories, so as to open up new development areas for housing construction purpose;
- (2) to *expeditiously formulate a resumption timetable and initiate planning for ancillary community facilities, so as to* fully resume the 172-hectare site of the Fanling Golf Course for developing housing and relevant ancillary facilities;
- (3) to conduct studies on converting the use of the site which has been reserved for the second phase development of the Hong Kong Disneyland to public housing development;
- ~~(4) to negotiate with the Central Government for releasing certain idle or under-utilized military sites in Hong Kong for housing development purpose;~~
- ~~(5)~~(4) to effect the participation of the Hong Kong Housing Authority in the 'Letting Scheme for Subsidised Sale Developments with Premium Unpaid' under the Hong Kong Housing Society, and ~~to discuss the scheme with the Hong Kong Housing Society with a view to~~ *refine the scheme, including provision of matching services and follow-up*

support for flat owners and tenants, and allowing owners to let their entire flats, subject to a pro-rata sharing of their rental incomes with the Government;

- ~~(6)~~(5) to formulate redevelopment plans for aged public housing estates for the expeditious redevelopment of ~~certain~~ aged public housing estates *which are old, dilapidated or* with higher residual plot ratios, so as to increase the supply of public housing units; ~~and~~
- ~~(7)~~(6) *to use the Housing Reserve to provide financial support to the Hong Kong Housing Authority, the Hong Kong Housing Society and the Urban Renewal Authority for conducting public housing construction projects, and to use all the land resumed by the Urban Renewal Authority for developing subsidized housing (e.g. public housing, including public rental housing, the Green Form Subsidized Home Ownership Scheme, the Home Ownership Scheme and the ‘Starter Homes’ Scheme for Hong Kong Residents);*
- (7) *to introduce a vacant property tax in the residential property market, so as to drive flat owners to actively let their idle units and in turn increase the turnaround of residential units; and*
- (8) *to expeditiously commence various land reclamation projects which are deemed appropriate after study, such as the artificial islands in the central waters, so as to create more lands for public housing construction.*

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

6. Motion as amended by Dr Hon Fernando CHEUNG

That, *in the face of the serious lag of public housing supply*, in the recently announced Long Term Housing Strategy, the Government has revised the new public and private housing supply in the 10-year period from 2019-2020 to 2028-2029 to a ratio of 7:3; however, *since the formulation of the Long Term Housing Strategy by the previous-term Government, the volume of public housing supply in the period from 2015-2016 to 2022-2023 has failed to meet the annual target of 28 000 units on average, and the new public and private housing supply in this eight-year period is likewise unable to reach the original ratio of 6:4, thus leading people to question whether the aforesaid revision is a mere play on figures; besides*, due to inadequate supply of land for housing construction, it is anticipated that public housing supply in the short to medium term will fail to meet the expected target; in this connection, this

Council urges the Government to adopt the following measures to increase public housing supply in the short to medium term:

- (1) to invoke the Lands Resumption Ordinance for the massive resumption of brownfield sites and idle agricultural lands in the New Territories, so as to open up new development areas for housing construction purpose;
- (2) to fully resume the 172-hectare site of the Fanling Golf Course for developing housing and relevant ancillary facilities;
- (3) to conduct studies on converting the use of the site which has been reserved for the second phase development of the Hong Kong Disneyland to public housing development;
- (4) to negotiate with the Central Government for releasing certain idle or under-utilized military sites in Hong Kong for housing development purpose;
- (5) to effect the participation of the Hong Kong Housing Authority in the 'Letting Scheme for Subsidised Sale Developments with Premium Unpaid' under the Hong Kong Housing Society, and to discuss the scheme with the Hong Kong Housing Society with a view to allowing owners to let their entire flats, subject to a pro-rata sharing of their rental incomes with the Government;
- (6) to formulate redevelopment plans for aged public housing estates for the expeditious redevelopment of certain aged public housing estates with higher residual plot ratios, so as to increase the supply of public housing units; ~~and~~
- (7) to use the land resumed by the Urban Renewal Authority for developing subsidized housing (e.g. the 'Starter Homes' Scheme for Hong Kong Residents); *and*
- (8) *to use the majority of the sites on the Land Sale Programme for the next three years to construct public housing, so as to increase the supply of public housing units more expeditiously.*

Note: Dr Hon Fernando CHEUNG's amendment is marked in *bold and italic type* or with deletion line.

7. Motion as amended by Hon Gary FAN

That, *during the four years from 2014-2015 to 2017-2018, the number of public housing units provided by the Hong Kong Housing Authority and the Hong Kong Housing Society lagged far behind the supply target proposed in the Long Term Housing Strategy of 2014, and this has resulted in an increase of the average waiting time for public housing among general applicants from 3.1 years at the end of September 2014 to 5.5 years at the end of September 2018; due to residential property investment and speculation in Hong Kong by people and corporate buyers from outside Hong Kong, housing prices and rents have become far beyond Hong Kong people's affordability; in the recently announced Long Term Housing Strategy Annual Progress Report 2018 announced in December 2018, the Government has revised the new public and private housing supply in the 10-year period from 2019-2020 to 2028-2029 to a ratio of 7:3; however, due to inadequate supply of land for housing construction, it is anticipated that public housing supply in the short to medium term will still fail to meet the expected target; in this connection, this Council urges the Government to adopt the following measures to increase public housing supply in the short to medium term:*

- (1) *to set up an open and transparent database on brownfield sites in the territory, accord priority to the development of brownfield sites and invoke the Lands Resumption Ordinance for the massive resumption of brownfield sites and idle agricultural lands in the New Territories, so as to open up new development areas for housing construction purpose;*
- (2) *to fully resume develop the sites leased under private recreational leases, including the full resumption of the 172-hectare site of the Fanling Golf Course for developing housing and relevant ancillary facilities;*
- (3) *to introduce an idle land tax to reduce land hoarding by developers, so as to expedite housing construction and in turn increase housing supply;*
- ~~(3)~~(4) to conduct studies on converting the use of the site which has been reserved for the second phase development of the Hong Kong Disneyland to public housing development;
- ~~(4)~~(5) to negotiate with the Central Government for releasing certain idle or under-utilized military sites in Hong Kong for housing development purpose;
- ~~(5)~~ to effect the participation of the Hong Kong Housing Authority in the 'Letting Scheme for Subsidised Sale Developments with Premium

~~Unpaid' under the Hong Kong Housing Society, and to discuss the scheme with the Hong Kong Housing Society with a view to allowing owners to let their entire flats, subject to a pro-rata sharing of their rental incomes with the Government;~~

- (6) to formulate redevelopment plans for aged public housing estates for the expeditious redevelopment of certain aged public housing estates with higher residual plot ratios, so as to increase the supply of public *rental* housing units; ~~and~~
- (7) to use the land resumed by the Urban Renewal Authority, *and above-station spaces and adjacent sites* for developing *public and* subsidized housing (e.g. the 'Starter Homes' Scheme for Hong Kong Residents);
- (8) *while implementing the Home Ownership Scheme and the Green Form Subsidized Home Ownership Scheme, to refrain from lowering the proportion of public rental housing in the overall public housing, so as to expeditiously restore the average waiting time for public housing to three years; and*
- (9) *by drawing reference from the practices in Australia and New Zealand, to forbid people and corporate buyers from outside Hong Kong to acquire and hold second-hand residential units (including subsidized sale flats with premiums paid), so as to ensure that priority is accorded to meeting Hong Kong people's demand for home acquisition.*

Note: Hon Gary FAN's amendment is marked in *bold and italic type* or with deletion line.

8. Motion as amended by Hon Wilson OR

That, *due to the persistent short supply of public housing*, in the recently announced Long Term Housing Strategy, the Government has revised the new public and private housing supply in the 10-year period from 2019-2020 to 2028-2029 to a ratio of 7:3; however, due to inadequate supply of land for housing construction, it is anticipated that public housing supply in the short to medium term will fail to meet the expected target; in this connection, this Council urges the Government to adopt ~~the following~~ *multi-pronged* measures to increase public housing supply in the short to medium term:

- (1) *to expeditiously formulate policies on tapping into suitable sites in the private agricultural land reserve in the New Territories for developing public housing and accommodating brownfield operations, so as to*

unleash the development potentials of private agricultural lands and brownfield sites more expeditiously and increase land supply for housing construction;

- ~~(1)~~(2) to ~~invoke~~ *continue the adoption of previous effective measures, including the invocation of the Lands Resumption Ordinance and land exchange*, for the ~~massive~~ resumption of ~~brownfield sites and idle agricultural~~ *private* lands in the New Territories, so as to open up new development areas for ~~housing construction purpose~~ *in the New Territories more expeditiously*;
- ~~(2)~~(3) to ~~fully resume the 172-hectare~~ *actively study the recommendations of the Task Force on Land Supply, and to examine the resumption of the* site of the Fanling Golf Course for developing housing and relevant ancillary facilities *on the premise of properly handling transport facilities and other ancillary infrastructural facilities*;
- ~~(3)~~(4) to conduct studies on converting the use of the site which has been reserved for the second phase development of the Hong Kong Disneyland to public housing development;
- ~~(4)~~ to ~~negotiate with the Central Government for releasing certain idle or under-utilized military sites in Hong Kong for housing development purpose~~;
- (5) to effect the participation of the Hong Kong Housing Authority in the 'Letting Scheme for Subsidised Sale Developments with Premium Unpaid' under the Hong Kong Housing Society, and to ~~discuss the scheme with the Hong Kong Housing Society with a view to allowing owners to let their entire flats, subject to a pro-rata sharing of their rental incomes with the Government~~; *sublet the flats to grass-roots families at affordable rents through intermediaries such as social enterprises, non-profit-making organizations or public bodies*;
- (6) *to optimize the use of idle government lands or facilities, including the use of lands or facilities on lease under short-term tenancies or with tenancies due to expire within one year for transitional housing purpose; and at the same time, to formulate a target on transitional housing supply and establish a 'dedicated fund for community housing', so as to take forward and support various transitional housing schemes*;
- ~~(6)~~(7) to formulate redevelopment plans for aged public housing estates for the expeditious redevelopment of certain aged public housing estates with

higher residual plot ratios, so as to increase the supply of public housing units; and

- (7)(8) to use *some of* the land resumed by the Urban Renewal Authority for developing subsidized housing (e.g. the ‘Starter Homes’ Scheme for Hong Kong Residents).

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

9. Motion as amended by Hon CHU Hoi-dick

That, in the recently announced Long Term Housing Strategy, the Government has revised the new public and private housing supply in the 10-year period from 2019-2020 to 2028-2029 to a ratio of 7:3; however, ~~due to inadequate supply of land for housing construction,~~ *the actual public housing production has remained on the low side for many years; according to the projection of the Hong Kong Housing Authority, in the five-year period from 2018-2019 to 2022-2023, the production volume of public housing/Green Form Subsidized Home Ownership Scheme units will not show any substantial increase, and* it is anticipated that public housing supply in the short to medium term will fail to meet the expected target; in this connection, this Council urges the Government to adopt the following measures to increase public housing supply in the short to medium term:

- (1) ~~to invoke the Lands Resumption Ordinance for the massive resumption of brownfield sites and idle agricultural lands in the New Territories, so as to open up new development areas for housing construction purpose~~ *on the premise of conducting full consultation, to consolidate certain brownfield sites which are unsuitable for preservation for business operation and convert them for the development of public housing with appropriate densities;*
- (2) to fully resume the 172-hectare site of the Fanling Golf Course for developing housing and relevant ancillary facilities, *so as to replace most existing development plans in North East New Territories and reduce the eviction of residents;*
- (3) *on the premise of ensuring that the noise and air pollution problems probably originating from the Hong Kong Disneyland and Penny’s Bay Power Station respectively can be resolved,* to conduct studies on converting the use of the site which has been reserved for the second phase development of the Hong Kong Disneyland to public housing development;

- (4) ~~to negotiate with the Central Government for releasing certain idle or under-utilized military sites in Hong Kong for housing development purpose~~ ***request the Beijing Government to release the military sites in Hong Kong for the purpose of developing public housing;***
- (5) to effect the participation of the Hong Kong Housing Authority in the 'Letting Scheme for Subsidised Sale Developments with Premium Unpaid' under the Hong Kong Housing Society, and to discuss the scheme with the Hong Kong Housing Society with a view to allowing owners to let their entire flats ***at affordable rents***, subject to a pro-rata sharing of their rental incomes with the Government;
- (6) to formulate redevelopment plans for aged public housing estates ***and redevelopment schemes for buildings of the Civil Servants' Co-operative Building Society*** for the expeditious redevelopment of certain aged public housing estates with higher residual plot ratios ***and buildings of the Civil Servants' Co-operative Building Society, and to stipulate that the sites for redevelopment must be used to construct public housing***, so as to increase the supply of public housing units; ~~and~~
- (7) to use the land resumed by the Urban Renewal Authority for developing subsidized housing (e.g. the 'Starter Homes' Scheme for Hong Kong Residents) ***public housing;***
- (8) ***to fully utilize idle government lands and facilities, and to construct transitional housing and operate the relevant programmes with government funding, so as to increase the volume of transitional housing as a means of alleviating the housing problems faced by people awaiting public housing allocation or living in inadequate housing conditions; and***
- (9) ***to require that future public housing production must be dominated by public rental housing, so as to ensure that people from the middle and lower strata are entitled to reasonable security of tenure in the public housing system and reduce people's overall housing expenses.***

Note: Hon CHU Hoi-dick's amendment is marked in ***bold and italic type*** or with deletion line.

10. Motion as amended by Dr Hon Junius HO

That, in the recently announced Long Term Housing Strategy, the Government has revised the new public and private housing supply in the 10-year period from 2019-2020 to 2028-2029 to a ratio of 7:3; however, due to inadequate supply of land for housing construction, it is anticipated that public housing

supply in the short to medium term will fail to meet the expected target; in this connection, this Council urges the Government to adopt the following measures to increase public housing supply in the short to medium term:

- (1) to ***amend and*** invoke the Lands Resumption Ordinance for the massive resumption of brownfield sites and idle agricultural lands in the New Territories, so as to open up new development areas for housing construction purpose; ***and to study the reinstatement of Letter B entitlement as a compensation option for landowners;***
- (2) ***to study the relaxation of the plot ratios for the topside development of container terminals for housing construction and other uses, and to accept the participation of Letter B entitlement holders in the relevant development plans on a priority basis;***
- ~~(2)~~(3) to ~~fully resume the 172 hectare site of the Fanling Golf Course for developing housing and relevant ancillary facilities~~ ***open up the lands released from the frontier closed areas for setting up temporary housing and facilities, so as to accommodate the nearly 120 000 people who are now living in subdivided units or those who are awaiting public housing allocation;***
- ~~(3)~~(4) to conduct studies on ~~converting the use of the site which has been reserved for the second phase development of the Hong Kong Disneyland to~~ ***the expansion of public housing development and the relevant road facilities in Tai O;***
- ~~(4)~~(5) to negotiate with the Central Government for releasing certain idle or under-utilized military sites ***quarters*** in Hong Kong for ***transitional*** housing development purpose;
- ~~(5)~~(6) to effect the participation of the Hong Kong Housing Authority in the 'Letting Scheme for Subsidised Sale Developments with Premium Unpaid' under the Hong Kong Housing Society, and to discuss the scheme with the Hong Kong Housing Society with a view to allowing owners to let their entire flats, subject to a pro-rata sharing of their rental incomes with the Government;
- ~~(6)~~(7) to formulate redevelopment plans for aged public housing estates for the expeditious redevelopment of certain aged public housing estates with higher residual plot ratios, so as to increase the supply of public housing units; and

~~(7)~~(8) to use the land resumed by the Urban Renewal Authority for developing subsidized housing (e.g. the ‘Starter Homes’ Scheme for Hong Kong Residents).

Note: Dr Hon Junius HO’s amendment is marked in ***bold and italic type*** or with deletion line.