

Submit Comments to Transport and Housing Bureau

on or before 2 December 2013

Name: Mh Yolk Tung

E-mail: lths@thb.gov.hk

Post: Secretariat, Long Term Housing Strategy Steering  
Committee  
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33 Fat Kwong Street  
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#### Comments

1. Failure to address to "the poor living conditions" particularly for those living in poor living environment affected by serious traffic air and noise pollution with deviation from the minimum environmental planning standard. The Long-term housing strategy should provide priorities, solutions and measures to rectify the quality of poor housing rather than just focusing on quantity.
2. Government should provide a clear roadmap of housing mobility such as providing public housing tenants a greater chance to Tenant Purchase Scheme so they can have the opportunity of housing mobility and that it would also release more public housing to the needy groups.
3. Government should set up "standard on living condition" in Hong Kong for policy reference and measures to be taken.
4. To develop a middle income public rental sector for the young generation in consideration of the high cost of housing in Hong Kong. Housing policy should encourage family formation.
5. To reconsider the need to implement rent control measure and property taxation on vacant flats.
6. To revise the "village house policy" so that more lands can be saved.
7. To turn some of the industrial buildings into residential flats.
8. The Urban Renewal Authority should take up the task of developing sites for the lower middle income groups
9. Some of the government lands have been left vacant for over a long period of time. They should be put into proper usage for residential purpose.
10. Government should consider revising the "High Land Price Policy" and additional anti-speculation measures to regulate the high housing price.
11. Government should convince, encourage, or even intervene the estate developer to build small flats with low price so that young generation group can afford to buy those flats



"Alex Fan"

04/11/2013 21:20

To <lths@thb.gov.hk>

cc

bcc

Subject Comments for The Long Term Housing Strategy

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Dear Sirs,

There are some comments are listed as below:

1. Failure to address to "the poor living conditions" particularly for those living in poor living environment affected by serious traffic air and noise pollution with deviation from the minimum environmental planning standard. The Long-term housing strategy should provide priorities, solutions and measures to rectify the quality of poor housing rather than just focusing on quantity.
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6. To revise the "village house policy" so that more lands can be saved.
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8. The Urban Renewal Authority should take up the task of developing sites for the lower middle income groups.
9. Some of the government lands have been left vacant for over a long period of time. They should be put into proper usage for residential purpose.
10. Government should consider revising the "High Land Price Policy" and additional anti-speculation to regulate the high housing price.
11. To solve the share of the elderly persons continues to increase, provide more new small flats for senior citizens in New Territories such as Tin Shui Wai. The living environment is more suitable for the elderly if the related welfare facilities for senior citizen are developed. At the same time, to provide larger public rental flats or rental allowance to encourage younger families to move into New Territories and live with their elderly parents. To reduce the housing need of small size younger families and single persons in urban.

Regards,



Ming Yan Lee

05/11/2013 12:43

To "lths@thb.gov.hk" &lt;lths@thb.gov.hk&gt;

cc

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Subject 長遠房屋策略公眾諮詢

 Urgent  Return receipt  Sign  Encrypt**運輸及房屋局局長 張炳良先生及各位委員:****查詢文件:**

這份文件的統計數字大多是在2011-2012間的，現時2013年11月5日今天，香港的樓荒和缺小型單位供應更加嚴峻，根據民間可靠調查公佈指出單是入住工廈劏房的人已經超過6萬人，比起督導委員會文件所公佈的2011年只有1,300人，相差超乎想象，令人吃驚。

香港現時地荒，樓貴，租金貴，正正反映了住屋需求的逼切性。

由於租金樓價升幅到一個極不合理，趕絕基層住屋的生存地步，香港市民已無法能有機會安居。

**反對劏房發牌:**

若發牌規管劏房的話，這只能幫助炒家入市，更多名正言順的炒賣活動出現，必定狂加租金，到時租津/劏津都沒有用，更不能幫到住劏房的住戶。為著能夠生活下去，只會迫到越住越差的境地，造成更多流離失所。

政府應一方繼續執行巡查工作，一方面找合適地點作過渡性中轉房給有需要符合條件的市民入住。

急市民所急，政府應主導作大規模的填海和撥地建更多的房屋。

&amp;nbsp;

5.11.2013

長遠房屋策略 2013年9月

諮詢文件 5.18段 (5.18段第53頁)

佔用公屋公眾地方去建額外單身公屋

身為新界西北現有出租公屋住戶，我們強力反對上述建議。

2013.10.31 TVB之「新聞透視」引述專家說啟德區西九龍及東涌有大量閒置土地。在10月22日TVB亦報導長春社說斬伐樹木會造成熱島效應。該台在九月十月亦報導專家學者印證可用空置學校、貨櫃場、貨倉、回收場的土地來建公屋，可見「見縫插針」（即上述5.18段主張的做法）沒有必要。另外，權威人士也在媒體訪問時建議重建公屋的措施

奪走了我們公屋住戶的「公眾地方」（如植有樹木的土地、球場、休憩處、公園、有蓋行人走廊及涼亭、室外健身設施）會有下列的惡果：

1) 剝奪了公屋住戶在親子、睦鄰、心身健康、康樂、文娛、康樂的機會；因為我們的住所細小，不能很難進行上述活動。我們也不能負擔每車勞頓的去遠處地方進行這些活動日常。

2) 多了數以千計的額外住戶（那些住在「見縫插針」單位的單身人士），會危及/影響照明、採光、通風、交通、購物設施、污水處理，及其它配套，使公屋有人滿之患而水洩不通。

3) 有加租的機會：專家（劉國裕教授）指示單身公屋在營運和保養方面比較貴，會令致加租。

4) 上述的熱島效應，砍伐了樹木，會使我們的健康轉差。

心P2

## 長策會文件 5.18 段 佔用公屋公眾地方 -2-

(5) 現行輪候冊上的申請人會視我們為仇人，覺得公屋現有居民「霸佔」他們的空間，及阻擋他們「上樓」。

為什麼要陷公屋居民於此困境呢？上述的壞處，使我們跌進「多輸」的局面。我們也是香港市民呀！當局是否要逼百萬計的公屋住戶過如此苦不堪言的生活呢？香港也是輸家呢！公屋居民經此一劫，會影響他們在經濟、生產力、效率、家庭生活、鄰理關係及身心健康的表現及素質，那是不是令社會得不償失？

我們是沉默的大多數，但沉默並不代表當局可以「當我們冇到」，希望當局臨崖勒馬，放棄「見縫插針」這種「狂搶地」的「盲毛」做法。

當局的「見縫插針」想法，使公屋居民不論男女老幼，傷建、族裔、職業（打工、主婦、學生、退休）都受害受害。是否一個不得人心的苛政呢？政府多年來宣傳香港的公屋政策有助繁榮、穩定，但如實施「見縫插針」，則公屋會大倒退，因為公屋到處都塞滿了人及額外單位，樣樣「爆煲」。當局連我們僅有的（公眾地方）也奪走了，叫我們怎辦，這樣公平嗎？

新界西北公共屋邨居民上

## 2013 新房屋政策 建議書 01 - 獨居青年及中年公屋 (仁明智1311051453)

05.11.2013 14:59

Please respond to Tom Au Yeung

[Show Details](#)

2013新房屋政策 建議書項目如下：

1a, 1b / 行為問題

2a, 2b / 吸毒問題

3a, 3b / 犯罪問題

4a, 4b / 運動消費力

5a, 5b / 餐飲消費力

6a, 6b / 購物消費力

香港市民年齡在 18 至 39 歲下稱 **青年**，獨居**青年**公屋下稱 **青屋** 的房屋計劃。  
香港市民年齡在 40 至 64 歲下稱 **中年**，獨居**中年**公屋下稱 **中屋** 的房屋計劃。  
香港市民年齡在 65 歲或以上下稱 **老年**，獨居**老年**公屋下稱 **老屋** 的房屋計劃。

獨居**老年**公屋，應該盡量在新界大東北 及以 在新界大西北，**老年**因為安居養老，環境清靜，集中**老年**護理服務。

**青年**及**中年**公屋，應該盡量在 新市鎮 及以 在市區，方便**青年**上班 及 鼓勵**中年**就業。

營造一個利於獨居**青年**及**中年**的社區環境，**青年**及**中年**問題在這樣的社會環境集中處理，由社區機構重點根治，才能切實得到解決**青年**及**中年**問題，這是政府工作和社會工作的新方案及新政策。

1a/ 獨居青年及中年 行為問題，如下：

**青年**及**中年**的常見問題，感情煩惱、朋輩欺凌、購物成狂、行為偏差、情緒抑鬱、厭食暴食、打電動玩具、撞球、上網咖、組幫派、結交異性、好奇好玩、一時衝動、滿足虛榮、觀念錯誤、性情暴戾、貪心、投機圖利、仇恨、口角、謀財、貧窮、羞憤、交友不慎、沉迷賭博、網上沉溺、桃色糾紛及其他。女性或淪為娼妓、陪酒或應名女郎。內在生理、心理以及外在社會環境所造成。枯燥乏味社會，自然感到煩悶、落寞、孤單。

1b/ 行為問題 社區協助機構，如下：

香港基督教女青年會Hong Kong Young Women's Christian Association  
香港中華基督教青年會 Chinese YMCA of Hong Kong  
香港明愛青少年Caritas Youth and Community Service  
社區中心Community centre

2a/ 獨居青年及中年 吸毒問題，如下：

抽煙、飲酒、醉酒、濫用藥物、毒品犯罪、吸食毒品。

2b/ 吸毒問題 社區協助機構，如下：

香港美沙酮門診治療計劃中心  
保安局禁毒處Narcotics Division, Security Bureau  
物質誤用診所  
香港戒毒會  
基督教巴拿巴愛心服務團Barnabas Charitable service Association Ltd

基督教互愛中心 WU OI CHRISTIAN CENTRE  
 明愛容園中心 HUGS Centre  
 香港基督教服務處 Hong Kong Christian Service  
 路德會青欣中心 The Lutheran Church Hong Kong Synod.  
 東華三院戒煙綜合服務中心 TWGHs Integrated Centre on Smoking Cessation  
 衛生署控煙辦公室 Tobacco Control Office, Department of Health  
 醫院管理局 Hospital Authority

**3a/ 獨居青年及中年 犯罪問題，如下：**

防止犯罪。搶劫、恐嚇、賭博、殺人、傷害罪、殺人罪、強盜搶奪盜匪、贖人勒索罪、公共危險罪、妨害性自主罪、妨害自由罪等之犯案、淪入黑道的種種不法行為。社會治安，**青年及中年**犯罪問題、犯罪活動。在各種暴力犯罪中財產性犯罪

**3b/ 犯罪問題 社區協助機構，如下：**

香港警務處防止罪案科  
 商業罪案調查科

**4a/ 獨居青年及中年 運動消費力，如下：**

**青年及中年**問題是娛樂消費一系列的體育活動或購物，如打足球、籃球、網球、羽毛球、保齡球、高爾夫球、逛街購物等，**青年及中年**消費力強勁，在擁有運動鞋、足球、籃球、網球、運動衫等方面，擁有率都位居亞洲區榜首，其中有**青年及中年**表示擁有手提電話，比新加坡及韓國為多。

**4b/ 運動消費力 社區協助機構，如下：**

馬拉松運動專門店 iMarathon Sports  
 皇家運動專門店 Royal Sporting House  
 星光運動專門店 Starlight Sports Co.  
 Nike products  
 Adidas products

**5a/ 獨居青年及中年 餐飲消費力，如下：**

消費力指數顯示被訪者在個別市場的消費能力，而消費者購買傾向報告便提供了有關**青年及中年**消費傾向的分析。報告顯示，首3項**青年及中年**消費者會於未來6個月內消費的類別為餐飲及娛樂，比例為亞太地區最高。

最新消費者購買傾向報告調查，共訪問了10,503位來自242個市場的消費者，透過網上問卷、面對面訪問、電話訪問及電腦輔助電話調查系統獲取資料，並根據市場個別需要將問卷翻譯為當地語言。本指數和報告內容不代表財務業績。

**5b/ 餐飲消費力 社區協助機構，如下：**

元氣壽司株式會社 Genki Sushi CO.,LTD.  
 聘珍樓 Heichinrou Restaurant  
 金滿庭京川滬菜館 Modern China Restaurant  
 陶源酒家 Sportful Garden Restaurant  
 日牛涮涮鍋專門店 Nichigyu Shabu Shabu & Sukiyaki Restaurant  
 必勝客 Pizza Hut  
 星巴克咖啡 Starbucks Coffee Company  
 夏麵館 Xia Mian Guan  
 甘味讚岐手打烏冬專門店 Yummy Handmade Sanuki Udon Restaurant

越棧越式湯粉專門店 Viet's Choice

**6a/ 獨居青年及中年 購物消費力，如下：**

在青年及中年的心目中，知名品牌大多是國際品牌，本地品牌處於劣勢。在青年及中年心目中，Nokia, Nike, LV等西方名牌為他們心目中的名牌，但在年長的女性心目中，他們則較熟悉National等日本品牌，顯示部分長青的知名品牌近年在青年及中年的心中經已被一些新的品牌取締。青年及中年在以下產品中，每月仍然有可觀的消費：纖體產品、纖體服務、美容產品、美容服務、流動電話、數位相機、衣服、鞋襪、珠寶、金飾及旅行渡假方面。

**6b/ 購物消費力 社區協助機構，如下：**

領匯商場The Link REIT

香港崇光百貨SOGO Hong Kong

東急百貨店 TOKYU DEPARTMENT STORE

西武百貨 Seibu

吉之島(香港)百貨有限公司AEON Stores (Hong Kong) Co., Limited.

莎莎國際控股有限公司 Sa Sa International Holdings Limited

百老匯電器broadway

豐澤電器 Fortress

故社區協助機構應灌輸正確的休閒教育觀念，讓青年及中年能從事自由有趣且能舒展身心的活動，青年及中年及獲得群居互動的關係，藉以發展良好的社區關係。

青屋及中屋或可結合社區資源，目前社會上設有行為問題、吸毒問題以及罪案問題社區協助機構，對獨居青年及中年犯罪的預防確可收實效。當廣設社區協助機構，青年及中年遇到問題時，可就近社區求助及解決。

集中青年及中年高消費力建造新社區。

支持香港政府任何高效施政！

香港升斗市民！！

仁明智先生

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## Submit Comments to Transport and Housing Bureau

on or before 2 December 2013

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Committee  
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33 Fat Kwong Street  
Ho Man Tin  
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Fax: 2761 5160

## Comments

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8. The Urban Renewal Authority should take up the task of developing sites for the lower middle income groups
9. Some of the government lands have been left vacant for over a long period of time. They should be put into proper usage for residential purpose.
10. Government should consider revising the "High Land Price Policy" and additional anti-speculation measures to regulate the high housing price.
11. To review and adjust the ratio of public/private split for the new housing supply target by increasing the proportion of public housing supply. Private developers used to hoarding lands for market speculation and probably leads to insufficient private housing supply which apart from the target of 40% private housing supply every year in the LTHS.



07/11/2013 12:11

To lths@thb.gov.hk

cc

bcc

Subject 关于香港长远屋政策的一点意见

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尊敬的香港长远房屋政策委员会主席,  
张炳良教授:

我是香港的一个普通市民. 在此向您发表一些我对香港长远房屋政策的意见.

公屋本意是为了帮助香港一些低收入家庭的住房问题. 但现在公屋已成为很多人享受香港福利的权利. 很多人并不是没有自己的住房(一般不是大富大贵,但能买中下等的私楼), 随着年纪增大, 很多人把私房转给子女, 两老去申请公屋. 很多人能成功申请到公屋居住. 我身边很多认识的人都是这样做的, 我无意去检举他们, 但我认为, 此举已破坏了公屋的本意, 难怪现在申请公屋的人数是空前的!!!

我认为, 政府应该制定一些政策, 例如, 限定如曾经拥有私楼, 要3-5年后, 才能申请公屋, 等等.

另外, 我认为, 政府应该多建及快建居屋, 以帮助新婚及年轻夫妇置业, 按一定的折扣卖楼, 政府有收入, 也可帮助年轻人, 还可起到压抑楼价的作用.

香港一市民

2013年11月7日

(編者註：提交意見者要求以不具名方式公開其意見)



KH Chung

07/11/2013 15:58

To <lths@thb.gov.hk>

cc

bcc

Subject long term land supply

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不应只顾公营屋，写字楼，私楼，豪宅，独立屋用地都要充分准备未来需要。石澳，西贡，南丫，大屿山，大埔公路，屯门公路沿线都可建独立屋，维港以外还有好多地方可填海建商住楼，公屋应尽可能在地价便宜的地区。郊野公园应放弃部分地方供建设用。



Ivan Wong

08/11/2013 09:24

To lths@thb.gov.hk

cc

bcc

Subject Public consultation on Long Term Housing Strategy

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Dear Sir,  
Secretariat,

Long Term Housing Strategy Steering Committee

I am writing to give some comments for our Long Term Housing Strategy. Housing tops the list of livelihood issues that are of public concern, and is widely recognized as the foundation for a stable society. I suggest that government should consider revising the "High Land Price Policy" and additional anti-speculation measures to regulate the high housing price. Hong Kong is small, such a geographical disadvantage that limits land supply, the restricted housing supply has another deep root. Businesses grow which innovate and produce products and services, not to people to fund their speculation on property prices. The message is clear that "High Land Price Policy" is not good, but declining home prices have an immediate effect on Hong Kong economy. That is the precise reason why the current Hong Kong government has been so weak in handling the public opinions on high home prices. It is easy to say that the "high land price" policy is bad and this is one of the problems why it is difficult for teenagers to obtain their own house nowadays

Government's role in housing should be the supplier of accommodations for the lower class and the teenagers. Government should lessen people's pains, but not to assist their activities of investment wealth growth. Also, government should not disturb the functioning of the private market and should avoid all markets overlapping.

Best Regards,

Ivan Wong



ggeorge222002

08/11/2013 11:18

To "lths@thb.gov.hk" <lths@thb.gov.hk>

cc

bcc

Subject Advice on Long Term Housing Strategy Review

Urgent  Return receipt  Sign  Encrypt

1. Rental housing should be provided to low income group to enhance their living environment.
2. Consider legalization and systematism of "Cube Unit"
3. Government should take more leading role of housing development and build more resident unit with reasonable selling price since private developer tend to build "high end " resident unit which cannot satisfy the need the middle income class.



Matt Cheng Pak Yuen 鄭柏源

08/11/2013 16:10

To "lths@thb.gov.hk" <lths@thb.gov.hk>

cc

bcc

Subject -thursday class-Cheng Pak Yuen-Submit Comments to  
transport and Housing Bureau-thursday class-  
 Urgent  Return receipt  Sign  Encrypt

Dear Sir:

2. Clear road map of housing mobility---except the TPS, building more public housing for the people who in need. Also ,reconstruct the insecure and old building can help the mobility of housing. At last, I think government must revise public housing income every year and check all the tenants clearly, it helps the waiting time for the public housing shorter.

*Thanks & Regards ,*

Matt Cheng 鄭柏源



Ming Ma

08/11/2013 16:35

To lths@thb.gov.hk

cc

bcc

Subject 對於長遠房屋發展提出建議

 Urgent  Return receipt  Sign  Encrypt

致：長遠房屋策略督導委員會秘書處

本人會從經濟角度看房屋發展，香港人口增長與勞動力，根據“2010年至2029年香港勞動人口推算”專題，指出勞動人口“經濟撫養比率”，反映未來的稅收與政府的財政負擔，影響政府架構穩定性，將會面對人不敷出，不想減薪凍薪以及延長退休期等局面，現在應考慮房屋與政府收入有密切關係，對於長遠房屋發展有三項建議：

● 增建或改造非長者單身人士樓房：

「劏房」的業主違法經營，全部收入不用交繳稅項，並增加樓宇危險，萬一發生意外，浪費政府人力物力妥善處理，立法與發牌監管不可取，這樣會增加政府的開支，例如：政府增加人手配合，加上經驗不足，未完全掌握「劏房」的實況，難於執法與持續性監測「劏房」的安全性所產生費用負擔。

將現有的空置或新增公屋的空間預留建造單身人士樓房，因人息要求改變，相應租金可提升，每戶面積相等於 5.5 平方米，能夠大量建造，解決非長者單身人士住屋需要，同時，使政府從租戶增加影響整體租金收入提升，減少因「劏房」所造成危險、政府的開支提升與稅項收入損失。

● 加強推廣長者單位

長者經常從媒體獲取負面長者單位的資訊，影響對長者單位的形象，使長者對該單位產生錯誤的理解。有見及此，透過媒體加強推廣，好讓長者明白該單位帶來的好處，例如：該單位設有長者的設備，可預防家居意外，還有工作人員的守護，長者有身體不適，經由當值職員安排送院，租金較現時公屋或老人院便宜等.....

當長者願意入住長者單位，令該單位使用率增加，政府的租金總收入會相應提升，交還原有單位，增加單位數量，轉租輪候公屋人士，解決部分輪候人士住屋需要。

● 不同現有住戶與公屋資源

面對公屋資源不足，富戶是有能力在市場購置樓宇的一群，換句話說，該單位租金應調整至市場水平，可考慮該租金內加入管理與維修之費用，這樣符合公平的原則，降低公屋的吸引程度，使該戶主願意購置樓宇，從而增加政府的收入和物業的稅收來源。

綜援戶必須支援的一群，同時，帶來政府的財政負擔，取得平衡的情況下，透過現有審查與遷移計劃，安排該戶遷移租金較低的地區或較不受歡迎的單位，把原有單位轉租於輪候公屋人士，提升該單位租金正收入，減少政府的支出。此外，該戶為了不遷，提升其工作動力，脫離綜援行列。

濫用戶是浪費公屋資源的一群，與保安公司加強合作，密切留意該戶的異常舉動，例如：經常不依繳交租金、水電用量低於合理水平、大量貨物遷入遷出、家訪時單位裝置異常(不是家用的設備)，當發現有異常時，該戶主在限期內無合理證明，應收回該單位及永久取消該戶主申請公屋的資格，藉此減少濫用公屋，充分運用公屋資源，給予有需要輪候公屋人士。

期望本人之建議，可作為貴會制定房屋發展政策的參考資料。



"Mimilaw"

08/11/2013 17:50

To <lths@thb.gov.hk>

cc

bcc

Subject Comments to Transport & housing Bureau

Urgent  Return receipt  Sign  Encrypt

Dear Sir / Madam

Please refers to attachment.-

Best regards,

\_\_\_\_\_ Information from ESET NOD32 Antivirus, version of virus signature database  
9021 (20131108) \_\_\_\_\_

The message was checked by ESET NOD32 Antivirus.



<http://www.eset.com> SKMBT\_C25313110817150.pdf



*within next week.*

Submit Comments to Transport and Housing Bureau  
on or before 2 December 2013

Name: \_\_\_\_\_

E-mail: lths@thb.gov.hk

Post: Secretariat, Long Term Housing Strategy Steering  
Committee  
1/F, Block 2, Housing Authority Headquarters  
33 Fat Kwong Street  
Ho Man Tin  
Kowloon  
Hong Kong

Fax: 2761 5160*Analysis as applicable.*

## Comments

1. Failure to address to "the poor living conditions" particularly for those living in poor living environment affected by serious traffic air and noise pollution with deviation from the minimum environmental planning standard. The Long-term housing strategy should provide priorities, solutions and measures to rectify the quality of poor housing rather than just focusing on quantity.
2. Government should provide a clear roadmap of housing mobility such as providing public housing tenants a greater chance to Tenant Purchase Scheme so they can have the opportunity of housing mobility and that it would also release more public housing to the needy groups.
3. Government should set up "standard on living condition" in Hong Kong for policy reference and measures to be taken.
4. To develop a middle income public rental sector for the young generation in consideration of the high cost of housing in Hong Kong. Housing policy should encourage family formation.
5. To reconsider the need to implement rent control measure and property taxation on vacant flats.
6. To revise the "village house policy" so that more lands can be saved.
7. ~~To turn some of the industrial buildings into residential flats.~~ ✕
8. The Urban Renewal Authority should take up the task of developing sites for the lower middle income groups
9. Some of the government lands have been left vacant for over a long period of time. They should be put into proper usage for residential purpose.
10. Government should consider revising the "High Land Price Policy" and additional anti-speculation measures to regulate the high housing price.

Name: Mimi Law

Date: 8 Nov 2013

Assignment: Comments over HKSAR Public Housing Policies

- 1) Government (Housing Department) should re-launch HOS in a suitable providing rate in order to balance the un-affordable high price private housing supply and satisfy the basic living needs of citizens.
- 2) Government (Transport & Housing Bureau) should cooperate with Urban Renewal Authority in developing Public Housing like HOS or building public rental housing at renew area, this is to increase the supply rate of housing and also to improve the living conditions for poverty by regenerating those old developed area.
- 3) Government (Transport & Housing Bureau) should review and re-launch the Home Assistance Loan Scheme in helping both lower middle & middle income class on purchasing their own house in private housing market.
- 4) Transport & Housing Bureau should work with the Planning Department and Social Welfare Department in handling resettlement cases of those affected citizens in new development projects, so that government could get more lands for urban development and increase housing supply by giving helping hands in their settlements.
- 5) All policies should review and adjust regularly according to current circumstances in order to balance the housing supply and market stability, and maintain least intervention.



Li Ming Yeung

08/11/2013 18:21

To "lths@thb.gov.hk" &lt;lths@thb.gov.hk&gt;

cc

bcc

Subject Comments on Long Term Housing Strategy

 Urgent
  Return receipt
  Sign
  Encrypt

Dear Sir/Madam,

In the event that the private property market continues to be overheated and exceeds the general public's affordability, the government should consider the initiative of "Hong Kong Property for Hong Kong First Time Home Buyers" in lieu of "Hong Kong Property for Hong Kong People" to further manage the demand.

Question 1

I agree to the proposal to adopt a supply-led strategy for the LTHS and with public housing accounting for a higher proportion of the new housing production.

Question 10

If suitable urban sites which do not have other immediate uses are available, I think they should be used to provide transitional housing to those in need.

Question 22

I support the government's various measures to increase housing land supply as set out in Chapter 8.

Yours faithfully,

Li Ming Yeung

=====

This is a true saying: " If we have died with him, we shall also live with him. If we continue to endure, we shall also rule with him. If we deny him, he also will deny us. If we are not faithful, he remains faithful, because he cannot be false to himself." (2 Timothy 2:11-13)

"這話是確實的：如果我們與他同死，也必與他同生；如果我們堅忍到底，也必與他一同王；如果我們否認他，他也必要否認我們；如果我們不忠信，他仍然是信實的，因為他不能否認自己。"(弟後2:11-13)

Submit Comments to Transport and Housing Bureau

on or before 2 December 2013

Name: \_\_\_\_\_ (没有署名)

E-mail: [lths@thb.gov.hk](mailto:lths@thb.gov.hk)

Post: Secretariat, Long Term Housing Strategy Steering  
Committee  
1/F, Block 2, Housing Authority Headquarters  
33 Fat Kwong Street  
Ho Man Tin  
Kowloon  
Hong Kong

Fax: 2761 5160

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10. Government should consider revising the "High Land Price Policy" and additional anti-speculation measures to regulate the high housing price.
11. Government should increase reclamation (except Victoria Harbour) to increase land supply.

Submit Comments to Transport and Housing Bureau

on or before 2 December 2013

Name: LIU SHUK KAN

E-mail: lths@thb.gov.hk

Post: Secretariat, Long Term Housing Strategy Steering  
Committee  
1/F, Block 2, Housing Authority Headquarters  
33 Fat Kwong Street

Ho Man Tin  
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Hong Kong

→ 興建房屋或推出有資助性的房屋, 令更多人(尤其  
年輕一輩)增加置業的機會.

Fax: 2761 5160

→ 培訓更多專業的物業管理人員, 建造一個舒適  
及滿意的环境, 令所有和諧居所.

→ 加強土地規劃, 尋找土地興建房屋.

Comments

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→ 設立政策限制非本港居民(例如內地)炒高樓價.

→ 調低房屋住滿10年時入息資產審查, 打擊公屋濫戶及濫用公屋, 令更多有需要的人可入住.

Submit Comments to Transport and Housing Bureau

on or before 2 December 2013

Name: King Ping Shan

E-mail: lths@thb.gov.hk

Post: Secretariat, Long Term Housing Strategy Steering  
Committee  
1/F, Block 2, Housing Authority Headquarters  
33 Fat Kwong Street  
Ho Man Tin  
Kowloon  
Hong Kong

Fax: 2761 5160

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Submit Comments to Transport and Housing Bureau

on or before 2 December 2013

Name: Chan Man Kit

E-mail: lths@thb.gov.hk

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Ho Man Tin  
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## Submit Comments to Transport and Housing Bureau

on or before 2 December 2013

Name: Law Kit FungE-mail: lths@thb.gov.hk

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10. Government should consider revising the "High Land Price Policy" and additional anti-speculation measures to regulate the high housing price.
11. The ceiling income standard is too low as most of the young people cannot meet the standard to apply for the public housing. The government has not enough assist to young people in housing policy.



Submit Comments to Transport and Housing Bureau  
on or before 2 December 2013

Name:

Lai Man Hei Jeffrey

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1. Not agree, as the population and housing price extremely high in Hong Kong, it is undoubted that the quality and quantity are both important to fulfill the need of people. Moreover, Hong Kong government should set a goal which enhances the housing hygiene and numbers.
2. Agree
3. Agree. "Standard on living condition" could be a way which enhance the housing environment and maintain the quality of house.
4. Totally agree. If the government could provide more benefits and subsidize the young generation, it could be a bit to resolve the housing problem in Hong Kong. By the way, it could also resolve the problem of low birth rate in Hong Kong.
5. Disagree The rent control measure of nowadays policy is not bad.
6. Disagree. For the "Village house policy", it should be "resolved" rather than "revised". It could raise more problems such as increasing the unsatisfying feeling to the government if the government changes the policy of "Village house policy". It is not worth.
7. Disagree. It could increase the manpower and human resources to maintain the living condition of those house.
8. Agree.
9. Agree. The government should consider how to use those vacant house such as rental usage for those required people or elders.
10. Agree

## Submit Comments to Transport and Housing Bureau

on or before 2 December 2013

Name: Tsoi Ying Yue, JINGE-mail: lths@thb.gov.hk

Post: Secretariat, Long Term Housing Strategy Steering  
Committee  
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## Comments

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4. To develop a middle income public rental sector for the young generation in consideration of the high cost of housing in Hong Kong. Housing policy should encourage family formation. (✓)
5. To reconsider the need to implement rent control measure and property taxation on vacant flats.
6. To revise the "village house policy" so that more lands can be saved. (✓)
7. To turn some of the industrial buildings into residential flats. (✓)
8. The Urban Renewal Authority should take up the task of developing sites for the lower middle income groups
9. Some of the government lands have been left vacant for over a long period of time. They should be put into proper usage for residential purpose.
10. Government should consider revising the "High Land Price Policy" and additional anti-speculation measures to regulate the high housing price.
11. Government should established a macro goal and vision on <sup>evaluating &</sup> regulating the use of land. moreover transition plan should be established as well for development and re-development of city for ~~adopting~~ people who would be influenced. Active the value and usage of deteriorated <sup>land &</sup> residential <sup>area</sup>

Submit Comments to Transport and Housing Bureau  
on or before 2 December 2013

Name: Ho Wai Ki

E-mail: lths@thb.gov.hk

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Committee  
1/F, Block 2, Housing Authority Headquarters  
33 Fat Kwong Street  
Ho Man Tin  
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Comments

*The government should explore more new land for housing development.*

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10. Government should consider revising the "High Land Price Policy" and additional anti-speculation measures to regulate the high housing price.

*The government should increase the rate of redevelopment in urban area.*

Submit Comments to Transport and Housing Bureau  
on or before 2 December 2013

Name: Mr LAI KIT

E-mail: lths@thb.gov.hk

Post: Secretariat, Long Term Housing Strategy Steering  
Committee  
1/F, Block 2, Housing Authority Headquarters  
33 Fat Kwong Street  
Ho Man Tin  
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4. To develop a middle income public rental sector for the young generation in consideration of the high cost of housing in Hong Kong. Housing policy should encourage family formation.
5. To reconsider the need to implement rent control measure and property taxation on vacant flats.
6. To revise the "village house policy" so that more lands can be saved.
7. To turn some of the industrial buildings into residential flats.
8. The Urban Renewal Authority should take up the task of developing sites for the lower middle income groups
9. Some of the government lands have been left vacant for over a long period of time. They should be put into proper usage for residential purpose.
10. Government should consider revising the "High Land Price Policy" and additional anti-speculation measures to regulate the high housing price.

1. 50% of income can be used for housing mortgages instead of 40%  
2. The government should increase the no. of units being built within the same area to increase the supply of both public and ~~state~~ private housing

Submit Comments to Transport and Housing Bureau  
on or before 2 December 2013

Name:

CHANG WAI CHUN

E-mail: [lths@thb.gov.hk](mailto:lths@thb.gov.hk)

Post: Secretariat, Long Term Housing Strategy Steering  
Committee  
1/F, Block 2, Housing Authority Headquarters  
33 Fat Kwong Street  
Ho Man Tin  
Kowloon  
Hong Kong

Fax: 2761 5160

Comments

1. Failure to address to "the poor living conditions" particularly for those living in poor living environment affected by serious traffic air and noise pollution with deviation from the minimum environmental planning standard. The Long-term housing strategy should provide priorities, solutions and measures to rectify the quality of poor housing rather than just focusing on quantity.
2. Government should provide a clear roadmap of housing mobility such as providing public housing tenants a greater chance to Tenant Purchase Scheme so they can have the opportunity of housing mobility and that it would also release more public housing to the needy groups.
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11. THE GOVERNMENT SHOULD ENCOURAGE THE BANK TO CANCEL THE "PRESSURE TEST" FOR MORTGAGE APPLICATION



C yy

09/11/2013 11:42

To "lths@thb.gov.hk" &lt;lths@thb.gov.hk&gt;

cc

bcc

Subject 建議改建服務設施大樓

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你好:

本人見報得知局署為找地建公屋而煩惱，所以建議改建公屋服務設施大樓。

本人為公屋服務設施大樓住戶，由於每戶都是單人戶，全樓人數不過幾百人，

而只有幾層樓及停車場，

由於要與人共廚廁，而本人知道有很多戶都希望有獨立居，但只是申請怕麻煩而不了了知，

如果改建公屋服務設施大樓，

給予住白獨立單位作為搬遷，問顯應不太，向住戶□142;數亦小安置應交一座舊公屋為小。  
全港有我所知大約有十座，予改入一座三十多層公屋，應提供很多單位與不同公屋(單人及多人)。

這純為個人見意，認為可行，希望對貴署有所幫助。



Davy lau

09/11/2013 19:37

To lths@thb.gov.hk

cc

bcc

Subject Public consultation on Long Term Housing Strategy

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Comments

1. to develop a middle income public rental sector for the young generation in consideration of the high cost of housing in hong kong.
2. most of family can not affordable the high price housing , the government should build more subsidized sale units
3. to reconsider the need to implement rent control measure and property taxation on vacant flat
4. Government should consider revising the "high land price policy" and additional anti-speculation measures to regulate the high housing price.
5. to turn some of the industrial building into residential building.
6. the urban renewal authority or housing society hong kong should take up the task of developing sites for the lower middle income group, not only build a high price housing.
7. Government should provide a clear roadmap of housing mobility such as providing public housing tenants a greater chance to Tenant Purchase scheme so they can have the opportunity of housing mobility and that it would also release more public housing to the needy group.



Submit Comments to Transport and Housing Bureau  
on or before 2 December 2013

Name:

Date ChanE-mail: lths@thb.gov.hk

Post: Secretariat, Long Term Housing Strategy Steering  
Committee  
1/F, Block 2, Housing Authority Headquarters  
33 Fat Kwong Street  
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Kowloon  
Hong Kong

Fax: 2761 5160

**Comments**

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Wai Hung Wong

10/11/2013 00:14

To "lths@thb.gov.hk" &lt;lths@thb.gov.hk&gt;

cc

bcc

Subject Opinion on the Long Term Housing Strategy

 Urgent  Return receipt  Sign  Encrypt**Dear Sir/Madam**

I am a local Hong Kong teenager who comes from a grass root family. Though with a degree from a distinct university at Hong Kong and much effort, I am making only about \$10k a month after two years of work. I can not even imagine how will I be able to afford a small flat in the future, not to mention marriage and raising children.

So just save the time for consultation or speed up all those processes, what we want is more and more supply of public housing. With higher supply, the price for flats will drop to a reasonable level. This is simple economy.

You see, it seems that there are a lot of problems in the society, but if you think deeply, they are actually come from a few reasons. For example, in order to buy/rent a flat, they have to save a large amount of money because building up a family. This contributed to the low birth rate in Hong Kong which in another turn influences the labour force and competitiveness of Hong Kong.

From a grass-root citizen of HK.



windflyer Ng

10/11/2013 02:00

To "lths@thb.gov.hk" &lt;lths@thb.gov.hk&gt;

cc

bcc

Subject 長遠房屋策略： 凝聚共識 建設家園建議

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Dear Sir / Madam

As per the strategy of long term housing, I have the following points of view for your review and consideration.

Firstly, it will pinpoint on the focus persons to build up harmony family in the society:-

1. Senior Elderly Person group, Young Person group, Below low income line family group to who shall encourage these three group people to join together for the application of housing. For these joined group application who need the standard living place (Public Housing ) shall give fast track application to move in for the public housing ( i.e. target shall be within one years -first priority ).

Advantages:

Why it needs joined application that shall be consist of these three group of people for the criteria?

i) Less diversity of elderly person and young person. The elderly person can be taken care with the family, who also take care the grandson generation. As the trend, the young likes to live independently, however, they have not ability to buy first-own property. So this joined application encourage the young generation group to build up large family harmony.

ii) It is also giving incentive to the young group to give birth without burden and the production rate will be increased.

iii) The low income line family will be decreased. It is because (say income HK\$11000) and their rental cost will be only taken for 20% in public housing, they still have 80% for expense. In contrast, if the low income family cannot live into public housing, there will be a lot of society problem induced. As the private rental cost must be higher than public rental cost. The percentage of rental cost must be higher than 50% -100% if compared with same size of public housing. So it is implied to force these group of people into low income family if they cannot move into public housing.

iv) The partition rental problem will be increased.

2. For the single person (over 35 years), to these group people, I will assume they have not family and parent in Hong Kong at the moment, according to the above item 1(iii) case, these group of people are forced to live in the rental partition living standard and also become low income line group. So another kind of public housing for single people shall be built. However, for the target of society vision to build up the harmony society, a common area/ recreation facilities must be provided within these kind of housing for their build up harmony each other.

Advantages:

i) ditto similar to 1 (iii)

ii) For short term to achieve these target, the factory vitalization can be applied to modify the condition to suit for these group of people. As they are single person, it is easy to build

up the standard for their living where must be better than rental partition.

iii.) This kind of housing can be adopted for the change of land use for re-vitalization and instant properties can be used.

iv) These kind of housing can also induced the harmony as similar as 70s squatter housing to build up the neighborhood.

3. For young person group, it is very surprised to me I heard from Mr.P L Cheung speaking who said the most of student in the university to apply the public housing. I think it will be giving a wrong direction for short cut for them if they can apply the public housing. If this application is allowed, I think the public housing builds 50,000 units per year must be insufficient for every year graduation students.

i)So it should be encourage them step on the ground and step by step

ii)encourage them complete the tertiary education and to build up their own family and living with parent together.

iii) giving them incentive to give birth early accordingly to the above item 1 (i) & (ii)

Secondly, for shortage of construction workers, in these critical period.

1. There must be induced the external competent workers with semi-skill or special skill at this stage. Under the information and current situation, it is really old age generation workers in the construction industry. For some kind of major works, they cannot handle the works such as rebar fixing, timber formwork erection, concrete casting, etc. Their daily wages is seafood prices nowadays. Actually, some retired workers are requested to come back to work by their ex-boss.

2. For the young generation workers under the construction industry, it is too hard for current young generation even the attractive salary, they usually to forgive the works after a few months. So even the young workers / apprentices are trained from the CITA, but percentage to be remained in the construction industry is very low. Furthermore, these young generation assumed still remain in the construction industry, but their experience is still green. i.e For the past apprentices who needed 3 years for completion of the competent skills. So the young workers are still not enough to supply for the market in these coming few years

3. So the middle age workers are insufficient to supply for the current construction projects. It is because, the government to boost up the economy by launching various large infrastructure projects and also to be requested for build up large amount of housing projects at the same times. Obviously, it is impossible a worker can eat ten bowl of rice at a time.

4. The advantage of input external labours, as it is regulated the labour cost building up too fast. i.e a concreter may be HK\$800 daily wages on two year before, HK1000-1200 on last year, but HK1500 on this year. For formwork erector and rebar fixing are more worst.

5. This norm is absolutely abnormal, as some workers wages is higher than supervisor or middle management staff wages, what is next situation?

6. As review this situation will not be improved if external labour cannot be induced, it is because the major infrastructure railways will be completed by 2014-2018. The building /housing projects are still highly depending for the coming ten years, the neighbour projects in Macau attracted part of workers, so insufficient labours will be kept.

I hope the above some points in term of the facts can be taken and reviewed, and I am also working in private building construction company for the based reference.



alan Kei

10/11/2013 21:35

To lths@thb.gov.hk

cc

bcc

Subject 長遠房屋策略意見

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回覆長遠房屋策略.doc

1. 本人同意長遠房屋策略應以供應為主導，但不同意未來新落成公私營房屋比例為 60:40。

自 2002 年起，本港樓宇供應大幅減少，政府應盡快增加房屋供應，補回多年的不足，令房價回到健康而合理的水平。

現時公私營房屋比例為 44:56，如果新建房屋比例為 60:40，則私人房屋比例將減少，這可能導致私人房屋價格長期處於不健康的高水平，這可能導致更多人對公營房屋的需求，申請公屋的人數將不斷增加，政府永遠不能滿足市民的公屋需求。其實導致今天大量市民對公營的需求，其中一個原因仍是市民負擔不起超高價的私營房屋，如果政府能大幅增加私營房屋供應令房價回落致合理水平，申請公營房屋的人數反會因此而減少，所以本人認為新落成公私營房屋比例最多只能在 50:50。

2. 本人大致同意採用的原則和方法，但認為應先判斷起始點是否處於平衡，自 2002 至現在，供需一直不平衡，就算長遠房屋推算的原則及方法非常準確，十年後的房屋供求也可能沒有改善，因為之前的不平衡一直沒有解決。所以本人認為在推算需求時應在“其他因素”加入一個上年度可能短缺/乘除的數量，然後每年/每兩年檢討推算結果和實際供需的情況再在“其他因素”中調節短缺/乘除的數量，為求中短期市場都能處於大致供求平衡。

3. 冇意見

4. 推算只計算 2011-2012 的平均淨增長為每年約 29,400 個新增住戶的需求，整個推算假設了在 2011 年之前所有新增住戶已得到完滿的安置並在 2011 年前已居於“適切的居所”，此和實際情況不符。
5. 本人認為未來十年的供應目標不能滿足基本需求。過去十年，香港一直處於供需失衡的情況，加上發展商、投資者、投機者乘機推波助瀾，以此文件推算出來的數字實在太保守。根本無助解決長遠房屋問題。

就算以上數字推算非常準確，未來兩三年，供需也不能平衡，因為政策以平均推地形式進行。私人房屋短期價格不能回落，將繼續處於不健康的超高水平，這樣等候公營房屋的申請人只會不斷增加，公營房屋的建屋速度永遠不能滿足需求。本人認為政府應採用先多後少的供地策略，盡快調節供應。(例如政府目標每年提供兩萬個私人單位的土地，假如未來十年的確可以達致供供平衡，但短期的兩、三年，由於之前的嚴重短缺令每年兩萬個私人單位根本不能滿足市場需求，政府的供地需要調節為第一年兩萬五千、然後第二年兩萬五千、第三年兩二、第四年兩萬、第五年起每年一萬八千，十年的總數並沒改變，但供需平衡可以早些達到。(可惜政府雖然承認需要增加供應，

但在 2013 年可能連基本的兩萬個私人單位的土地供應都不能達標。)

只要私營房屋樓價回落，例如每年下跌 10%-20%，兩年後，私營房屋回落至合理、健康及可負擔水平，公營房屋的需求自然會減少。最起碼二手居屋價格相對回落下，市民可從公屋流轉至居屋，居屋流轉至私人房屋。

香港是一個國際性大都會，本人認為公私營房屋不能多於 50:50。政府可能因為現今有大量公營房屋的需求而希望大量增加公營房屋滿足需求，但大量增加公營房屋長遠有以下的缺點：

- 長期增加政府負擔，令香港變成福利社會
- 公私營房屋不平衡，將導致公私營房價差加闊，社會容易分化，貧富懸殊加劇

本人認為政府應多推私人土地，令私人房屋價格回落至合理，市民能負擔私人房價，申請公營房屋人數自然會減少，如果公私營房屋比例合適的話，價差不會太大，有助改善貧富懸殊情況。

6. 本人認為不需要為發展中高收入長者住屋而另訂政策，政府只需照顧低收入長者便合適。
7. 本人同意增加配額及計分制下給予年逾 45 歲的非長者一人申請者額外分數，但不同意擴至 40 歲、35 歲的一人申請者額外分數。因為 35 及 40 歲的人仍有較大機會在期內合組家庭變成一般申請者，而且他們仍有能力向上流的機會，社會不應太早資助這批人。
8. 不同意將三年目標擴展至 35 歲非長者，但同意擴展至 45 歲。因為 35 歲正值中年初期，一般工作能力仍高，而且尚有機會向上流。更何況他們由年幼至 20 多歲正受社會大量資助，現正中年應為社會作出貢獻，我們不應太早資助 35 歲的人，應多留機會給他們自身努力。但年 45 歲的人，經過他們 20 多年的努力，如果收入仍停留在低收入情況，這批人向上流的機會已細，而且有能力組成家庭的可能也相對較細，社會可以給予優先資助，改善他們的生活環境。
9. 本人認為不需增建專為單身人士而設的公屋大廈，政府只需提高地積比率，增加公營房屋，按計劃分配房屋，令社會各階層得到合理的資助，政策不應太有傾向性及複雜性。
10. 本人市區的臨時空置土地不應用來興建過渡性房屋，政府應加快規劃該土地的長遠發展。政府應於市效規劃一處地方作過渡性房屋之用。

11. 分間樓宇單位確有存在的需要，透過發牌及登記制度可改善該類房屋的安全標準和居住環境。在沒有可能於短期內取替分間樓宇下，發牌及登記是可取的方法改善市民生活環境。
12. 本人同意預留某個比例的單身人士，但認為該比例不應多於 3%。
13. 本人不同意設立入息/資產下限，因為這措施減少低收入人士改善生活環境的機會，低收入人士可以得到家人/朋友的幫助而自置居所。
14. a) 本人支持出售現有 39 個屋苑的租置計劃的剩餘單位，改善管理。  
b) 本人不同意推出首次置業資助，政府應大量、逐步增加私營房屋土地供應，令私營房屋回落至合理水平。  
c) 本人不同意提供租金援助和推出租務管制。政府可考慮在公屋輪候冊等候三年後仍未能上樓的申請者可以如綠表申請者一樣於居屋及公屋第二市場免補地價買樓。
15. 本人支持定期檢視並剔除輪候冊上不合資格的申請者。
16. 本人認為可大致維持現有富戶政策，但只需檢討現時的某些申報安排，如首次申報入息已訂為入住公屋後五年，然後每兩年申報一次，其他可大致維持現有政策，不需額外制訂準則。
17. 有意見。
18. 本人認為應優先編配予輪候冊申請者。
19. 由於現時房屋供應不足，一般建屋需時較長，為加快資助房屋的興建，本人同意邀請私營機構參與提供房屋。
20. 除了加快房屋供應，最直接及快捷的方法是促進空置房屋推出市場。2012 年 6 月私人住宅空置為 44,000 個，空置率 4%，公營房屋空置率 1.4%，則私人房屋空置率比公營房屋高出 2-3 倍，假如能將私人房屋空置率減少 10%，市場馬上多出 4,000 個單位，不需長時間考慮怎樣多推土地，而且所推土地只能增加一兩千個單位。政府應想法去加重空置房屋的持貨成本，雖然推出空置稅較為複雜，但起碼政府不應鼓勵投資者及發展商持貨空置。政府每年的差響及電費補貼並有持貨上限，根本應為每人及每公司最多只可受惠一次，海外人士及公司根本不應得到優惠。現時的情況假如有投資者持有十個



單位空置，有發展商持有一百個單位空置，他們得到十倍百倍的優惠，他們過去十年節省了多少空置成本？

另外，政府半官方機構，如地鐵公司、市建局等應把合建單位直接推出市場，改善售樓程序及透明度，減少推樓抬價的策略，將可推樓宇一次推出市場，更不應以批發形式一次性賣給發展商。這樣間接協助發展商屯積居奇，推高市場價格。他們如把房屋高價推出市場，但未能被市場吸納，於是他們把餘貨一次賣給發展商，這種手法根本就是官商勾結，這些半官方機構應把餘貨直接推出市場，推出優惠，調整價格，直至市場完全消化他們的供應。

在某工種出現人手短缺的情況下，本人同意有限度輸入外地勞工。

21. 本人同意適量提高地積比率，某些地區如九龍城、九龍塘、啟德等，更可大幅度提高比率以增加供應。
22. 發展和保育需要取得平衡，但現時保育佔地太多，本未倒置，人口不斷增加，政府必需檢視現有郊野公園及綠化帶政策，本人認為已有郊野公園，又何需還有綠化帶地區的存在呢？
23. 本人認為此長遠房屋政策最高只值 50 分，因為大部份篇幅只是談及公營房屋問題。香港私人房屋佔比例不少於 50%，長遠房屋策略應就現時不健康的私人房屋問題提出長遠改善方法，為全香港的房屋問題提供策略及方針。

From: Joy Wong  
 To:  
 Date: 10/11/2013 10:13  
 Subject: 全新房屋政策: 將公營房屋同私營房屋脫勾,更有效幫助合資格人士.

#### 現況:

公屋:供應不足,申請人數屢創新高,公屋流動性極低,濫用公屋情況嚴重,富戶及空置戶不願交出單位,公屋自由市場價格屢創新高.

居屋:供應不足,需求日增,居屋價格急升,已貼近私樓樓價,公屋富戶更加不願以高價買入居屋空出單位予有需要人士.

#### 如何解決?

##### 公屋新政策:

全港公屋加入可買機制. 我們曾推出過租置計畫,但因產生嚴重問題已被停用,如被指政府賤賣資產,公屋戶售出賺取暴利,拖低樓市. 如何避免? 我們將加入嚴格的限制條件,這也是本政策的核心!

- 1) 公屋戶必須住滿10年才可購買自住單位
- 2) 必須以家庭為單位提出申請. 政策應以幫助家庭為主,防止大量單身人士為買公屋盲目加入輪候.
- 3) 買入的單位不設禁售期,但只可出售予綠表或持有綠表資格證明書人士,不可補地價進入自由市場.
- 4) 公屋業主可以購買居屋單位但必須在三個月內售出公屋單位予綠表或持有綠表資格證明書人士,設立十年禁售期防止利用售賣居屋圖利.

##### 此房屋政策核心是: 禁止補地價進入自由市場.

此政策可有效劃分公私營界線,防止被人濫用推高公屋價格,加速公屋流轉,令公屋住戶為擁有自置居所而努力工作;令公屋富戶及空置戶為改善生活換樓,將空出單位售予政府想幫助的有需要人士;令長期排公屋申請表人士可更快入住公屋.

政府設立公屋制度應是幫助有需要的貧窮人士,不是希望其一世貧窮永居公屋,而是希望他們努存力向上換更好的居所,將單位交予下一批有需求的人,不停流轉,以幫助更多的人向上.

政策禁止補地價進入自由市場,不但不會影響私人市場,更因購買者只可是綠表或持有綠表資格證明書人士,購買力有限,可令公屋價格平穩,防止炒作.

##### 居屋新政策:

居屋分居二市場及一手居屋兩類,做法不同.

居二市場: 只可售予公屋業主,綠表或持有綠表資格證明書人士,新買入的居屋都會禁止

補地價進入自由市場,意味著居屋只可用作居住用途不可炒作及租出獲利.(不售予白表人士是因為白表的購買較強會推高居屋價格)

一手居屋: 因白表人士不能購買二手居屋,為幫助合資格白表人士,建議新居屋申請比例調整為白表綠表各一半,新購買的居屋都設立十年禁售期及十年後只可售予公屋業主,綠表或持有綠表合資格證明書人士,不可補地價進入自由市場.

關於居屋建屋量有小小建議,可否設立類似公屋輪候冊的居屋輪候冊,因現時居屋建築期一般為四年,好難估計四年後的需求,如可付予居屋輪候冊申請者先購買權,當局可根據輪候冊數目調整建屋量,盡量附合市場需求.

以上建議還有許多細節需要商討, 例如禁售期是只對新政策開始日的新買家有效還是對舊買家都有效,如只對新買家有效,舊買家應如何操作,我已有些解決方法,希望可給我封回覆,如: 你的建議不獲考慮/ 你的建議已提交在商討中,請靜候回音/ 你的建議已商議,不獲接納,原因如下..我收到回覆可知是否要進一步提議或改良或放棄.

非常感謝聽取一個市民的意見!



11/11/2013 12:33

To lths@thb.gov.hk

cc

bcc

Subject Public Consultation on Long Term Housing Strategy

 Urgent  Return receipt  Sign  Encrypt

Dear Sirs,

As middle class professionals who have been unable to purchase our own flat because of the unreasonably high property prices, I suggest the following measures in the interest of the middle class:

1. Private residential units of 1000 square feet or less can only be sold to HK permanent residents (or impose a special tax equal to the full price of the property if non permanent HK residents buy these flats). The buyer must sign an undertaking that they or their immediate family members intend to live in that flat.
2. The existing registered owners of private residential flats of 1000 square feet or less will have to pay a "vacancy tax" if their flats are left vacant for two years or longer, unless they can show that reasonable steps have been taken to sell or rent out their property. Such "vacancy tax" should roughly equal to the market rental price for that property.

I hope such measures can help to protect our middle level residential units from speculative activities, also from global and mainland "hot money", and drive down property prices to reasonable levels.

**(Editor's Note: The sender requested anonymity.)**



yy mm

11/11/2013 17:08

To "lths@thb.gov.hk" <lths@thb.gov.hk>

cc

bcc

Subject FW: Suggestion

Urgent  Return receipt  Sign  Encrypt

From:

To: lths@thb.gov.hk

Subject: Suggestion

Date: Mon, 11 Nov 2013 16:42:43 +0800

Dear Sirs / Madam

May I have the following suggestion:

1) We hope government could grant an option to buy our flat ( public housing ) if all family members are over age 45...since the opportunity to purchase a flat is at the minimum, especially in the current situation ;

2) However, for 1), Government will take the responsibilities to have maintenance on the properties since having bought the flat with no surplus monies for the maintenance and the family members are getting older and older ;

3) For 1) and 2), I think it is acceptable since they have service HK for nearly a half century. And up-to this moment, it is a shame for them with no property at all.. If government can help this age group, they could focus on other meaningful thing in their remaining life ;

4) For 1) to 3), we hope government could use special strategies on the buildings with different need among the families. Government may think one building can't be with some in tenancy and some for sales the flat...

Thank you for your consideration.

Your sincerely

長策會

2011.11.9

2013.9 長策房屋策略  
諮詢文件(5.18段, 53頁)

我們是公屋居民, 我們強力反對 5.18 段建議插針的建議。

今天 TVB 互動新聞台報道房協會在市区有 8 个 超過 40 年 樓齡 的 屋邨, 如 把 香港 仔 漁 光 邨 的 地 積 比 率 升 至 6 倍, 便 可 有 2200 單 位, 比 現 有 單 位 多 一 百 倍。房委會委員于坤先生更指示房委會可與房協安排把房協居民搬去房委會的單位, 完成後房協交回單位給房委會, 那房協便不用花 20 年去重建公屋。

我們覺得這是一個好主意, 它能取代舊鐘插針的方法, 不用危害現有公屋住戶及公眾地方。5.18 的建議是令人厭惡, 不得人心及不公平, 不公義的。請你們另類辦, 非見鐘插針的強加額外單位在現有公屋上, 犧牲公屋居民的權益, 請不要剝削公屋居民的求福求止。房協的 8 个 屋邨 已 可 達 至 安 頓 輪 候 冊 申 請 人, 需 求 能 完 全 安 置 他 們, 也 可 大 力 減 少 申 請 人 的 輪 候 時 候。5.18 只 會 製 造 及 加 深 老 街 坊 及 新 住 客 的 衝 突, 請 取 消 5.18 的 建 議 吧。我 們 不 是 想 貪 心, 只 是 想 保 留 公 眾 地 方 及 如 它 們 被 滅 消 而 導 致 的 惡 果, 不 要 趕 盡 殺 絕 我 們。我 們 不 想 加 了 額 外 單 位 而 陸 沉。

一群現有公屋居民上

20X20-400

長遠房屋策略應以供應為主導，不興建足夠房屋，提高供應，用任何原則和方法都是沒用。最重要是處理好公屋輪候冊上等候多年的家庭、長者及非長者單身人士的數目，以免數字持續上升。這五、六年

(a) 問題一：公營房屋佔比例應40%，而資助出售單位(居屋)必多，以免低估需求。

(b) 問題二：不興建足夠房屋，提高供應，用任何原則和方法都是沒用。

(c) 居住環境欠佳的定義，應分以下幾類(未

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屋、寮屋、天台屋、殘而未修工業大廈作了居住用途、違規工業大廈變成大量劏房。

(d) 問題四：必要考慮其他因素，尤其是流動居民、輸入外地工人，此班人只是來工作。非本地市民，而且公營房屋最通常提供給香港本地居民。現今香港樓價過高，主因以公司名譽購買單位作用積存抽資，令到私人市場也難以調節供應。同時此期供應量過少。

(e) 問題五：未來5年推算的總房屋供應目標和今後公私營房屋新供應的建議比例和資助

香港

20X20 = 400

助出售單位、私營房屋大約 35%。  
*出賣市場*

(f) 問題 6：撥地發展中高收入長者住屋計劃乃壘不支持。原因暫時不適用。

(g) 問題 7：而 45 歲至 65 歲或以上應優先處理，因為此組別增長率高。第二處理和者的組別，因為持續高升。但是不要忽視二人、三人、四人家交餉費。

(h) 問題 8：不須擴展至年逾 35 歲的非長者組別。因為他們會有結婚、生子機會。同時有能力購買私人樓宇或居屋二手市場。

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(i) 問題 9：此舉不可行，因為多問題大大。還有是否餘地興建？

(j) 問題 10：過渡性房屋有即是復舊。如找不到土地，就要考慮控空已久校舍作為改建。

(k) 應該暫時發出牌照不可濫發，應有規管措施應對。包括年期、衛生程度、住戶數量、密度等限制。屬於過渡期，淘汰大殘舊住宅樓宇和綜合用途樓宇。必需加防火檢控條例。

(l) 問題 12：未來有新居屋出售時，應予留大概 20 至 30% 的單位予單身人士。

總

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NO.



20X20-400

(M) 問題 13：應該不要，因為令到白表申請者申請居屋單位困難。其實私人樓宇市場價錢太貴，所以居屋形式是填補私人市場某些缺點。

(N) 問題 14：公屋的地位是很重要，因為它居於在期長的住戶也不會流轉於居屋市場。大部分是租置的。它失去派贈作用，所以排隊很久輪候冊上的人數沒有下降。亦沒有新的供應量。適當時候重推出任務管制、組任擔管制。

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(O) 問題 15：應該不可剔除。

(P) 應該檢討富戶政策和更新，另富戶經得此批富戶投向居屋二手市場或舊式私人樓二手市場。此建議宜審慎處理否則帶來不必要的惡果。

(Q) 問題 17：沒有意見。

(R) 問題 18：應該編配予輪候冊上等候 3 年以上的人士為先。第二次序再考慮現時的編配標準。

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NO.

(S) 問題 19、應該慎重審視，可作研究再作決定。作取後五年的房屋計畫。

(T) 問題 20、為加林公營房屋的供應，盡林增配人手於建築業，但足不少一定輸入外勞。應於占再培訓局介紹少數南裔人士入建築業和取綜援人士的壯健人士入建築業。除非難有人入行，致決定輸入外勞。首先保障本地建築工人就業。

(U) 問題 21、難於取舍，此問題交給顧問公司研究吧！

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(V) 問題 22、推動物越北和古洞北新發展區域作新市鎮的擴展。但必需有完善的交通網絡配合新配屋計劃。而元朗南及古洞南進行的研究可發展的土地也可開發公營房屋或居屋的用途。再發展石礦場用地也可由私人發展商一同開發，又可提供高質素公營房屋。

甚至屯門西的地段也可推動新發展，令到有年輕人士入住帶動新地域發展帶動經濟。

政府應物色更多適宜的用地作房屋發展，不應破壞生態環境及保育地帶，這是留給下一

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20X20-400

代公營的自然史的遺產。教育下一代珍惜大自然  
的推廣保育工作。也可發展香港旅遊新項目

再最後補充：改建工業用地作後備住宅用  
地或其他用途。

最後說說3D報招是最有效控制樓價暴升  
的方法，否則樓起高，存在潛在危機，此終報  
向泡沫爆破地變。那麼我們看樓價市況的情況  
致可以撤走1D。是否樓市市場有自動跌價於  
正常水平和做到樓按水平而定。

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NO.

(没有署名)