



iy26977
19/11/2013 13:21

To "lths@thb.gov.hk" <lths@thb.gov.hk>
cc
bcc
Subject Submit comments to transport and housing bureau
 Urgent Return receipt Sign Encrypt

Dear sir,

Pls find the attached comments for your information.

Submit Comments to Transport and Housing Bureau

On or before 2 December 2013/11/13

Name: [REDACTED]

E-mail: ltts@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) Low-income families and low-income elderly persons should continue to be given priority for PRH and the average waiting time target of about three years for family applicants on the WL for PRH should be maintained.
- 2) PRH should be the primary housing solution for inadequately housed households, including those living in SDUs.
- 3) The housing aspirations of the younger generation should be addressed by providing an effective housing ladder and with an increase in the supply of HOS flats.
- 4) The various procedures and approval requirements in relation to planning and land administration should be reviewed in order to speed up the release of land resources to meet the urgent need for a substantial increase in housing.



PETER 張

19/11/2013 14:49

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

cc

bcc

Subject 建屋措施

Urgent Return receipt Sign Encrypt

香港房委會現有大量舊式公屋屋邨進行重建，重建一批低樓層，樓齡長的公屋，目前缺樓缺地的情況下，拆除舊公屋，建高層新樓，增加房屋單位，同時也是改善居住環境的好方法，也不需要去找新土地，希望政府快速行動，真真正正有效地改善市民住屋租屋難的問題。

制 策 至 要

理自天生，制由人定。不用諱言，政策是推行主政者理念的。不同政制，對同樣的事，却有不同之策；即便同一政制之下，因理念不同，其制訂之策也多有不同。策大致有上中下之分。好策為上，中等次之，下策為劣。上策實在，理取中正，該涵則涵，實踐有效，且經得起長時間的檢驗。此通制策之標的，同是制策之至要。策要經得起長時間檢驗甚難，權衡之策，可設時間效期，好則續期。

人把理分為真理、公理、原理、突理……經驗之理等。各自按序其位，中理從於大理。人類社會多有共識，人們發現和總結出了不少的理。人類社會至今惟獨未見有人創造出「理」。故理自天生。理雖自天生，若不被人發現驗證，人類就不知理的存在。不論人知否或人類存在否，理是天生存在。理是不用置疑的，理是不可以創造的。但對人類而言，理是允許選擇的，也有可能被曲解的存在。此點制策須知。

制度由人定，人類歷史的大量記載是明証；至今仍然繼續着的事實。社會創設總是同人的信仰、目標或價值觀與社會生產力及人類傳承的文化、知識、智慧相融存在，發揮其內在能量，推動社會前進和創設的演變。各種社會創設在歷史上都發揮過作用，不論何種創設，只要主政者為民着想，策行中正，社會事事平衡相旺，~~各種~~各種創策都會被人民或後人懷念。回顧歷史，創設的演變是創設下之政策漸漸偏離中正，策失平衡或制衡的功效，當情勢發展到阻碍社會前進時，演變則避免不了。故宜尊重制度，不廢制困，重在制策中正。智達此境藁風生矣。

制度和政策是國家或政府層面的事。若在制策時有可供參照或借鑒之樣板，好處自不待言。此時比參照借鑒條文更為重要的是從條文中領會到榜樣政策中的理據、資源配置、效能等精髓。避來施效弊之丑。在制、策樣板中，亞洲的新加坡甚是矚目。這個脫離馬來西亞獨立的城市之國，國小民寡，資源有限，僅經一

代人用幾拾年努力，刻出奇迹；令世人矚目和
 尊重，讓不少人嚮往羨慕。而對國家之榮耀，
 創始成就者却諱言為幸運之神眷顧。他們本具
 有着東方文化傳統且受西方知識教育的出類拔
 萃之精英。當他們把對東西方制度了解透徹，
 對不同的社會制度都有人民生活水平懸殊問題，
 與學有所成之能耐本爭鋒為一起時，他們又
 成為了革命者。他們的社會責任強烈，奮鬥目
 標十分明確。他們的思維智慧不僅只是近來者
 未，近墨者黑的傳統取向，多了近來者不赤，
 近墨者不黑之道，可免受制困，當則用，施展
 才華空間頓擴；政策中元素，配置恰當，拿捏
 有度，用之成效卓著。加之主政者專能洞察先
 機兼思慮深遠，始連終貫持權有力主動，能匯
 聚群英，使其發揮得力，向上有為。結果則達
 其所願。如世人所見獅城之國，能周旋於大國
 豪強之間，事事游刃有餘，左右逢源。以上品
 髓感言，在劍策中至要否？任便矣。

善用時間，宣理務實其劍策行事成功者要
 把好的重要一着。要在以己心誠，在理在道，

可靠可行之見解，讓衆心服心安，事成有半了。
 對此不修查視或敏感不到位造成失機誤時而
 最終誤事的例子真不少。甚至把好事辦壞也有。
 制策掌事者必須提高水平，防止此類情形重
 演，不妨刻事求是。在香港特區，2017年普選
 行政長官信息一出，接着候選特首提名方法之
 政見見諸傳媒。香港是多元社會，只要一有可
 利用的機會出現，多元的各方自不會放過一絲
 機遇，爭取輿論擴大影響力或取得實利。即便
 某些政治力量明知難以策指特首職位，況且特
 首位置只有一個，不把最終目標定在首位上；
 然而多元的政治社會，其社會目標或訴求同是
 多元的；此刻，易為又可為同時又最容易成為
 共同政治話題的特首候選人提名方法見諸傳媒
 就容易明了。此時誰勸阻或反對，都會是自己辛
 苦效果差，要不就落入有熱鬧可看的陷阱。為
 此糾纏是耗費時間和精力。非常之不值，不可
 取。候選人的提名方法與候選人的施政理念和
 智慧能力相比較，後者才是候選人之實，才是
 選民作出判斷和選擇時所需要的。相信^在陽光

之下大多數選民會對自己的未來負責，相信中央政府的任命同樣地對人民負責。若能以法允且行的方法，讓市民知道候選人之實，不但有助於社會輿論趨向理性，有助普選成功，同時有因由社會人材也會被發現。若要事成達預期之效，除有理、有方法、有能量之外，抓緊機會用時間就變得非常關鍵，時間也就不早了。

回到具體的居屋政策，免不了涉及具體問題，但鑒於缺乏準確的人口和土地資源等資料，不具提出更為具體條款的居屋政策條件；故提出認為是創訂居屋政策^時甚為有用的以下幾點：

一、人生在世要有容身之空間和立足之地。即生息繁衍之居所。人類始於自然原始的天地。人一出生自然^就無條件地給予了空間和土地。是天地之恩賜，是大自然的恩賜。這就是天理。天理不可違。即使是到了現代社會，人有居所仍保持着最廣泛的需求。有能力者多擁有物業，是事實，是依法存在。給之者基本居所保障是必需，同是彰顯天理。缺乏彰顯天理的政

策，無視彰顯天理的社會，天下難大平安穩。

二 隨着人口的增長和擴張，土地竟畝萬物存在的情勢已不如初，在人居方面，樓房^石森^林般，居所空間化已成事實。起初不少人讚先進，始後感覺無奈。事到如今，明知土地資源非常有限，而房地產系列政策仍只行商道，故道雖只余其越走越窄，終是非常人可行之道。現時可行的房地政策，只選入仁之道與商道併行之路最為可取。商道已用不着多言。入仁之道在今後的有關政策中貫徹和體現應有：

1 推行新的統一的居住房屋政策。平穩地替代舊的只適合某部分人的房屋政策。在新的政策中，策定很基礎通常家庭居住的起始保障實用面積。但凡現有家庭居住使用面積少於保障面積者，予以少耗用土地資源的鼓勵，如不再繼續公屋^公產^產概念的政策，^雄增^增產^產概念容易加快加深社會的分化；該政策是在舊政策中或都存在助長肉強食的政策之一；是弊大益十的政策。新策要儘力使其達到中正。

2 真誠竟畝名下自用家庭^的居所實用面積在

100 M²以內者，讓大家都可以感覺到新房屋政策宗旨是讓人能過上安穩日子。且在諸如差餉、物業稅等配套政策上有所體現，在制定收費準則時，其收取率數不大于一。

3. 對名下、自用家庭居所實用面積超過100 M²以上者，只要人均實用面積無超過20 M²，同樣按上1、2點條款寬待；其它超出部分面積按個人居住起點保障面積的倍數開收超用自然資源費。在儘量滿足有能力和有實力者的需求時儘力減輕自然資源無節制的消耗。此處按倍數開收超用資源費一點也不為過，因為超出那部分資源僅供少數幾個人使用和可供大多數人使用或用在其它方面相比較，資源的效能效益不是同一級次的水平。往往比收費倍數級次的水平還高，所以超用收費具有理據的。收費的真正目的是保護自然資源，保護比實用面積更為寶貴的土地資源。

三選是居住實用面積的保障使用起點選住，房政策中不能避開的抉擇。這裡選用「起點」一詞是較「最低」一詞貼切，準成一些，自如

一些。保障使用面積的起點數，它不僅僅是數
 量問題那麼簡單，它內涵有着資源的能力、社
 會階級的文明水平，以及影響日後社會經濟持
 續發展涵意。在政策中的選定千祈不要把天
 賜資源變成入賜資源。把政策對^{每人}人的保障可演
 變成個人對政策的極端依賴。甚至出現不愛惜
 資源、濫用資源、糟踏資源的行為或情形發生
 ，更不能因政策保障讓人失去迎戰的積極性，至
 使社會慢慢失去前進的動力。任何政策做到能
 讓民衆信賴、實際、可執行的就是好政策。為
 此，我提議個人居住的保障實用面積起點為 10
 M^2 ；我提議家庭式住房的保障實用面積起點為
 $32 M^2$ ，^大未婚民者購自住保障實用面積或部分保
 障面積的房屋實用面積售價以建築成本加不超
 過 10% 的利潤定價，當中並不合地價成本。讓普
 通百姓基本上都買得起自住房。政策初始施行
 的重心應落在青壯年的群體上，青壯年是社會
 的主要力量，他們正在生育期，又是承前啟後
 担当者，在他們最吃力同時又最需要的時刻
 幫助他們些少，社會氛圍較未來就會好很多。

從這層面看，好政策不但解決現實問題，還可
開拓未來。

息耄耋時，成文倉粹，不聞之矣，尚希見
宥。若言有俾，樂見香港特區政策大道中正；
施政用策，理直氣順，親民莫在。

居氏 譚長斌

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

Name: ZOF WAN YEE

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

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. should start to build public housing again

Submit Comments to Transport and Housing Bureau

On or before 2 December 2013

Name: WONG Kin-man

Student ID:

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. Land reclamation outside Victoria Harbour, more lands construction can be put for residential.
12. Review the land planning and administration procedures and approval requirements in order to release the land resources as soon as possible.
- ~~13. Use of public-private partnership program.~~
13. The Government should promote public-private partnership program, such as redevelopment Urban Pilot Scheme.

長遠房屋策略公眾諮詢

意見紙

市民可以於2013年12月2日或之前透過下列方法將意見^(註)提交予長遠房屋策略督導委員會 -

電郵：lths@thb.gov.hk
 郵寄：香港九龍何文田佛光街33號
 房屋委員會總部第二座1樓
 長遠房屋策略督導委員會秘書處
 傳真：2761 5160

您亦可將意見^(註)寫於下列並於離場時交予諮詢會接待處工作人員。

姓名：梁嘉修

聯絡電話/電郵地址(如需要的話)：_____

意見：關於問題5，建議應非長者一人計分制的人士及資產限額，以十年為下限，加上因無租客或其他原因而增加的人數及是著實自置屋的而可原額取消的個案，相信是像符合資格人士的最理想方案。
至於問題7，當資源充裕時可考慮，而額外加分的是在年齡方面，可以追溯等候年月及年齡而加分，但不能超過申請日期之前的歲數(建議在35-45歲或之後每年增加3分)。

註：除非提交意見書的人士/團體特別要求把意見保密，否則所有遞交的意見可應要求讓公眾查閱，並可能會以原件形式(包括遞交者姓名，但其他個人資料如電郵地址等會被刪去)作為於為期三個月的公眾諮詢結束後編制的諮詢報告一部分公開。

嵐岸居民

Tel:

Email:

Date: 19. Nov. 2013

致: 房屋委員會
長遠房屋策略督導委員會
城市規劃委員會

Sub: 反對在 77 區馬鞍山路山邊至欣安村一帶加建高樓

據八月廿七日東方日報報道，房屋委員會正在研究在上述地點（即嵐岸及曉峰灣畔對面山邊至欣安村西北面）插針式加建九座 43 層高樓，其中三座公屋（欣安二期）及六座居屋。

經核查，我們認為這計劃違反城市規劃“馬鞍山分區計劃大綱 (S/MOS/18)，破壞綠化地帶，阻礙該段馬鞍山路通風廊的空氣及噪音疏導，將衍生嚴重的環境和民生問題。我們強烈反對。

鞍泰區近十多年來迅速發展成爲一個繁榮優美的新區，原因之一是事先有較好的城市規劃設計。在 S/MOS/18 計劃大綱中，9.11 節列明：“馬鞍山繞道南面山坡是綠化地帶(GB)，以緩衝和分隔區內發展與毗鄰的 MOS 郊野公園。此地帶可作靜態康樂場地，不宜進行發展。”目前，在計劃建居屋的山邊與嵐岸曉峰之間的狹長地帶，已集中了近十條高速公路、繞道、公路、鐵路通過，立體交叉錯綜，是 MOS 區繁忙的對外交通咽喉紐帶。隨着未來人口增加及區內發展，此處車輛流量將大增。這個綠化地帶更顯重要和不容破壞，在此興建高樓將引發嚴重的環境和民生問題。另一方面，欣安二期的用地，原計劃大綱中只是用作限高二層的社區綜合用地，改爲建高樓也違反 8.3 節的通風設計指引。

我們住在附近的居民，在置業的時候，該區的規劃大綱是我們重要的參考資料之一，使我們對周圍的環境有所了解和期望。祈請政府詳加考慮附近居民的權益及尊重城規會多年來爲本區環保綠化做出的努力和成績，勿把長遠的保育成果毀於一念之間！蟻民幸甚，天地山水幸甚！

一群鞍泰居民
代表人: 嵐岸居民

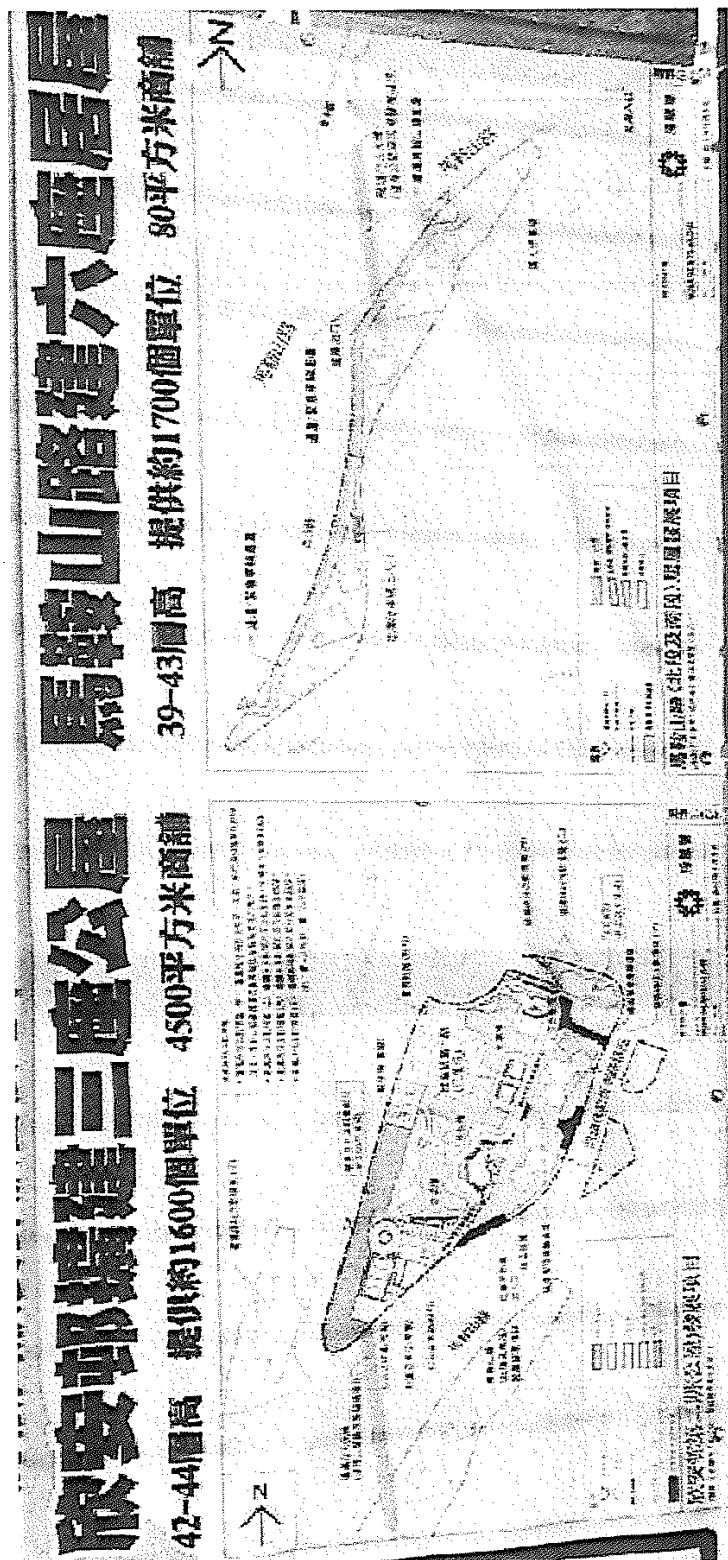
Ref: a) 法定圖則一覽表

http://www.ozp.tpb.gov.hk/mv_default.aspx

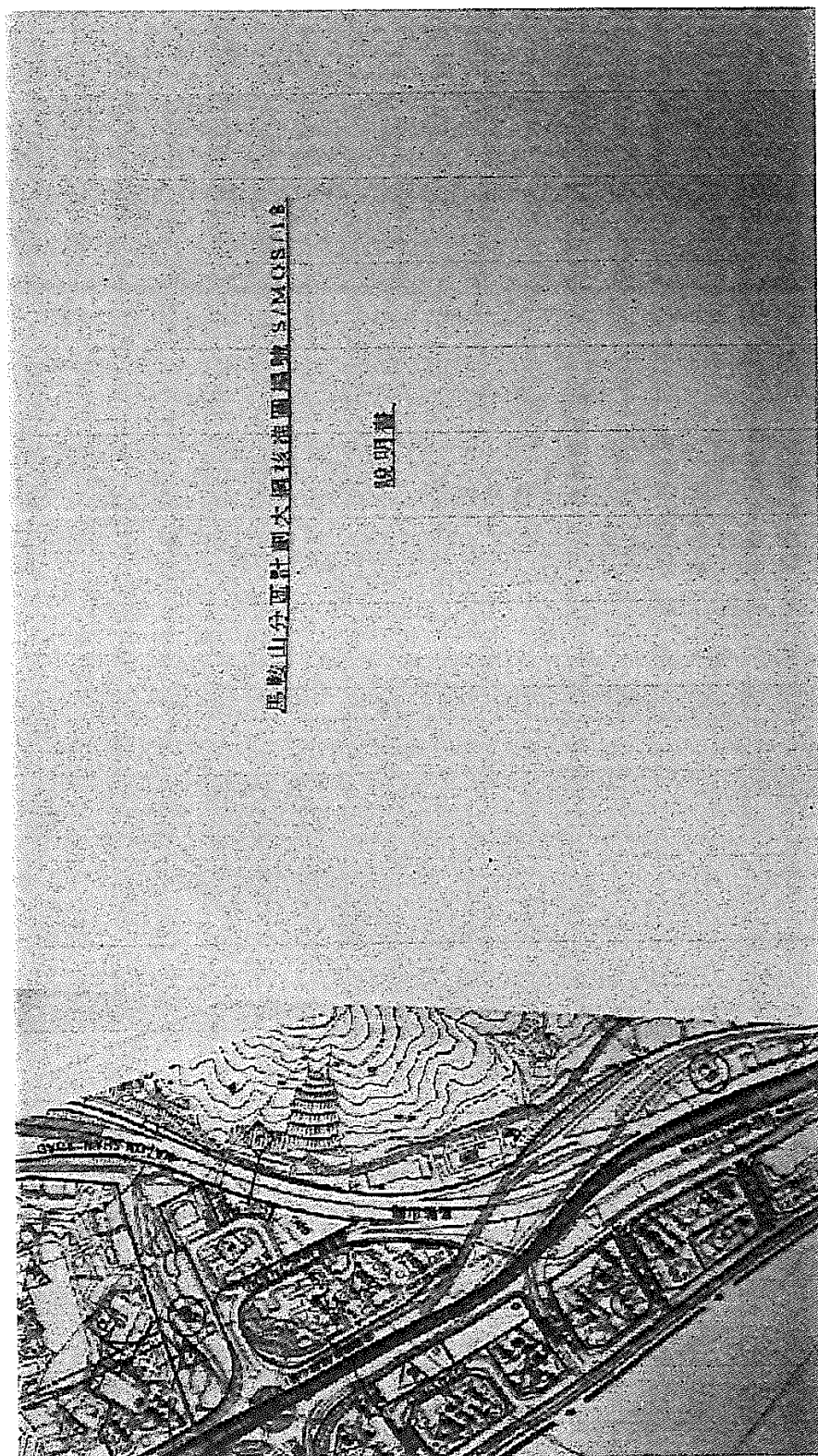
馬鞍山分區計劃大綱 S/MOS/18

附錄: 圖片及參考資料見頁 2 of 5 to 5 of 5.

1) 圖片 (一)



(二)



(三)

面積的限制。對於上述第 7.6 條的舉例適用於新開發區，應以寬度限制為原則的申請，每宗應以寬度限制為原則的申請，會按個別情況作出考慮。

9.10.9 然而，如現有建築物的地積比率／總樓面面積已屬飽滿，該項（註釋）訂明的地積比率／總樓面面積上則，根據一般推定，除非情況特殊，否則不應批准增建或放寬地積比率／總樓面面積限制申請。

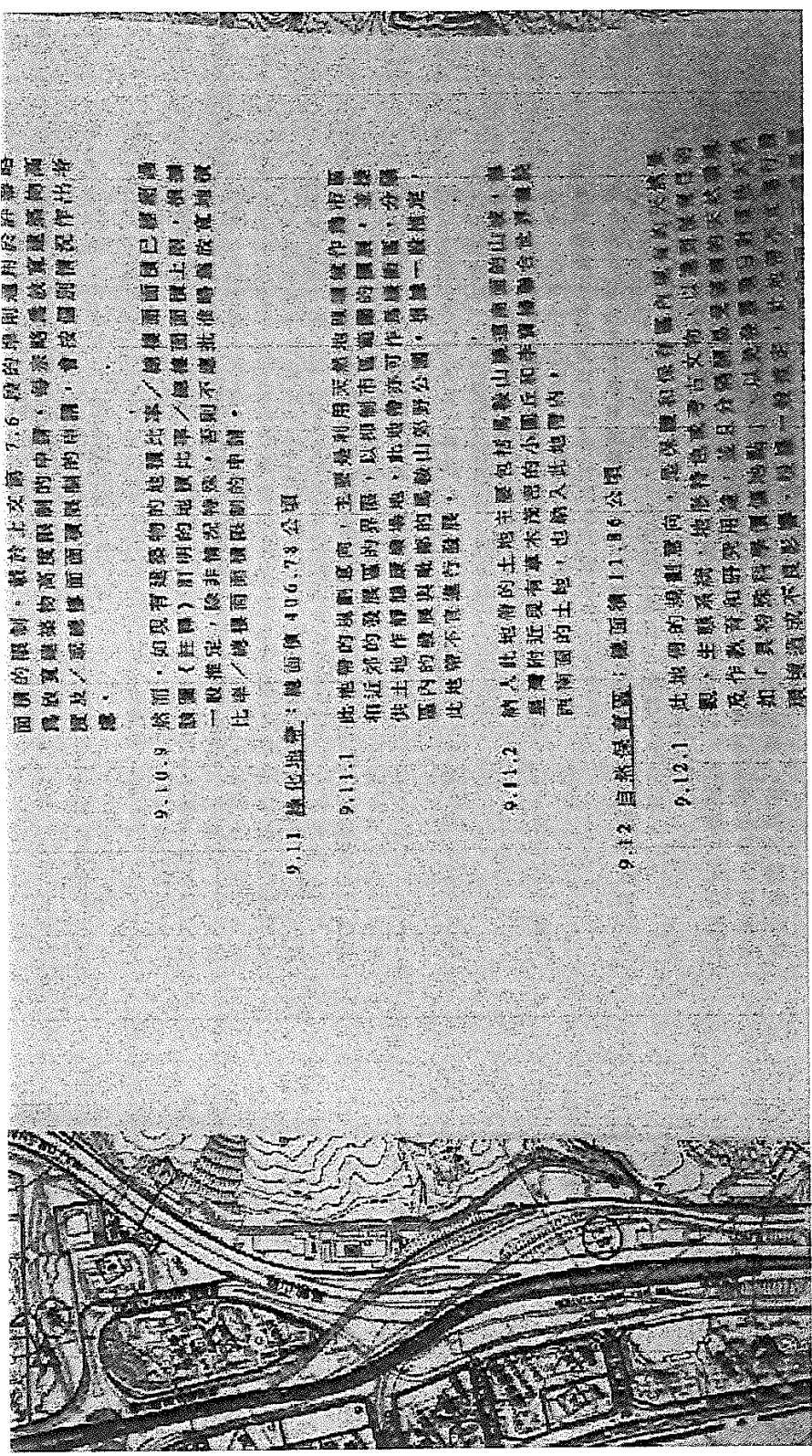
9.11 綠化地帶：總面積 406.73 公頃

9.11.1 此地帶的規劃意向，主要是利用天然地帶作為城市區和近郊的發展區的界線，以限制市區發展區的擴展，並提供土地作靜態康樂帶地，此地帶亦可作為馬場地區，分區內的發展與毗鄰的馬鞍山郊野公園，填補一般填定，此地帶不宜進行發展。

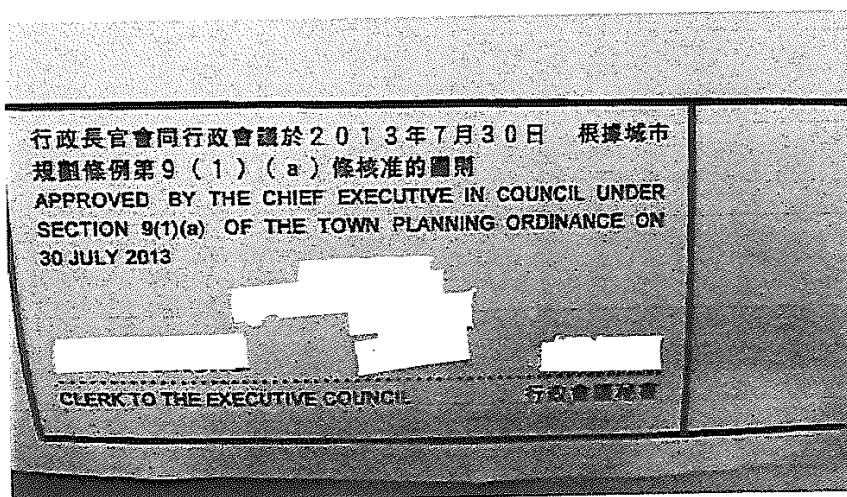
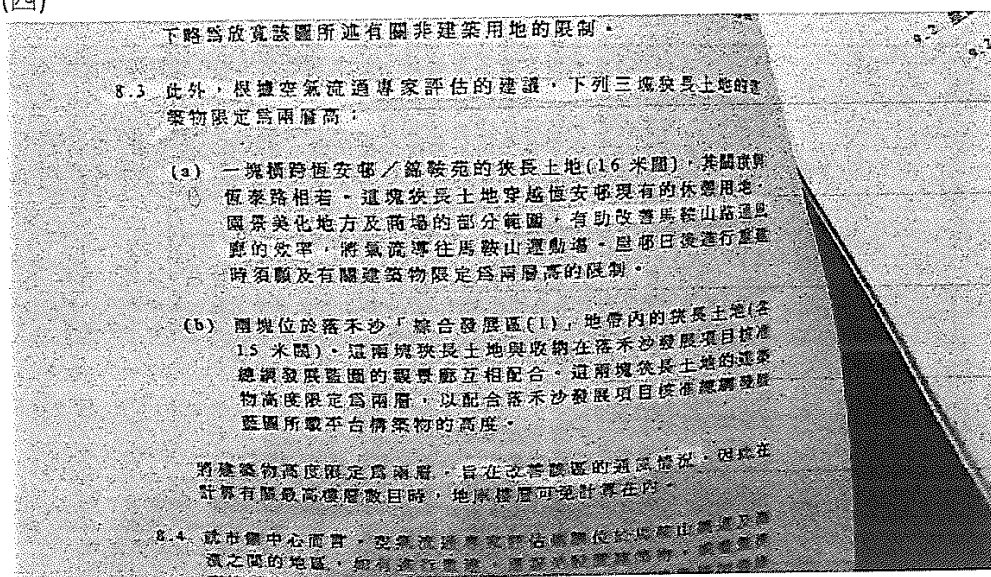
9.11.2 納入此地帶的土地主要包含馬鞍山郊野公園的山麓，是皇灣附近現有草木茂盛的小區丘和半質綠地為合世界地帶西南面的土地，也納入此地帶內。

9.12 自然保護區：總面積 11.86 公頃

9.12.1 此地帶的規劃意向，是保護和保留區內原有的天然景觀、生態系統、地形特色或考古文物，以達到發展目的及作教育和研究用途，並且分區限制區內受保護的天然環境如「具特殊科學價值地點」，以及發展區內對環境造成不良影響或破壞。



(四)



2)Ref: a) 法定圖則一覽表

http://www.ozp.tpb.gov.hk/mv_default.aspx

馬鞍山分區計劃大綱 S/MOS/18

致：運輸及房屋局局長
張炳良教授,GBS,JP

增加建屋完善規劃
打造沙田模範市鎮

香港人口持續增長，急需興建大量房屋解決市民居住需求，但政府見縫插針的建屋方式不單無效解決住屋問題，更可能破壞原有的城市規劃，降低原址居民的生活質素。

我們認為，發展新市鎮是長遠解決房屋需求的必然選擇。現有的新市鎮中，沙田擁有最理想的居住環境，進一步優化其城市規劃，不單能予居民更優質的生活空間，成為新市鎮的模範，更可作為日後發展新市鎮的參考。我們就房屋問題有以下建議：

積極拓展新市鎮

政府應盡快落實新市鎮的規劃及發展，提供配套完善的新社區，特別是交通網絡的建設，並創造足夠就業機會。

加快重建舊式樓宇，反對插針建屋

舊式樓宇的設計未能符合現時市民的要求，部分公共屋邨的地積比亦未有盡用。政府應詳細考慮重建地積比 5 倍以下而樓齡達 35 年以上的屋邨（如瀝源邨），善用空間並提升居住環境的質素，見縫插針的建屋模式並不可取。

完善社區規劃，制訂人口目標

政府應就社區規劃作全面檢討，並在交通、民生、康體、教育、醫療、就業、文化等配套充足的地方，適度調整地積比增建房屋；並因應配套設施的負荷訂立人口目標，避免居民過多導致資源不足的情況。

我們認為沙田是發展成熟的新市鎮，只需要針對性加建合適的配套設施，有條件適量增加樓宇，以助解決香港的居住問題；配以完善的社區規劃，為市民提供安居樂業的居所，成為日後新市鎮發展的參考模範。我們希望政府加強諮詢地區意見，善用區議會作溝通橋樑，為完善沙田區的規劃作更多的努力。

沙田區議員 黃嘉榮 梁家輝 謹啟
二零一三年十一月十九日

發言人：沙田區議員 黃嘉榮先生(Tel:)
沙田區議員 梁家輝先生(Tel:)



Wing Fai Cheung

20/11/2013 02:22

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

cc

bcc

Subject There is a piece of land

Urgent Return receipt Sign Encrypt

Dear Sir/Madam,

Hong Kong lacks land for housing. However, there is a piece of land which is underused
--- The Hong Kong Institute of Education Sports Centre (55 Yau King Lane).

The Baptist University, the Polytechnic University and the City University can share the Joint Sports Centre in Kowloon Tong. Similarly, the Hong Kong Institute of Education (HKIEd) can also share the sports facilities with the Chinese University (CU) where there are two athletic stadiums. Furthermore, the CU location is more convenient for the HKIEd staff and students to play sports. In this way, the HKIEd Sports Centre can be returned to government for residential development.

Thank you for your attention.

Yours faithfully,



Sai Kit Leung

To

20/11/2013 10:16

cc:

bcc

Subject 賀梁錦松宗兄主管南豐之喜 18Nov2013宗弟 啟超思成之後世傑

Urgent Return receipt Sign Encrypt

賀梁錦松宗兄主管南豐之喜,

請促發展東涌三期跑道, 機坪商娛城, 荃屯鐵路北連屯門前海,使東涌發展為中港經貿文化橋頭堡.

宗弟 啟超思成之後世傑

(HKU, CU, HKUST, Developer..)敬上

愛國港南新界北東嶼持份者18Nov2013



NG SIDNEY

20/11/2013 12:39

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

cc

bcc

Subject Submit Comments to Transport and Housing Bureau

Urgent Return receipt Sign Encrypt

Thanks & Regards



Housing.pdf

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

Name: Sidney NgE-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

The comments discussed in this section are major housing problems in Hong Kong. Since the 1997, more and more immigrants moved to Hong Kong from Mainland China. In recent years, the Hong Kong government has already out of control those people moved to Hong Kong. Those people are low income group and cannot pay for private housing were forced to live in the public estates. The housing planning at that time was not comprehensive enough to settle down the both party.

In my opinion, Government should provide subsidy such as loan to encourage affordability Hong Kong people have own house and that it would also release more public housing to the needy group.



Brandon Kirk

20/11/2013 15:03

To lths@thb.gov.hk

cc

bcc

Subject New approaches to housing strategy

 Urgent Return receipt Sign Encrypt

To Whom It May Concern,

I have lived in Hong Kong since graduating from University in 2003, having joined a study abroad program in 2001 at Hong Kong Baptist University. I have enjoyed living in this city, though I worry about its future tremendously.

The first place I lived was in the spare "room" (a closet by US standards) in a small flat in Kwai Chung belonging to my girlfriend's grandmother. The toilet was so small that I could use the toilet, wash my hands and shower all at once, more easily than separately.

Over the years I have moved around, first living in the ground floor of a village house near Kwong Yuen, Sha Tin where I paid \$5000 per month – around 25% of my salary – and later in Tai Po, where the rent for a 1/f flat rose to \$6500 per month.

I now have two children, and plan to move from the 2/f of a village house in Lam Tsuen where I pay \$9000 per month [including a roof and carpark] to one of similar rent, which is in the same village on the ground floor. I was quite lucky – as many houses similar to the one I used to pay \$5000 per month for are now renting for nearly three times that.

I cannot complain too much – I now earn a very good salary as a contractor for a Government department, but with my rent having doubled in the last decade, I sincerely worry about the livelihoods of those who have not enjoyed the opportunities that I have.

As you know, Hong Kong is facing a severe population challenge. This cannot be looked at in isolation from housing. When considering whether to have children and how many, it is imperative – on financial, biological, and psychological levels – to secure a safe environment in which to raise offspring.

I do not believe that currently exists in Hong Kong. With the greed of landowners and dealmakers spiraling upwards – there are more property agents in my neighborhood than all other businesses put together, in what appears to be an ongoing Ponzi scheme – the city will become nearly unliveable for any but the most elite of our society.

I would therefore suggest the following measures to be taken seriously and stringently:

- Require strict **licensing and oversight of property agencies**, granting no new licenses to any without a sustainable business plan,

- Heavily **tax the holding of unoccupied “investment” properties**, such that not renting them out would entail significant losses, no matter what the speculated future price might be, and conduct random checks to ensure compliance

- Study the possibility of **rent control zones** for the sake of lower-to-middle-class tenants, particularly families and small businesses

- Restrict property purchases to Hong Kong permanent residents, and put an end to the speculative purchase of luxury flats that leaves empty, glistening towers standing above impoverished residents suffering in cramped spaces.

Without such forceful measures, I feel that the people of Hong Kong – myself included – will not have any hope of realizing their dream of a happy and spacious place to live, much less owning their own home. This will do no favours to long-term social stability.

I sincerely hope that the conveners of this public engagement exercise will take these and other suggestions seriously and thoughtfully, with particular regard for those of lesser means.

Thank you,
Brandon Kirk



billy cheung

20/11/2013 15:05

To lths@thb.gov.hk

cc

bcc

Subject Fwd:

Urgent Return receipt Sign Encrypt



DOC131120-20131120144711.pdf

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

Name:

Billy CheungE-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

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.



Ching Wai Sze

To lths@thb.gov.hk

cc

bcc

20/11/2013 17:01

Subject Opinion for Housing Policy

Urgent Return receipt Sign Encrypt

Dear Members of The Steering Committee,

I am 30 years old and the monthly income is about 20 thousand dollars. Today I deeply feel that I cannot afford to buy a private housing unit in Hong Kong especially there is required to pay 30% for the down payment, it is namely that I should pay almost 1 million down payment for a unit which is selling for 3 million. In the past day, Government have different type of subsidies to help citizens to purchase their own flats, like HOS or Home Starter Loan Scheme etc. I hope The Government will re-launch such schemes for the people like me who can pass the income evaluation or pressure test. I hope to establish a family and born a child but if the Authority do not launch some efficient policies which can help us, I believe that our generation is difficult to establish our own home.



jello lida

20/11/2013 22:02

To lths@thb.gov.hk

cc

bcc

Subject long term housing strategy - views

 Urgent Return receipt Sign Encrypt

the house strategy review paper included a v thorough analysis of hk's housing problems. the contributing factor to high housing prices, despite lack of supply of housing, is that there is no clear distinguish between "investors" and "users"(i.e. home buyers). investors are usually those who seek profits (either in terms of rental income, or selling the unit in future at a gain), home buyers usually buy for their own "consumption", i.e. normally they are not looking to make a profit. i believe speculative or profit-making activities which are highly active in the current housing market is one of the major root causes of decrease of affordability of housing in hong kong.

nowadays the housing prices are inflated due to a lot of speculative activities rooting from the behaviour of investors. because prices are so high, normal home buyers who wish to buy a house for their own use (living) could not afford, in reality they are paying a "premium" for those who sell for "investing" purposes. and because of the high profitability, developers are more likely to divert their resources in building private housing.

the govt, therefore, shd better define and communicate to the public the purpose of the housing policy, i.e. as mentioned in the review paper, the "vision" should be to help everyone build a home which is affordable (which is primary), and not to serve the benefits of investors (i consider this as secondary, as they represented parties or people who have spare money to invest in real estate). if the priority of the housing policy is to help home buyers, corresponding policies shd be directed towards that goal. i agree with most of the proposed ideas in the housing strategy review paper, but thought that other relevant policies shd also be put through concurrently to ensure success.

for instance, new tax policies could be introduced to launch tax responsibilities on investors for their investment income, such as rental income and more so, capital gains from the difference in purchase/sale price of the investment property (if it is a real estate property) whether the party is a corporation, a resident or non-resident of hk. income from this stream shd be taxed at a high enough rate to effectively deter speculative activities. such tax shd also be subject to all investment properties that are currently held by investors in the market.

other procedures, such as ensuring future housing sales strategy (first-hand housing) give priority to first-time home buyers, could also be introduced.

relevant loan assistance program to first time home buyers is also a must.

致長遠房屋策略督導委員會：張炳良局長及各位成員您好！

關於政府推出十年建屋計劃，本人想向特首及政府和長遠房屋策略督導委員會，以及立法會，和政府有關部門，反映意見。

1. 本人支持政府繼續推出辣椒，因為樓價飆升，房地產嚴重剝削，令到我們努力工作辛勤勞動人士，無法負擔昂貴樓價昂貴租金，無法解決最基本生活需要的住房問題，樓價要下調。
2. 本人支持新界東北發展，但新界東北發展最少要用三成土地興建居屋，但居屋價格要下調至一般市民可負擔的價錢出售，及另外用三成土地興建公屋，因為政府停建居屋 12 年，夾心階層人士（即白表人士）的住屋極之慘痛。
3. 我幾年來因受到極大住房壓力而令我身體產生種種疾病。我雖然有一間公屋，但我有兩個兒子，我次子已婚。以一對夫婦為一戶家庭，現我和長子及次子兩夫婦已是兩戶家庭一齊居住在一間三百多尺的公屋單位內，但如果我長子要結婚的話，那我們一間公屋單位就要居住三戶家庭，正因為我們沒有住房空間，令我 33 歲長子無法組織家庭，我們想申請分戶，但因兒子超出入息限額，不符合資格申請分戶，但居屋我們又買不起，私樓更加買不起。青年人如果出去租一間床位居住的話，這樣現代女性沒有人願意與他結婚，但如果出去租一間大一些的房屋，那又租不起，我們的住房兩頭不到岸，簡直是沒有一條路可以解決我們的住房問題，政府應該減少賣地給發展商，增撥土地建

居屋，但居屋價格要下調至一般市民可以負擔的價錢出售。這才是有效解決住房問題。

4. 我希望在舊區重建的地方，撥部份土地出來興建居屋，及希望私人機構或市建局絕不應該去高價收購舊樓，從而推高樓價的做法。因為舊區重建的舊樓，樓齡起碼是四五十年以上，即舊樓的業主他們以前在最早期或在六七十年代購入樓房的價格是很平，約是十至四十五萬元，就算到後期轉手買賣的業主都好，以一間四、五十年以上的樓齡，鋼筋水泥就來過期的舊樓，以我評估的價值，最多是值一百五十萬元。但現在如果以九千元尺價收購舊樓的話，那麼按一個五百尺單位來計算，單純收購價都要四百五十萬，還未計落成之後的價格。這樣高價收購舊樓，是嚴重推高樓價的做法，而令到其它有樓出售的業主就有樣學樣。他們看到別人的舊樓房的收購價那麼貴，這樣其它業主肯定會有樣學樣把樓房高價出售。舊樓業主他們以前原價購入樓房的價格約是十至四十五萬元，到 2005 年我有個朋友在紅磡買了一個 800 尺的單位，房價約 32 萬元，平均尺價是 400 元，但現在如果以尺價 9000 元收購的話，以 800 尺的單位計算，市值 720 萬，即從 2005 年到現在，樓價大幅飆升 10—22.5 倍，這些個案有不少的例子。以一個 500 尺單位計算，舊樓業主他們以前購入樓房的價格約是十至四十五萬元，但現在單純收購價都要四百五十萬，如果用四百五十萬元收購價，去扣除業主以前購入樓房的成本價，變作業主零成本而獲取間屋居住了幾

十年，還淨賺四百萬，這樣高價收購舊樓，對於有樓的人士，當然是少本而獲高利，但對於無樓的人士，及解決不到住房的人士，極不公平，因為高價收購舊樓從而是嚴重推高樓價的做法，令到我們努力工作，辛勤勞動人士無法負擔昂貴樓價昂貴租金，無法解決最基本生活需要的住房問題。^{這是極不合理的社會制度}舊樓業主如果想用一間爛舊的樓去換取一間新樓的話，那麼舊樓業主應該補差價，舊樓業主想用一間爛舊的樓去換取一間新樓的價錢的話，這樣是明顯嚴重推高樓價，嚴重剝削。舊樓的業主如果要求舊樓重建的話，那麼舊樓的業主應該降低補償的要求，否則高價收購舊樓，是嚴重推高樓價的做法，令我們遭到房地產嚴重剝削，這不是有效解決住房問題，^{索性放棄搞重建。}

5. 本人建議政府收回哥爾夫球場用地^{或部份會所}用來增建居屋及公屋，本人支持政府在郊野公園取回適當的部份郊野公園用地，用來建居屋及公屋。

6. 本人支持張炳良局長所講的，在公共屋邨如有適當的土地，可插尖式興建居屋或公屋；本人支持填海，興建居屋及公屋，

7. 本人支持政府推出免補地價購買居屋。至於有人說：政府推出免補地價購買居屋而令居屋價格高，這個是不正確的說法，居屋價格高的主要原因是埋沒良心的地產商、發展商推高樓價，以及不勞而獲的炒樓者炒高樓價和牟取暴利的業主將樓房高價出售。是私人樓宇昂貴的樓價而拉高居屋的價格，這個才是拉高居屋價格的正確原因，以及居屋數量少，政府已停建居屋十二年，政府應該增建居屋，但居屋的價

格應該訂在一般市民可以負擔的價錢出售。

8. 還有新界丁權問題，本人建議，新界未懷胎的後代，不應該繼續擁有丁權，因為香港其它市民已經出了世，生長在社會三十幾年，為甚麼不去解決現行社會上現在需要解決的現實住屋問題，而去解決幾十年之後，新界未懷胎的後代的住屋問題？基本法~~訂~~^所訂立的法例極不合理，也不合時宜，曾蔭權都講過與時並進^所，基本法應該對丁權問題作出修改。但新界村民說他們祖先早在幾代已經來了香港生活，但我兒子的祖先的第五代也已來香港^活~~生~~為甚麼新界未懷胎的後代可以繼續擁有丁權，而我的兒子已經出了世，生活在社會三十幾年，反而不解決我們的住房問題。

本人幾年來受到住房極大壓力，令我患上^{加重}嚴重抑鬱症^{加重}，引致我患上嚴重腸易激綜合症（即嚴重慢性結腸炎），而引致我腸道多次嚴重出血，便時嚴重腹痛，痛得我嘔了飯菜出來，痛得我整個人軟了無力，痛得我全身出冷汗，痛得我差點死在廁所裡，同時我受到極大住房壓力，而令我多次排的大便表面有嚴重豬油膜大便，便時嚴重腹痛，痛得我差點死在廁所裡，我幾年來，受到極大住房壓力，積勞成疾，勞傷咳嗽，以及因為我經常排不到大便，令我體內的毒素向皮膚發出，令我皮膚及鼻孔嚴重癢痛，反復發作，抓到皮膚出血，還有我受到極大住房壓力，令我鬱結過度，鬱血妄行，令我口腔黏膜充血，舌頭生瘡，牙筋腫脹，嚴重疼痛。本人受到極大房屋壓力，令我大多數時，排扁

D5.

豆、黃皮核形态大便，嚴重時大便像杏仁形态或像瓜子形态大便，及大便表面有猪油膜、或有黏液，便時嚴重腹痛，幾年來我看病用的錢都不少，我們無法負擔昂貴樓價和昂貴租金及昂貴私營醫療費用，而政府，幾乎沒有醫生能正確診斷我病情，我受到極大住屋壓力，而今我身體產生種種疾病，我希望政府增建居屋，給白表人士，及夾心階層人士，已經承受不了極大住屋壓力，而今身體產生種種疾病的人士的家庭成員購買居屋，但居屋價格要下調至一般市民可負擔價錢出售，~~或~~或招排公屋，私樓價格也要下調，因為房地產嚴重剝削。

9. 地產商，發展商或機構和所有業主，出售樓宇的價格不能超過成本價的百分之十，否則高價出售樓宇是嚴重剝削。本人曾多次写信給政府反應房屋問題及樓價昂貴，但近日房協出售樓宇還最平要六佰萬，覺得最驚人。

6.

14. 住房是市民最基本的生活需要,住房

絕不應該抬高價格,更加不應該用來炒,一個正確的社會會應該要解決市民兩處一宿,最基本生活需要的房屋問題,要顧及各階層的房屋問題,因為住房是市民最基本的生活需要,這才是合理的政策和合理的社會制度。

注:本人來到香港16年,但我帶着抑鬱症工作了四年幾,結果搞到工次工傷,及我受到住房極大壓力,而令~~我~~全身體產生種種疾病,不能工作,我不但不能幫到兒子解決住房問題,而還要我兒子負擔我昂貴~~醫~~私營醫療費用,我們無法負擔昂貴樓價,昂貴租金及昂貴私營醫療費用,我希望政府解決我們的住房問題,減輕我受到住房極大壓力,而幫助我~~病~~病情康復。

2013年11月18日張惠珍

電話:

Name: Ching Mei

Comments to Transport and Housing Bureau on Long-term Housing Strategy

E-mail to : lths@thb.gov.hk

Fax to: 2761 5160

Comments

1. LTHS failed to address to "the poor living conditions and 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 poor quality of living environment rather than just focusing on quantity. Source of concentrated traffic emission and pollution like massive flyovers and vehicle tunnel portal should not be placed in proximity to residential housing estates. There is a link between long-term residence near busy roads and increased risk of heart and lung disease.
<http://www.oehha.ca.gov/eastbaykids/factsheetschoolsfinal.pdf>
2. Government should provide a clear roadmap of housing mobility such as providing public housing tenants a greater chance to Tenant Purchase Scheme as an opportunity for housing mobility with the benefit of releasing more public housing to the needy groups.
3. Government should set up "standard on living condition and living environment" in Hong Kong for policy reference and measures to be taken.
4. Need to create a wide range of housing options to meet diverse needs including the development of 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. Need to promote housing investment with public benefits as well as promoting new town development and redevelopment
6. Need to reconsider the implementation of rent control measure and property taxation on vacant flats.
7. Need to revise the "village house policy" so that more lands can be saved.
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.

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

Ho Miu Ying

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

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.



WING SUET CHAN

21/11/2013 11:18

To lths@thb.gov.hk

cc

bcc

Subject 強烈要求重推租者置其屋計劃, 發售樓齡超過十年的公屋

Urgent Return receipt Sign Encrypt

房屋署曾於1998至2005年期間推出租者置其屋計劃，本人提議重推此計劃，以相宜的價格出售公屋單位，令更多沒有能力在私人市場上買樓的市民更容易上車。



Yu Yuki

21/11/2013 16:26

To lths@thb.gov.hk

cc

bcc

Subject Re: 致：長遠房屋策略督導委員會

 Urgent Return receipt Sign Encrypt

補充之前的內容：

政府政策朝令夕改，前朝新朝政策不一致，小市民無力反抗。一時八萬五，一時租置計劃讓人產生希望，未到目標就放棄；一時前朝計劃新居屋與市價脫勾，一年後新朝又公布改回舊制，為怕麻煩，實行不做不錯，少做少錯。但既然居屋、公屋的入息上限可以提高，居屋的折扣率就不能同步提高嗎？政府有必要為不同階層的市民提供不同的協助，請多了解居屋真正用家需求。

不論你做什麼，總有人為反對而反對，政府應該堅定自己的立場，發揮政府真正為基層的力量。

On 2013/11/21 上午10:00, "Yu Yuki"

wrote:

本人是香港居民，提議：政府在新居屋售價上提供不同的折扣率。公屋居民即綠表客可以選擇折扣率來買居屋。在過去有幾段時期，例如樓價高企時期都出現過居屋四折、五折、六折發售，七折非固定折扣率。以現在高樓價時期，尤其市區居屋如果以市價七折或六折賣出，很多人還是買不起，買得起的人已經有能力買非市區的私樓了，哪這些人還需要政府去幫助他們置業嗎??

再說，現居於市區公屋的家庭，一般大部份都收入處於中、底層，如果這些家庭要買居屋換居住環境，如果市區居屋樓價定得太高，他們負擔不起，就要被迫選擇樓價較底的偏遠非市區樓，這樣一來，又產生地區貧富差別，窮人就要住非市區樓，有錢人就可以住市區。同樣，現居於市區的公屋家庭不願居於偏遠地區，就有更多的人不願意買居屋而交出公屋，這樣對於所謂的公屋流轉，向上流就成為很大的阻礙。但是如果政府讓這些公屋戶能夠優先選擇居屋(睇報道說公屋戶有這優先權)，收入底的公屋戶又可以有權選擇四折、五折、六折、七折或政府提出的更高折扣率，讓市區公屋戶能在自己的購買力以內買到市區樓，哪將會有更多公屋戶買居屋讓出公屋，讓有需要的人更早入住公屋，公屋流轉更有效。對於折扣率問題，無論樓市升或跌，居屋戶的得益和損失與戶主投入的資金成正比，沒有誰的資金因為折扣率高或低而令到得益和損失成反比。但卻解決了部分資金少的公屋戶的置業需求，何樂而不為？再說居屋是給市民安居的產物，不是為了讓人炒賣圖利的私樓，政府還要考慮居屋的流轉涉及居屋業主的利潤，這不是有些過猶不及嗎？(這是根據王坤先生的折扣率高，買居屋有肉食言論有感而發。)

另外，居屋的原意是什麼？是為了讓公屋戶向上流，形成置業階梯，然後騰出公屋給有需要的人。現在等候上公屋的人如此之多，而分配給公屋戶買居屋的名額卻越來越少，以前是80：20，後來變到60：40，更有人提議50：50。這不是本沒倒置嗎？公屋戶更難買居屋，騰出的公屋越來越少，跟居者有其屋的原意背道而馳，這對公屋戶又公平嗎？公屋戶是放棄一個政府優惠，另接受另一種優惠，並不存在享受雙重優惠，對其他白表人士並不存在不公平，不合理的問題。所以，有必要提高公屋綠表戶的分配額，以提高公屋流轉量，這是幫助真正有需要的市民的方法。

再有，居屋以抽籤型式發售，如果有些公屋戶運氣不好，次次都抽不中，那這些公屋戶要幾時才能向上流呢？靠彩數抽籤對他們公平嗎？政府可否設定一個有效時期，例如五年，如果有公屋戶五年內都有抽籤但不中；或者抽簽了十次都不中籤，可以安排優先在未來的售賣居屋過程中，有優先權。這樣對想買居屋的公屋戶會更

公平，也讓這些人更有希望，而不是心理不踏實，不知等到何年何月才好彩中籤，才有機會向上流。

以上是本人在流覽了很多日的有關公屋、居屋、置安心、夾屋...等的新舊文章有感而發，所以想提出些意見。本人也是公屋戶，也想交出公屋給更有需要的人，但無奈收入只能支付最高150萬的樓，兒子在市區讀書，也問過他搬去偏遠新市區，例如屯門好不好，他說返學放學浪費很多時間，而且不習慣轉校，怕學習進度不同，怕以後沒朋友，現在的朋友離得太遠會以後失聯。我本來想轉換生活環境，離開現居的公屋，但由於樓價高企，私樓買不起，很多居二市場的樓價也無力購買，唯有寄望新居屋，希望新居屋的售價更有彈性，能讓我這類中底下收入的人也可以向上流，提供一個更好的環境給家人孩子。

請政府正視居屋的原意，正視樓價高企的問題，幫助真正的有需要用家向上流，提供真正的公屋流轉的有效方法，幫助更有需要的基層市民，減少貧富懸殊，不要讓中低層被貧民邊緣化。只有人民安居才能樂業，社會怨氣才會漸減。

也感激政府讓我們這些小市民有機會和途徑向政府表達意見。感恩！



man chung cheung

21/11/2013 20:08

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

cc

bcc

Subject 長遠房屋策略意見

 Urgent Return receipt Sign Encrypt

敬啟者：

本人就長遠房屋規劃有兩點意見，希望 貴會加以考慮。

第一：必須有途徑讓年青人以其能負擔之水平（即希望：不再以天價購買，這樣其實要依靠父母幫助，年青人無法負擔）購買房屋，以促進其結婚生育、舒緩人口老化問題，以及保持社會穩定（因年青人怨氣在於無法從社會經濟發展中得到好處，反而是為既得利益者勞碌，這正是現時政府最不得社會年青人支持之原因。房價是其中一項重要因素，其他因不再 貴會考慮範疇之內，在此不贅。）

第二：現時市區重建之策略與居民需要嚴重脫節。現時市區重建局之重建項目，皆為興建貴價豪宅，與一般市民之需要嚴重脫節（一般中產/被逼下流之原中產根本無法負擔尺價動輒一、兩萬之房價；但現時市建局之項目皆為有錢人服務，如蘭匯之尺價為兩萬元，遠超普羅大眾/中產所能負擔）。建議市建局強化樓換樓以及鋪換鋪措施，不宜著眼與盈利。

市民

謹啟

強烈反對長遠房屋策略

2013年9月諮詢文件, 5.18段 (53頁)

「見縫插針, 建公屋毀壞公眾地方

飲鳩止渴, 奪人生命, 泉湧

根: 據 TVB 83 互動新聞台 16.11.13 報導 當局已拆了一個公園以便在油塘油麗邨「見縫插針」加建一個40層高有500單位的公屋大廈。

該新聞亦訪問了一個官塘區議員, 他似乎覺得有被「賣豬仔」的感覺。

我們西北新界公屋居民強烈反對此種行為。

除了一般住戶住在我們屋邨的長者及殘障人士院舍, NGO, 學校, 幼稚園, 區邨辦事處等時常使用公眾地方(球場, 公園, 休憩處, 涼亭, 室外健身設施等)去舉行各種活動, 上述區議員也好像說即使政府用一些室內設施去「賠償」損失, 也得不償失。當局為什麼不重建公屋改善窄窄單位(公屋), 用空置校舍及取回劇車房貨倉等地去建公屋, 卻犧牲我們的公眾地方, 使我們在採光, 照明, 通風, 污水及廢物排放, 交通, 配套等惡化? 當局應用盡了上述措施也無效才用公眾地方, 否則政府好像逼我們和當局對抗, 又給人欺凌, 公屋居民的感覺, 沒有了室外的公眾地方, 我們便沒有了重要及必須的生活元素, 也使輪候冊申請人「敵視」我們。

請當局臨崖勒馬, 不要犧牲現有公屋居民的福祉,

見縫插針只會毒害我們的身心健康, 親子關係, 鄰里生活質素及社會認同感, 緊凝聚力。請不要飲鳩止渴。

新界西北公屋住戶



ls122154220
22/11/2013 00:53

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

cc

bcc

Subject 長遠房屋策略公眾諮詢_本人意見

Urgent Return receipt Sign Encrypt

致長遠房屋策略督導委員會秘書處：

政府諮詢市民關於長遠房屋發展的意見，作為市民，本來當然要積極發表意見，並希望政府解決最低收入至中等收入市民的住屋問題。

可是政府自從2002年停建居屋起就一直令我失望。自居屋停建以後，勤奮上進的人無論怎樣努力，提高收入，都追不上樓價升幅，以致成為無殼蝸牛，就算勉強買了樓的人，都只是把計時炸彈背上身，不知甚麼時候會爆，爆了卻只有買樓者要負責任，縱容炒樓者的政府甚麼責任都不用負。至於炒樓者更是甚麼都不用做，只須佔有樓房，便會錢從天降。如此情況下，勤奮上進的人，命運還不如欠缺上進心，但求安居於公屋裡，做一份低收入工作的人。政府的房屋政策還導致劊房環境惡劣，以及火災，家庭暴力等一連串問題。

其實，政府不知道怎樣的房屋政策才是正確嗎？政府不知多年以來房屋政策失誤造成的問題是有多嚴重嗎？政府統統都知道，亦正正是知道，所以故意不改善。今次諮詢其實只是敷衍市民而已。在政府眼中，斂財才是最重要的，而借炒樓者之手，把樓價托高，就是很好的斂財方法。政府為了斂財，不惜鼓勵社會中的敗類，寄生蟲，只靠佔有樓房，不工作而暴發；不惜令勤奮上進的人心痛。

既然如此，政府何須諮詢呢？就繼續鼓勵炒樓吧，繼續鼓勵業主瘋狂加租吧，而且不要興建任何公營房屋。反正市民買不起又租不起房屋，導致不敢生育，甚或因此而移民，繼而使人口老化等事情，都是政府所樂見的。而且，當市民不敢生育，令人口減少時，大陸又可以派很多貪官或其家屬移民來港買樓，香港政府一方面可以因此補充流失的人口，一方面又可以托高樓市，而且更可以在香港人口中摻進親中共政權的人。這樣，政府就可以推動自己想要的政制，令普選無法實現。既然政府已有這一連串打算，還用計劃甚麼長遠房屋發展呢！或許，為了面子，政府只須向市民強調，政府從2002年起不建居屋的政策不是為了斂財，不是為了令勤奮上進的人無法生兒育女，不是迫人移民，更不是因為聽從中央指示才讓樓價狂升的！

一名對香港死心的市民



so chong siu

22/11/2013 12:38

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

cc

bcc

Subject 長遠房屋策略公眾諮詢

Urgent Return receipt Sign Encrypt

10.2a 我覺得公屋應較高比例, 因為香港人要為了供樓, 要節衣縮食, 供25-30年, 現在社會通貨膨脹咁厲害, 市民好難維持。

我覺得應放寬輪候共屋資格, 例如一個月入1萬2千元的年青人, 想申請共屋不符合資格, 買居屋又負擔不起, 兩者都不能提供協助上樓, 夾在中間的無人協助, 請放寬輪候共屋資格, 或是把樓價壓低到可負擔水平



comefai comefai

22/11/2013 12:47

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

cc

bcc

Subject Comments to Transport and Housing Bureau on
Long-term Housing Strategy
 Urgent Return receipt Sign Encrypt

Comments

1. LTHS failed to address to “the poor living conditions and 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 poor quality of living environment rather than just focusing on quantity. Source of concentrated traffic emission and pollution like massive flyovers and vehicle tunnel portal should not be placed in proximity to residential housing estates. There is a link between long-term residence near busy roads and increased risk of heart and lung disease.
<http://www.oehha.ca.gov/eastbaykids/factsheetschoolsfinal.pdf>
2. Government should provide a clear roadmap of housing mobility such as providing public housing tenants a greater chance to Tenant Purchase Scheme as an opportunity for housing mobility with the benefit of releasing more public housing to the needy groups.
3. Government should set up “standard on living condition and living environment” in Hong Kong for policy reference and measures to be taken.
4. Need to create a wide range of housing options to meet diverse needs including the development of 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. Need to promote housing investment with public benefits as well as promoting new town development and redevelopment.
6. Need to reconsider the implementation of rent control measure and property taxation on vacant flats.
7. Need to revise the “village house policy” so that more lands can be saved.
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 measure to regulate the high housing price.
11. Government should consider retake the land legally or stop lease the land to Golf Club such as The Hong Kong Golf Club in Failing. There is 170 hectare suitable land and it could construct a lot of residential flat in that place. And the major concern is the supporting road infrastructures, rather than development of agricultural land.
12. Government should consider with how to balance public housing needs and the private real estate market. Since 2012, government was cancelled the Application List system but haven’t establish the proportion for provision of land. I purposed that should be 7:3 to provide the land from Government.

13. Government should expand the “Interim housing system” to enhance the poor living conditions citizens and the citizens who were waiting the public housing.
14. Refer to Singapore’s public housing system, government should consider to only allowing the purchase of new public housing by Hong Kong citizens who was born in HK, and permanent residents (living in HK over 7 years) only can be purchased in the secondary market.
15. Government must focus on revitalization of industrial buildings into public housing.
16. Government should consider release around 5% or less country park land for construct public housing.
17. Government should consider retake some of land for non-profit organizations, it is understood that they are lease the land from Government on \$1 contract.
18. Government should consider cooperation with Mainland China Government and carry out “Guangdong retirement plan” in order to release the public housing from the elder people.
19. Government should consider allocate certain land with low price and provisions developer's profit in lower rate.
20. Government should consider strengthen infrastructure development on Lantau Island, which will get more land.
21. Actually, most of 25-35 age group of HK citizen cannot afford the down payment to purchase private housing independently. The Government should consider to re-launch the “Home Starter Loan Scheme” to help the citizens who have intention and ability to purchase private housing.

I hope my opinions should be given yours helpful.

Regards,

22nd November 2013



Elaine

22/11/2013 23:53

To lths@thb.gov.hk

cc

bcc

Subject 意見發表！住屋問題！

Urgent Return receipt Sign Encrypt

我建議政府提高公屋同居屋的入息上限及提供置業資助或置業低息貸款，現時無論私人樓宇，居屋，公屋買賣價錢都不合理！政府打壓樓市政策並不有效，樓價依然高企，於入息水平剛剛超過政府入息上限，但又沒有足夠能力負擔物業的市民根本完全無幫助！希望政府真的會體會市民的需要，制定完善的方案令香港市民有一個安樂窩！

Submit Comments to Transport and Housing Bureau

on or before 2 December 2013

Name: Elaine Chan Hui Ying.

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

2) Construct lower price housing,
solve the problem of low-income purchaser.

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.
 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) The Government should consider the resident who stay in public housing or private rental, stop sale of Home Ownership Scheme flats.



Sai Kit Leung

To

23/11/2013 12:04

Subject 發展荃屯鐵路沿線發展物業交通物流為屯門東涌前海商
貿核心區經絡接九龍西九龍西及中區SK Leung啟超思成
之後23Nov2013

Urgent Return receipt Sign Encrypt



Tuen TWW Railways 19march 2011 Doc1.docx Press Conference(powerpoint).pdf DC_21st_minutes_A7.pdf

(來函附剪報1份，及屯門區議會和荃灣區議會的2份就「興建由屯門沿青山公路走廊至荃灣的鐵路進行研究」報告。因版權關係，不在此刊載)