



kh tam

23/11/2013 12:27

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

cc

bcc

Subject 心聲

Urgent  Return receipt  Sign  Encrypt

張局長,

以下是本人的心聲:

1. 建屋以四人家庭為主,因何任人都會變成小家庭.
2. 住屋是必需品,如三年內抄賣得的利潤要全給政府.
3. 取消買物業投資移民.
4. 對於島來說,移山填海才可增加土地,現在可考慮在填海過的地方再增加填海範圍.或用高爾夫球場取替.
5. 為目標,政策必須堅定,不要為取盡窮人利益的地產商心軟.

謝謝!

譚先生  
23-11-2013



Ritacheng

23/11/2013 22:05

To lths@thb.gov.hk

cc

bcc

Subject house

 Urgent  Return receipt  Sign  Encrypt

取消單程証來港,實在太多內地人來港，應由香港人主導發展，比機會香港青年生兒育女，不要再同內地人爭，香港實在太迫，乜都同內地人爭到貴晒  
剛剛看到有線樓盤傳真的一間公屋，內裏豪華裝修了25萬多，太過份！！有錢為何可以住公屋，屋居都買到，實在太浪費政府房屋資源，公屋應每住滿二年就要再資產沈查，如果是富戶就只能再住一年立即遷出，政府不應再出售公屋給富戶，他們只會在市場出售套利，此舉沒必要，應幫助真正有須要的人，政府公屋賣一間少一間，不如去輪流幫助有須要的人，應不要以為有公屋就可以住一世的心理。只會令房屋資源不斷減少。

Name: Kwok Ka Ho

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.
11. Need to consider the affordability of people

Name: Lau Lee Ngan

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.
11. Government should change the housing policy of senior civil servant from provide free accommodation to subsidize their housing.
12. Need to promote more public rental units and subsidize



Lawrence Tseung

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

24/11/2013 04:09

bcc

Subject additional comments on housing

Urgent  Return receipt  Sign  Encrypt

Dear Sir,

We know that the consultation deadline of Dec 2 is fast approaching. The recent population consultation document caused much rethinking. One important point to consider is housing for the immigrant labor or talent. Two separate types of housing may be required.

We agree that the role of Government is extremely important and a pool of reserve units may be advisable.

Regards,



Waken Up Lions Additional Comments on housing.pdf

# Additional Comments on 10 Year Housing Policy

Waken Up Lions

Nov 22, 2013

## Contents

- Housing for contract workers
- Housing for special talent
- Possibility of Government owning reserve units?

## Housing for contract workers

- Hong Kong is close to full employment (unemployment rate around 3%)
- Plenty of unfilled jobs
- Demand from Business for immigrant workers
  - Some opposition from labor unions
- How to house such immigrant workers?
  - The numbers may fluctuate with business demand
  - Must have minimum standard



## Housing for special talent

- To recruit the best, one needs
  - To pay more than the top salary in their Countries
  - Provide housing equal or better
  - Provide additional benefits such as children education, home leave, insurance, etc.
- Should Government have some such “luxury” housing?
  - Build its own or get it from private sources?

## Possibility of Government owning reserve units?

- The demand for housing may fluctuate rapidly with economic conditions.
- Should the Hong Kong Government have a pool of reserve units?
  - May be kept vacant if necessary
  - May circulate but always have vacant units
- Should have policy to handle a rapid fall in housing prices.
  - Buy or rent to put in reserve?

## Comments

- Some earlier comments are in reply 8 of:
- <http://www.overunityresearch.com/index.php?topic=2100.msg33748#msg33748>
- We agree with a constant watch and a yearly review of the housing situation.
  - Housing is one of the most important issues that affects the life of Citizens.



Ron Sun

24/11/2013 09:30

To lths@thb.gov.hk

cc

bcc

Subject 有關長遠房屋策略諮詢的意見

 Urgent  Return receipt  Sign  Encrypt

Sir/Madam,

就長遠房屋策略諮詢, 本人希望對以下問題發表意見.

問題一: 本人同意公屋比應佔較大比重, 因為這能照顧更多人士的需重. 我覺得可以按地區的區域統計(例如入式水平, 住戶情況)而釐定每區的公屋比重.

問題三: 本人同意租金應為釐定「居住環境欠佳」的其中一個準則. 其他因素可以是居住單位人均空間面積, 居住樓宇樓齡等. 也有一些因素較難以數字表達, 例如以往探訪低收入家庭, 家中有小孩, 會擔憂附近有情色事業; 另外, 一些住簡陋屋屋人士, 他們的屋屋有機會因打風或水浸受影響等.

問題六: 本人覺得應該繼續興建長者屋以解決院舍不足的問題, 同時本人覺得能否興建一些能提供不同價值水平的長者居苑, 按價值提供不同服務程度, 另外本人覺得政府可以與非牟利合作興建和策劃長者居苑, 因為它們對提供長者服務有較多經驗.

問題九: 本人同意可增加地積比率增加房屋供應. 當中可以需要做一個社會影響評估以收集附近住戶意見或分析對社會的影響.

問題十: 本人同意在臨時土地興建過渡房屋, 本人覺得興建過渡房屋時應可留意附近的物價水平, 也留意地區設施的承受能力. 或者可以在公屋大廈中, 加入一些為過渡房屋而設計的單位嗎?

問題十一: 本人認同登記制, 不過可能業主未必會自願登記 (與登記僭建一樣). 我覺得這有助更好統計房屋需求.

問題十二: 本人覺得可以考慮預留單身人士名額.

問題十三: 本人覺得也可設資產下限, 以助合資格中產人士有較高機會置業,

問題十九: 本人同意可多些與私人發展商合作, 不過希望可把價格控制在合理水平.

問題二十: 本人覺得如果可以為年輕人提供晉升階梯, 例如最近九巴和港鐵招募工程人員的方法, 讓年輕人對前景有信心, 可以吸引他們從事建造業, 因為建築工人常面對工作不穩定的問題, 年長了也較難找到工作.

問題廿二: 本人希望有一些新的新市鎮落成, 在新市鎮可提供較多就業機會和醫療設施, 自給自足. 本人也覺得鐵路交通可以使新市鎮與市區有較好聯繫, 可以提加新市鎮可達性.

最後本人希望認同貴局和委員會對制定長遠房屋政策的努力和決心, 希望長遠房屋策略可以幫助香港房屋發展, 令香港人可以安居樂業.

Regards,



chengwaichung

24/11/2013 18:28

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

cc

bcc

Subject 長策會房屋政綱

 Urgent  Return receipt  Sign  Encrypt

房運局長張炳良教授：

長遠房屋策略諮詢文件制定未來十年住屋需求滿足市民不論青年人及長者能夠短期內盡快上樓目標，現在新市鎮開拓土地的發展區興建房屋數量供不應求，政府與私人發展商和地產商攜手合作將舊區重建房屋解決市民居住環境的住所更美好家園的安樂窩。

本人建議政府制定未來房屋供應量解決市民住屋需求能夠短期內上樓目標。

1. 現時市區所居的劏房是指唐樓居住環境衛生非常惡劣、擠迫及大廈的建築樓宇結構出現老化現象會有即時倒塌危險可引致他人造成人命傷亡，殘舊劏房會在五年內清拆可重建公屋給有需要人士入住，只限給本地基層市民不論青年人及長者入住已盡快上樓目標。
2. 現時私人屋苑和居屋餘下貨尾單位用作給現職僱員將每月工資扣除供樓金額，跟隨新加坡做法相同。
3. 現在土地充足，政府將多餘土地不論舊區重建、開拓土地和填海可興建更多公屋給有需要人士入住，尤其是基層家庭、單身人士和年青人能夠短期內上樓。
4. 申請公屋的市民要等3年上樓改以1個月和3個月上樓目標，申請年齡由35歲降至18歲。至於屋租和裝修方面，公屋租金現時由屋主支付，經濟負擔不起基層家庭成員和單身人士在資產低於10,000以下所有屋租、裝修、屋宇保養和維修都要由政府支付。
5. 政府推出「首次置業計劃」給不同階層人士上樓是指新婚、已婚人士和多名家庭成員不論祖父母和下一代都可以申請。

以上5點關於長遠房屋政綱所撰寫建屋需求報告交給政府和長策會做分析、研究、設計、規劃和建設未來房屋供應需求。



Ka Meng Yeung

24/11/2013 22:12

To lths@thb.gov.hk

cc

bcc

Subject 對香港長遠建屋策略的建議

Urgent  Return receipt  Sign  Encrypt

Dear Sir/Madam,

Attached please find my suggestions for long-term housing development.

Best Regards,



對香港長遠建屋策略的建議.pdf

## 加快覓地建屋 考慮廉價居屋

楊嘉明

### 引言

香港現時青年夫婦的負擔首期能力和供樓能力，已經與現實脫節。政府需要知道，樓房不僅是商品，而是一個年青人能否成家立室和安居樂業的關鍵。因此，如果香港政府只空喊年青人多生小孩，即使提供稅務優惠，而不提供基本的住房需要，是不能鼓勵本地受過高等教育的年青人結婚生子。

### 「十年建屋計劃」或

### 「二十年建屋計劃」

香港政府應該為未來十至二十年制定長遠建屋計劃。因應未來人口的增長和新增家庭的數目，估算未來十至二十年的公屋和居屋需要，積極覓地和移山填海，加速建屋進度，滿足香港永久居民的基本住屋需要。

要增加公營房屋的建屋土地，無可避免地涉及開發效野公園用地和填海工程。政府應該及早對每區的住宇用地、工業用地和商業用地進行規劃，諮詢當區居民、區議員和環保團體的意見，讓上述持份者覺得自己是規劃者的一部份，尋求他們對建屋計劃的最大程度支持，減少建屋阻力。

而且，政府需要積極透過大眾媒體，向普羅大眾解釋，開發效野公園用地和填海的需要和迫切性，並對香港長遠發展的利益，以及政府將會採取何等措施盡力減低對環境的破壞。如果在維港兩岸填海真的有需要和對香港的長遠發展的好處多於壞處，政府也應該透過大眾傳媒向公眾進行解釋，為修改「保護海港條例」作準備工作。

### 增加現有公屋和居屋的流轉

公屋的資源彌足珍貴，應該為香港最有需要的永久居民而設。倘若現有公屋住戶已經可以自購物業，所住單位就應交還政府，讓公屋輪候冊上的其他有需要人士可以享用公屋資源，縮短輪候公屋的時間。

直至 2011 年 3 月，大約二萬四千戶的公屋住戶需繳交倍半至兩倍的租金，政府應該為公屋富戶設立居住期限，假如租戶繳交富戶租金超越期限，政府就應該著令其遷出，讓珍貴的公屋資源可以流轉到有需要的市民身上。

政府也應該為二手居屋的出售價格設立限制，因為這些居屋業主於首置物業時受惠於納稅人的資助；倘若他們有能力購買私人物業時，也應該只能將所住居屋以合理價格售予合資格購買居屋的人士。

### 廉價居屋

香港政府應該考慮興建「廉價居屋」，因為住屋對於基層和相當一部份的中產來說，並非商品，而是實際生活所需，政府應該視之為永久居民福利的一部份。如果政府能夠提供由五十萬至一百五十萬的二至四房實用單位，年青的核心家庭既可以購置安居之所，減輕供樓負擔；也可將收入用於其他生活用品和子女身上；因此，「廉價居屋」可成為鼓勵年青人的有效政策。

當然，「廉價居屋」不可於市場上自由買賣；倘若當中的住戶需要遷出，只能以原價賣給政府或其他可申請「廉價居屋」的合資格人士。

### 申請公屋的

#### 入息和資產上限

如果政府能夠透過上述各種措施，提高公營房屋的供應量，申請公屋和居屋的入息和資產上限應予逐步提升，因為現時的申請資格，對於大部份完成大專教育的年青人來說，是不切實際的。如此低的入息和資產上限，只會鼓勵年青人打散工或從事低收入工作，這對於社會來說，不是人力資源的有效運用；或者逼使申請人虛報入息和資產，這也不是我們所樂見的。

### 總結

香港需要和諧和穩定，香港政府必須滿足市民的住屋需要；香港政府除了應積極覓地建屋外，還應該讓社會大眾明白，每一社區都應該容納不同階層的居民和諧共處，共生共榮，才有利於香港社會的長遠發展。





Ronnie

25/11/2013 00:19

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

cc

bcc

Subject re: 長遠房屋策略意見

Urgent  Return receipt  Sign  Encrypt

本人一家四口現輪候公屋,本年七月份特快公屋安排落空,對長遠房屋策略意見如下:

1. 房屋政策一定是港人優先,不是家庭團聚優先.
2. 不是加推土地而是加快公屋流轉向年輕家庭.
3. 像新加坡的組屋政策是可取的.
4. 多些社區就業.
5. 既然只有香港營,就不應補貼香港居屋,私樓和炒賣包括樓宇單位.

多謝回覆.



Peter CH TSANG

To lths@thb.gov.hk

cc

25/11/2013 19:27

bcc

Subject 長遠房屋策略公眾諮詢

 Urgent  Return receipt  Sign  Encrypt

敬啟者：

就委員會提出的意見和建議，本人提議透過以下策略加快公屋的流轉：

一般家庭公屋輪候冊引入配額及計分制，幫助核心家庭優先上樓

在現行政策下，房委會會將所有兩人或以上的公屋申請視作一般家庭申請。實際上，一般家庭公屋輪候冊上部份的申請並沒有迫切的住屋需要。如兩名或以上兄弟姊妹申請公屋、婆孫申請公屋等，申請書上的人可能原已與父母同住，甚至已有公屋單位戶籍，他們入住公屋的迫切性遠較居住在劏房的核心家庭(即夫妻或父母與未成年子女)為低，現行安排亦間接鼓勵年青人與父母分開居住。在有限資源下，不應再不切實際地只盲目追求平均三年上樓的目標，建議為公屋輪候冊的一般家庭申請引入計分制，讓真正需要的一群盡快入住公屋改善居住環境。

建議以家庭優先的概念並參考現行非長者單人配額及計分制，為一般家庭的公屋申請引入配額及計分制，計分項目可包括但不限於申請書的輪候時間、申請書內擁有公屋戶籍的數量、是否核心家庭的申請、申請內是否有成員是長者或未成年子女等。

收緊現行公屋住戶資助政策，引入懲罰性租金

在港英政府管治的年代，公屋的角色是為基層市民提供環境達生活基本所需且租金在可負擔水平的居所。當時並沒有完善的調遷或擠迫戶政策，變相亦鼓勵公屋居民努力向上流。他們大部份會節衣縮食，將大部份收入儲起，透過自置居屋或私人市場物業改善居住質素，其公屋單位則會交還房委會再編配予其他有需要的家庭。

但自九十年代起，隨著社會進步及建築技術的提升，公屋質素持續上升，加上有完善房屋政策及私人物業租金水平居高不下的因素，令公屋單位成為大眾夢寐以求的居所，甚至大專生亦爭相申請，令原已有限的公屋資源更見緊拙。成功上樓的申請人，亦普遍沒有昔日公屋居民往上流改善居住環境的動力；近年越來越多公屋住戶有經濟能力購買名貴房車、皮包、衣著光鮮、到遠洋旅遊及緊貼潮流電子產品等，即使 1996 年引入俗稱「富戶政策」的倍半及雙倍租金制度，亦未見能夠有效改善上述情況。試問一眾沒有享用資助房屋福利、靠辛勤工作儲蓄自行置業的納稅人，眼見公裕用作補貼公屋居民「享受」生活，心裡的憤慨又怎能平？因此，建議考慮收緊現行「富戶政策」並引入懲罰性租金，迫使有經濟能力的公屋居民自行置業，加快公屋單位的流轉；懲罰性租金亦可補助房委會的開支，令公屋資源能夠更合理地分配。建議將現行政策收緊如下：

- a) 由公屋租約起租十年內不進行入息審查；期間因調遷而在十年期期滿前已進行入息審查的個案另作別論；
- b) 公屋租約內所有成員均為長者或綜援受助人可獲豁免；
- c) 現行租金援助政策維持不變；
- d) 十年過後，每兩年進行一次審查，包括入息審查及資產審查；
- e) 入息審查(建議審查時段為十二個月，與現行政策相同)：如家庭平均每月收入未有超逾當時公屋輪候冊入息限額，繼續繳交原有租金；如家庭平均每月收入超逾當時公屋輪候冊入息限額但超逾不足兩倍，繳交雙倍租金；如家庭平均每月收入超逾當時公屋輪候冊入息限額兩倍但少於三倍，繳交市值租金(即沒有任何資助的租金水平)；如家庭平均每月收入超逾當時公屋輪候冊入息限額三倍或以上，繳交市值租金另加懲罰性租金，直至該公屋住戶交還單位或因家庭狀況有所改變獲批准下調租金水平為止。懲罰性租金以市值租金為基礎，首一個兩年的金額為市值租金的10%，首二個兩年的金額為市值租金的20%，如此類推。
- f) 資產審查：不論入息審查的結果如何，如家庭總資產淨值超逾當時公屋輪候冊入息限額 84 倍或以上，公屋租戶須繳交市值租金另加懲罰性租金(安排與上段相同)。
- g) 房署必須增加人手，加強對公屋住戶所申報的家庭入息資產進行深入調查。

以上建議只收緊現行政策，免卻房委員因政策大幅更改而需要花費大量資源更改現行運作系統。

此致  
長遠房屋策略督導委員會  
張炳良主席

Please "STOP" - Save The Outgoing Paper  
請 停 "紙" - 減 少 印 發 紙 張



Wai Lan

25/11/2013 21:40

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

cc

bcc

Subject My Feedback

Urgent  Return receipt  Sign  Encrypt

Dear Sir/Madam,

Housing in Hong Kong has been a problematic issue, in the recent year, having an "affordable home" become an unreachable dream of a lot of Hongkongers.

1. Couple with kid(s) should have the same priority as the age group 65+. We all understand that HK faces an aging problem, but at the same time we have a low birth rate issue. Without a home, child(ren) is unable to grow up in a stable and safe environment, this will further discourage birth rate.
2. Priority should give to HK citizens especially who have paid tax.
3. Size of public housing might consider to reduce in order to increase number of units, the size should limited to less than 500 sq ft (gross). Say 200-250 sq ft for 1-2 and 300-350 to 3-4 and 350-400 to 5+.
4. Students who are currently living with parents in public housing should not enjoy priority unless their units are overcrowded; otherwise, we should consider those needy who live in unbearable living condiiton.
5. Restrict the allotment choices to 2 instead of 3 in order to speed up the process, and it should complete within 3-6 months. If applicants are so picky, they might well line up all over again.

With best regards,



Candy Fung

26/11/2013 10:11

To lths@thb.gov.hk

cc

bcc

Subject 長遠房屋策略 - 意見反映

 Urgent  Return receipt  Sign  Encrypt

長遠房屋策略督導委員會秘書處：

你好, 本人為一公屋住戶, 對長遠之房屋政策有以下之建議, 望貴局能詳細考慮：

### 1. 公營房屋 - 環境及配套設施

同意政策所說未來以供應為主導, 提供更多公屋及資助出售房屋, 但希望貴局能在日後規劃上照顧有關新提供之住屋旁的環境及配套設施。

### 2. 恢復 - 租者置其屋計劃

相信政府也期望市民能安居樂業, 有一個屬於自己的家。可是, 對於現時的樓價情況, 一般市民實難以置業, 此計劃實有助對於一些對購置居屋沒有興趣的人士的另一出路。

### 3. 白居二 是否『恒常化』??

在梁特首未公佈有5000名白表人士可以購買免補地價居屋時, 我們正物色在市場上的二手居屋, 希望可以上車, 同時亦希望可以將公屋給予更有需要的人士; 可惜當此計劃推出, 二手居屋價格迅速攀升, 直至現時仍未回落至推出計劃前的水平, 即代表我們可以在二手市場買到居屋的機會已很低了。

當然, 政府可以著我們買更偏遠的地方, 但他們可曾試想想, 我們明明是可以在原區買到二手居屋的, 就因他們的計劃而突然要我們到更偏遠的地方上班, 交通費及因此而產生的問題(小朋友及鄰近家人照顧的安排等等), 他們又可曾考慮到呢?

再者, 白表人士在未有推出計劃前, 目標是購買私樓的, 現時可購置免補地價居屋當然會很多需求吧! 可是, 綠表人士礙於經濟的問題, 購買力和白表就有偏差, 怎麼可以一同競爭呢?

政府是否應該重推夾居計劃給白表人士, 而不是用新居屋呢? 目標群根本就不同!

政府這個計劃，已將我們購買二手居屋的機會大幅降低了！若要將此計劃恒常化了，樓價持續高企，一來會減低現有公屋居民遷出公屋的意欲，更違背了政府在居屋目標的原意！此外，如新居屋即將推出就沒有必要將資源重疊！以勉擾亂整個房屋政策，變得常常在變化，弄得市民也不知如何是好！更使我們這批綠表居民舉步為艱！

#### 4. 資助出售房屋 - 新居屋

##### 4.1 與私營機構推行公私營合作計劃

本人贊成上述建議計劃。

藉著善用私人發展商的經驗及資源，此舉可加快居屋的興建時間，在過往的經驗當中，只要政府在協調上處理得宜，質素及成效也不錯，例如：太古康山花園，香港仔雅濤閣等。

此外，就政府早前提及之混合發展模式，也是可行的，因政府提供了補貼及發展商，而發展商在不知道那些單位是會被抽中作資助房屋的情況下，自然會確保其質素。只是在具體執行上要有週詳的規劃。例如：補貼的比例，資助之目標人士，資助房屋的價錢..等。

##### 4.2 降低居屋質素，與公屋互相調換可能

就早前長策會成員的房協主席鄔滿海接受訪問時指出新居屋的設計應進一步實而不華，當遇上樓市逆轉時，居屋隨時有彈性轉作公屋，甚至公屋及居屋單位可以互換，避免浪費資源。

本人非常反對以上之建議：

一) 居屋是出售的，如果要用比當日“租者置其屋計劃”更高的價錢購買，既是不同的定位，但購買到的質素卻是公屋質素，豈不是騙市民嗎？居屋的定位不同，其成本不同也是正常的，怎麼可以本末倒置呢？倘真是要用高價錢購買與公屋一樣質素的樓宇，公屋居民因什麼原因而換樓呢？？反而，我建議政府可完善規劃，定出興建公屋、居屋及私人樓宇的比例。

二) 實而不華, 不代表是要與公屋一同處理!! 早前政府推出的綠悠雅苑反應熱烈, 其原因也是因該項目實而不華, 間隔實用, 適合真正用家。當然, 居屋的定位與置安心有些不同, 所以本人認為新居屋可以參考綠悠雅苑的規劃及裝修, 以此作方向, 但會所設施等可刪除, 而換成綠化環境, 使家庭有公眾休憩地方可以一聚天倫。同時, 這個也是吸引現有公屋住戶換樓的其中一個誘因, 讓有關之公屋可以給予更有需要之人士。

#### 4.3 建議政府應適當增建500 -800呎單位

在報刊中看到政府有意在新居屋中減少大單位的數量, 但本人對此方向存在憂慮。因為需要居屋的住戶不止是小家庭, 更多的是在現有居住環境不夠用, 而希望購買大單位。在以往的比例上, 大單位數目也是較少的, 如果興建的大單位數量再減少! 情況會如何呢? 為了要興建多些數量而犧牲了市民的真正需要, 又是否真的政府所期望呢? 況且, 已有很多研究表示本港的人均居住面積少的可憐! 還是再度縮小?

建議無論在市區及新市鎮也應該適當增建500-800呎單位, 以滿足不同家庭之需要。

5. 最後, 本人建議政府增加對現有公屋住戶“綠表”購買居屋的誘因, 以吸引公屋家庭交回公屋單位。對一些希望置業, 卻又未能在昂貴的私人市場置業, 夾在中間的公屋居民著想! 我們依靠你們長策會, 使政府的置業階梯更完善有效!

謝謝你們!



SAMUEL LAW

To lths@thb.gov.hk

cc

bcc

26/11/2013 16:18

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 revise the “village house policy” so that more lands can be saved.

7. The Urban Renewal Authority should take up the task of developing sites for the lower middle income groups.

8. 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.

I hope my opinions should be given yours helpful.

Regards,

26th November 2013





Freda Fong

26/11/2013 22:57

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

cc

bcc

Subject Housing

Urgent  Return receipt  Sign  Encrypt

#### 公共房屋

為求在短時間內騰出單位，讓輪候時間縮短，應否考慮更改現有公屋住戶的條例，當住戶住滿十年，而家庭及個人資產及收入到達一定水平，應選擇買下或強制交出單位。大家都知現今制度有漏洞，很多“富戶”都擁有物業，但仍留屋作其他用途。

#### 居屋

因為以上理由，居屋一定要再研究重建。將現有舊公屋地址改建居屋，給住戶選擇原居居住。



Kai Chung Oue

26/11/2013 23:36

To lths@thb.gov.hk

cc

bcc

Subject Long Term Housing Strategy Consultation - Suggestion

Urgent  Return receipt  Sign  Encrypt

To whom it may concern,

I am Oua Kai Chung, an undergraduate student from the Hong Kong University of Science and Technology. My classmates and I have been closely concerned with the consultation of the HKSAR government's long-term housing strategy. We were interested in voicing out the concerns of many homeless people, whom we think are often neglected and whose interests are overlooked by society. We have also attended public forums held by the steering committee.

Our suggestions regarding the consultation document as well as the opinions of the steering committee is attached in this e-mail.

We are looking forward to our concerns being addressed by the committee. Thank you very much.

Sincerely,



Group of HKUST students Government proposal.docx

We are a group of undergraduate students from the Hong Kong University of Science and Technology. In this document, we will address the current housing situation in Hong Kong as well as propose several suggested policies to be undertaken by the Hong Kong government.

This document is particularly interested in the prevailing issue of homelessness in Hong Kong. In the past few months, we have been in contact with some of the unfortunate homeless people. During the meetings with the homeless, we figured that they are quite alienated from the rest of society. Many of them feel that their interests are given inadequate attention. Despite the feeling of helplessness, they have for long hesitated to voice out their concerns or to actively seek for assistance. For this reason, we would like to bring this important issue into attention by speaking on behalf of this underprivileged group.

- Although homelessness exists in different regions in Hong Kong, we have mainly been serving the ones in Sham Shui Po, particularly in the area along Tung Chau Street, between Nam Cheong Street and Yen Chow Street.
- In the area of focus, there are approximately 50-70 individuals residing under the West Kowloon Corridor Highway. These individuals generally form three distinguished groups. The three groups are comprised of Vietnamese, Southeastern Asians, and local Hong Kong residents respectively.
- The demographic group mostly consists of single males at the age of 40 to 60. Many have unstable jobs and relatively low incomes.

- We identified several reasons why people chose to live on the streets.
  - o Many claimed to have lived in subdivided units prior to moving onto the streets. These subdivided units are reported to be in extremely poor conditions in terms of size, safety, comfort, and hygiene. However, at the same time these units are rented at unaffordable rates – usually taking up one third to half of the tenant’s income. Living on the streets, on the other hand, costs significantly less. Many even felt that the living conditions on the streets are better than in subdivided units.
  - o The group of homeless people that we have been in contact with do not hold permanent Hong Kong residency and enjoy minimal benefits and aids from the government of Hong Kong. They are not eligible for public housing or other government-ran programs. In the absence of adequate and affordable housing, living on the streets becomes their only option.
- The homeless people whom we have been in touch with mostly feel that they are overlooked by the government. They have minimally benefited from government policies. Rather, the government has made their situation more difficult during occasional expulsion actions by government bureaus.
- The only help received by the homeless communities are aids from NGOs, charitable organizations, as well as volunteers. These assistances temporarily ease their tense and difficult lives but do not solve the problem thoroughly. As a result, we feel that the only way to address the problem of homelessness is to identify the roots of problems and take formal actions.

- As suggested, the root cause of the problem is the unavailability of affordable housing options. The current housing market does not satisfy the demands of this particular demographic group. Housing demand is presently served by two suppliers: the private or the public. Certainly, singletons with relatively low and unstable income cannot afford purchasing private flats. None has enough money for down payments and acquiring loans from the private market is certainly unavailable. For this reason, purchasing from the private market is an unrealizable dream for singletons. At the same time, public housing fails to address this demographic group's needs mostly due to ineligibility. For individuals who are eligible for public housing, the waiting time is fairly long, often more than seven years as assured by the government. Therefore, we agree with the committee's suggestion of reducing waiting time of singletons to 3 years or less. We urge the government to work to actualize this target.

- Almost all interviewed individuals expressed a deep interest in public rental housing (PRH). They claim that they are willing to accept offers of PRH regardless of the location of the flat. As a result, we agree with the standpoint taken by the steering committee that singletons aged 35 and older should be given priority on the waiting list. We suggest that the government guarantees PRH flats to be allocated to this demographic group in less than three years. It is also a good idea to give priority to those who show no specific preference in location or style.

- In order to shorten waiting time for singletons, we strongly urge the government to drastically increase the supply of bachelor flats. This could be done by building new

apartments with increased number of units for singletons, as well as by other means like modifying existing buildings.

- Although many of the homeless do not have permanent Hong Kong citizenship, they are part of the workforce. Hence, we believe that they are entitled to social benefits. As a result, we urge the government to consider this demographic group as part of the aggregate demand for housing in Hong Kong. At the same time, PRH schemes should be extended to such people who are actively contributing to society.

- PRH seems to be the most suitable program for this demographic group. Therefore, there is little need to increase supply of bachelor flats in the HOS programs and in the private market.

- Although we understand that the steering committee is concerned about the long-term housing strategy to be undertaken by the government, we feel that it is important to consider the time period between now and the time when long-term goals are realized. Since 1997, the government of Hong Kong has been inconsistent in the long-term plan for housing. Many proposed actions are revised or cancelled before they are completed. Thus, we strongly urge the steering committee and the government to carefully set its goals and establish a thorough action plan consisting of complementing short-term and long-term policies.

- o We agree with the fundamental standpoint of the committee and the government, which is to increase long-term supply of housing. However, the effects of these implemented actions will not emerge in the near future. In the meantime, the government should also act to take care of the needy. The most direct way is to provide

adequate temporary residences for this demographic group. The government can step into the subdivided unit market to ensure that basic hygienic and safety conditions are met. Subsequently, the government shall provide temporary subsidies for rent, or any other way that is effectively at bringing homeless people under the roof.

- During public forums held by the steering committees, we have noticed a predominant opinion that the subdivided housing market shall not be tolerated. In fact, we think that before long-term housing policies can be implemented, subdivided flats play a crucial role in satisfying the demand for housing especially from the low income groups. Therefore, instead of taking a passive stance, the government should be more proactive in the private renting market to ensure that the underprivileged have adequate access to affordable housing in the short-run.

- We have also heard the views that government-aided housing programs should only be limited to Hong Kong residents. However, we think that the allocation of public resources should be based on needs, rather than social identity. The government should thoroughly revise the criterion for eligibility and priority in the PRH scheme.

致長遠房屋策略督導委員會：

我們是一班關心住屋政策的居民來信是希望，表達長遠房屋政策的意見。

現時香港整體租金昂貴，為了要有充足頭，街坊已由市區搬到鄉郊的地方，面對惡劣的居住環境及狹窄的居住空間。

但我們搬到郊区居住及面對承受昂貴的加租幅度。例：有些街坊居住只有 150 呎的單位，租金達 \$3500，租金呎價高達 \$23/呎 猶如豪宅租金價錢，情況已令我們感到負擔很大和不安。如果有突發的情況出現，例如失業，身體健康有問題，我們真是不知如何是好？

現時政府聲稱等候公屋平均輪候時間 2.7 年，但事實上我們當中有街坊已輪候超過 6 年，仍未獲第一次的公屋，等了三年又三年。令我們無法安排生活，例：兒子在那一區學校升讀，是否與業主續繼簽約呢？這個狀況令我們束手無策，不知如何是好？

我們有以下建議來改善居住的環境：

- ① 我們建議興建中途組件屋，中途組件屋是利用政府閒置的用地，暫時建組件屋，讓已輪候公屋的街坊一邊暫住，一邊續繼輪候公屋，能夠住在一個由政府管理的單位，能脫離現時昂貴的租務市場，令我們能夠安心地輪候。此外因為中途組件屋的租金較低，所以租金減低。



② 重新訂立租金管制。  
租金加幅不高於通漲，減少我們的生活和經濟上的壓力。

③ 增加公營房屋的建屋量。  
建議公營房屋與私營房屋的比例，增加至 7:3。

這樣我們才有機會加快上樓的速度。  
政府聲稱三年上樓，但現時輪候公屋人數高達 23萬人，只有增加建公屋的數量，才能令我們有三年上樓，期望，和目標。三年上樓也是我們目標和期望。

長遠房屋政策關注組 2011-2013.

聯絡人 梁達國

龔燕清



cec tang

27/11/2013 14:34

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

cc

bcc

Subject Comments to Transport and Housing Bureau

 Urgent  Return receipt  Sign  Encrypt

## 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.



puishan lee

To lths@thb.gov.hk

cc

27/11/2013 17:37

bcc

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

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,

15. Government should consider allocate certain land with low price and provisions developer's profit in lower rate.

16. Government should consider strengthen infrastructure development on Lantau Island , which will get more land.

I hope my opinions should be given yours helpful.

Regards,

27th November 2013



beibei Wong

27/11/2013 22:00

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

cc

bcc

Subject 長遠房屋策略

Urgent  Return receipt  Sign  Encrypt

致委員會:

- 1) 政府要加強打擊濫用公屋
- 2) 不支持插針樓
- 3) 不支持過渡性房屋
- 4) 支持辣招.打擊抄樓

謝謝



Hoi Wong

27/11/2013 22:11

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

cc

bcc

Subject 房屋意見

Urgent  Return receipt  Sign  Encrypt

本人支持透過提供有效的房屋階梯，增加居屋的供應，幫助市民置居。應重建舊區公屋，改善居民環境。



Yip Chelsia

27/11/2013 23:12

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

cc

bcc

Subject 長遠房屋策略公眾諮詢

 Urgent  Return receipt  Sign  Encrypt

長遠房屋策略督導委員會秘書處:

其實現時雖說有公屋富戶霸佔公屋不願搬出，但是若果他們真的有能力讓自己購入一個居住環境更好的房屋的話，我想他們也會選擇一個更好的居住環境，然而正是他們根本沒有置業的能力才會霸佔公屋。

現在政府所推出的居屋，即使申請者乎合資格，但我懷疑政府在定售價時，是否真的有想過以這樣有限的月入，一個人/家庭差不多要以月入的80%-90%作為供屋用途，請問這樣真的合理嗎？政府真的是在幫助市民改善他們的生活素質嗎？本人對此十分存疑。

因此本人認為政應按一般大部分市民的月入中位數，計算每月以一個合理供款(如月入60%為供屋用途)的前提下，制定房屋政策。例如新建房屋售價以如此方法訂價。又或者可以如外國的房屋政策，幫助首次置業人士，方法包括津貼、稅項減等免。再者，香港政府也可以仿效新加坡的政策。

此外，本人不太理解當政府說沒有合適土地興建房屋時，仍然不時有賣地建豪宅？為何政府不把這些地用作建公屋，又或者居屋等用途？香港地有多少人有能力住豪宅？為何政府能不斷提供豪宅供應，但是卻不能保障公屋或居屋的供應？這是否資源錯配？

本人生於香港，長於香港，雖然月入過二萬，但本人都看不到自己能有機會置業的一天，一家六口只能住在一間約600呎的房屋，真的很希望政府能推出有效的政策去幫助我們這種“高不成(買不起居屋)，低不就(公屋又不夠資格)”的市民，而我相信像我這一種市民，在香港是絕大多數。

若要社會穩定，市民能否安居樂業是其中一個重要因素，因此真的希望政府能夠制定出幫助普羅市民置業的房屋政策。

市民，  
葉小姐

**Name:** Terence Jan  
**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 on the the Long term Housing Strategy**

1. Failure to address to "the poor living conditions" for those living in poor living environment affected by serious traffic air and noise pollution with deviation from the minimum environmental planning standard. Flyover & tunnel portal should not be located next to housing estates and school. The Long-term housing strategy should provide priorities, solutions and measures to rectify the poor environmental quality of 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. Creating a wide range of housing options to meet diverse needs
5. Promoting housing investment with public benefits as well as promoting new town development and redevelopment to meet housing demand
6. 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.
7. To reconsider the need to implement rent control measure and property taxation on vacant flats.
8. To revise the "village house policy" so that more lands can be saved.
9. The Urban Renewal Authority should take up the task of developing sites for the lower middle income groups
10. 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.
11. Government should consider revising the "High Land Price Policy" and additional anti-speculation measures to regulate the high housing price.



Name: Lee Shui Yung

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

Name:

Yim Sze Man.

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.
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.

敬啟者

DATE.

NO.

你好！本人最近收到請看通知被列入第廿四行，新調遷往新單位，後因管理得無助，亦遲知無可避免！

本人亦別無他求，唯一希望貴署能給予此新調遷往交通配搭更屬新單位，因非常抗拒要入住舊屋，由其有人居住過身，實在萬分不願！

其實自本人離職後至今情緒一直備受困擾，加上近日工作家人居住相繼出現問題，已令我心灰意冷，所以亦主動向社工尋求求助，一段日子後，想想能否能有新交際環境及安身居所可以渡過難關！

以下地點，我曾到了解覺得尚可接受，懇請貴署體諒，感激不盡！

(長沙灣村系統或長秋橋、葵聯村、葵涌村、葵村)

本人得知跨區有一定為難，實情非得意，希貴署體諒！

上

27-11-2013

村長 啟

備註：本人要求保密個人資料

(編者註：提交意見者要求以不具名方式公開其意見)



Simon Chan

28/11/2013 16:21

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

cc

bcc

Subject Develop lands for housing in areas along MTR lines, in Lantau Island, and in reclamation from the sea at all sea fronts

Urgent  Return receipt  Sign  Encrypt

Secretariat of Steering Committee for Long Term Housing Strategy

Dear Chairman,

We believe that you and your staff are working hard for the benefit of Hong Kong. As we can see, there are still lots of lands that can be developed for housing for the people who have not yet owned their homes:

**Areas along MTR lines**

Some areas along the lines between MTR stations are spacious that can be developed into housing estates, i.e. between City One and Shek Mun and between Fo Tan and University, etc. Those are what we can observe from Shatin. There are still a lot more in other areas.

**Lantau Island**

Lantau Island is the largest island in Hong Kong with only a small population. There are huge spacious areas that can be developed into housing estates in addition to Tung Chung.

**Reclamation from the sea at all sea fronts**

Hong Kong has been reclaiming lands from the sea since its establishment. The process of reclamation shall be continued in order to accommodate the expanding population. The sea at Tolo Harbour between Shatin and Tai Po will become an enormous new found land after reclamation. All other sea fronts should be considered to be renewed so as to reclaim more lands for housing.

We pray for your success in helping Hong Kong people to resolve their needs.

Sincerely

Simon Yue Sang Chan

I found this article on the Newsroom Web site of The Church of Jesus Christ of Latter-day Saints. I thought you might find it interesting. Click on the link below to view:

<http://www.mormonnewsroom.org/article/ministering-needs-tacloban>



Stella Lo

28/11/2013 17:05

To lths@thb.gov.hk

cc

bcc

Subject Re: 政府房屋諮詢

Urgent  Return receipt  Sign  Encrypt

Dear Sirs,

Please find the attached file for your refernce and consideration of my suggestion.

Thanks and best regards,  
Stella

你們好！

本人建議政府將所屬的代表政府的部門作以下重點：

1. 市建局社區重建所收到的地,而所建的樓宇應以成本建築價售于安排分配因重建而搬出的業主購回同呎數的單位。
2. 房屋協會所收到舊樓地皮(如筲箕灣區)應該用以公共資助房屋(售價應定於給資助房屋的入息規定限制所能負擔的單位),或者以重申給予乙類出租單位(入息介乎高於公屋限額至三萬元以下的中產家庭)。
3. 房屋委員會應管理外判公司加強更新整理空置單位的資源並重申加快編配輪候。
4. 現有的地皮(牛頭角,啓德)同時興建公屋和居屋。

謝謝你們！



瑤詩

28/11/2013 17:34

To lths@thb.gov.hk

cc

bcc

Subject 長遠房屋策略公眾諮詢

Urgent  Return receipt  Sign  Encrypt

長遠房屋策略公眾諮詢

敬啟者：  
您好！

人口設上限；（五百萬）  
移民即停辦，  
前程必無限。  
人人有樓、有酒、又唔駛走難。

順祝一切安好！  
老瑤敬上 28-11-2013



Yuen

28/11/2013 18:47

To lths@thb.gov.hk

cc

bcc

Subject 房屋政策建議

 Urgent  Return receipt  Sign  Encrypt

致行政長官:

推出「首次置業貸款計劃」協助不合資格申請公屋和居屋家庭可置業

目前本人不合資格申請公屋和居屋，可是每年的財政預算，中產人士未能受惠現時任何房屋福利。但每月需支付昂貴租金，亦要交稅項。希望政府能有政策協助中產人士可置業。相信大部份中產人士均欠缺足夠資金作首期，希望政府能參考1998年推出「首次置業貸款計劃」，為未能申請公屋和居屋的市民提供低息貸款，協助他們達成置業心願。

加快落實「港人港地」政策，現時有很多中小私人單位均非港人購買，只是國內人士來港投資。香港中小私人單位數目供應不足夠，希望政府繼續抑制有關情況，讓港人優先可以自住置業，保障港人福利。

黃太

從我的 iPhone 傳送



ray ray

28/11/2013 20:05

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

近年房屋需求劇增是因為大量新移民和難民來港, 停止他們來港便能對症下藥!



問題 17： 你對房委會進一步改善寬敞戶政策，一方面提供誘因鼓勵寬敞戶遷往面積較小單位，另一方面加強行動處理寬敞戶個案這建議有何意見？ (第6 章)

“從宣傳片看到一對長者話：我們都想希望將來子孫居住得好” 本人聽畢後，內心有無限感慨及無奈!!! 如果我祖先知道我被無情房屋政策下，變成爲寬敞戶，由一個有感情及回憶家，要搬往一個陌生地方! 我無論怎樣求請，也沒有作用。

我大半生人的歲月都是照顧家母，最近媽媽因病而離逝了，而我變成爲中年孤兒，對我來說是很大打擊，尙未釋懷喪親之痛，已經收到房屋署的信，通知成爲寬敞戶，要調遷到細單位，完全是冰冷的政策，沒有顧及個人感受!!!

我們也明白及體諒，年過70長者或有支體傷殘人仕是可以括免，但同一政策有不同待遇，其實是不公平，難度要成爲括免人仕，要自殘嗎!? 這個政策太一刀切、太強行，感覺好似把人當爲動物一樣，隨意由一大籠搬到另個細籠，有沒有關顧籠內的人既感受?

對中年人仕來講，要重新適新地方，實在有困難，他們已經失去至親，獨自生活已經難適應，只求有一點精神支柱，希望能保留最後一個熟悉的家，伴他們渡過餘生，難度政策不能情理兼顧?

還有現居地方，有很多家母及祖先留下遺物，爲了搬遷到細單位，無論你有多大不捨，也要狠心地一件一件的珍貴，及有記念價值的遺物，都一一棄置，想起真是不孝，施政人仕，你們也有父母及至親嗎？你們有沒有想過我們慘況？

我是普通打工仔，萬事也靠自己，儘量節省日常開支，希望日後省下錢來做養老金，現在要額外應付一筆搬遷費，就算有政府津貼，我們也要補貼很多，請問有沒有爲小市民生計著想?! 主要我們想保留一個有感情家。

如有搬家經驗，相信明白是一件不容易事，都要常常請假去辦理事務，從前也有親人幫手分擔，現在他們都離逝了，剩下我中年人，怎有時間和力氣去處理及搬運，每每想起也老淚縱橫! 睡夢中也驚醒起來，怎樣才適應呢?怎樣度以後的日子呢?

其實核心問題，係寬敞戶政策上，真係需要了解，每戶人的背景，精神、經濟、身體的情況，要做評估，會否真適合搬屋，並不是要下令要調遷便是!

我也相信政府房屋政策，都是希望居民有安樂居所，並不是做些擾民政策! 請施政者都好好考慮，本人提議，以免有慘劇發生。

(沒有署名)

→長策會

27 29/11/2013

強烈反對長遠房屋策略  
諮詢文件第 518 段 (53 頁)  
見縫插針起蚊型公屋

2013.11.27 太陽報說當局在葵涌 2 塊蚊型地皮起 ~~起~~ 見縫插針式公屋。

當局屢說受影響居民當初沒有強烈反對。

我們新界西北公屋居民從未都強烈反對在我們屋邨內起「見縫插針」式單身公屋。因為這對景觀衛生廢物處理採光照明通風交通及配套上也危害我們的現狀。

我們也強烈反對當局計劃填除我們的公屋地方去建見縫插針式公屋。

當局不顧我們的反對想取走公屋地方令人反感。沒有了球場戶外健身設施休憩處公園涼亭樹木有蓋行人走廊及涼亭會剝奪了我們的親子活動做体操打波晨運睦鄰促進倫理關係等等的福利。除了居民 NGO 老人及殘疾人士院舍幼稚園學校屋邨辦事處議員辦事處也無法舉行活動及体操。那麼我們的屋邨便成了一池死水。

當局是否自打咀吧？一方面鼓勵我們敬老親子睦鄰健身舉行文娛康樂活動一方面卻奪去公眾地方這是極不合理自相矛盾的。

当年的纳粹党取採<sup>奪</sup>食政策逐步逐步的把德同憲法改變到纳粹主义。油塘油麗邨及葵涌是好的例子？我們從未也強烈反對見縫插針。請不要在新界西北起這些單身公屋我們捍衛自己所住屋邨的公眾地方。

我們是奉公守法的基層小市民，無世無爭，只打算在屋邨安居樂業，人不犯我，我不犯人。我們絕對

心不負

強烈反對 5.18 段見縫插針  
起單身屋公屋：公眾地方很重要

又

無意與當局對抗，但在此生死存亡關頭，我們  
很無奈。

我們不是要求當局多撥資源給我們，我們只  
是要求保留公眾地方，而在高密度的屋邨來說，  
公眾地方是不可或缺的。

我們不想做溫水裏的那隻青蛙，蠶食政策  
令人不自覺身處險境。

請當局放下屠刀，留我們一條活路吧。我們不論  
男女老幼，華人及少數族裔在此懇請當局不要取走  
新界西北公屋居民的公眾地方。我們只想有一個  
生存空間。

當局有其他方案的，如重建公屋，如快減少空置公屋  
的轉輪候時間，加強對公屋富戶的執法，後兩項可  
即時令輪候冊申請人戶上裏，前一項更可在中期增添  
公屋單位，當局也可以不用空置校舍、貨櫃場、劏車房、貨倉  
收回而起公屋。

我們升斗小市民一向視公眾地方為我們的家園，  
當局為什麼狠心掉走我們的家園呢？請放過我們  
的公眾地方吧。

當局要用錢墮走我們的公眾地方，又再花錢在這  
地方起屋，是不是用多了錢，但卻產生原可避免的民  
怨？公帑是否被浪費了？當局整天說香港是我家，但  
卻冤枉用多了錢，到頭弄制做不必要的民情，是否  
很搞笑？當局是否用 5.18 段帶動人民內部矛盾（輪候  
冊申請人視公屋居民為敵人）？油蔴地及葵涌有閩  
居民現在「悔之已晚」，我們不想重複他們的惡夢。  
請取消在新界西北起見縫插針式公屋吧！  
我們不想元朗、天水圍及屯門淪陷！

強烈反對見縫插針起公屋  
的新界西北公屋居民上

## 盡快恢復售賣公屋 創造多贏局面

香港的房地產市場基本分為三大塊，即以豪宅為主的高端市場，以一般私樓為主的中端市場及以居屋、已售公屋的低端市場。由於對大量的低端市場的需求無法解決，導致民怨沸騰。要解決這一問題，加快起樓是一大措施。但遠水解不了近渴，而售賣公屋則可向市場注入新的水源。售賣公屋的好處如下：

一、售賣公屋可促使低端市場向中端市場流動，解決部分低階層買房的問題。

現在公屋的售價，一般在百多萬至二百多萬，很多打工族可以負擔得起。而賣了公屋的人，除了補交稅外，可有幾十萬至一百多萬元的賺。公屋住戶都是無樓人住，賣了公屋後，大部分人應購私人樓，即低端市場向中端市場流動。這是一個良好的循環，而不會對私樓這一市場造成衝擊。

二、售賣公屋，可讓更多的白表人住買到居屋。

買了公屋的人，不能再買居屋，這樣購買居屋的白表就會占絕大多數，這對略有積蓄的白表人住無疑是個大喜訊。但另一個問題是，原來打算買居屋的綠表人住，不能購買居屋，也就是不能騰出公屋給輪候公屋的人住。這時就要權衡利弊一下哪個更好了。

白表人住的經濟實力，肯定高過綠表人住，也就是說相當一

部分的白表人士通過更多的資金積累和努力，有可能買到私樓，而大多數綠表人士，存一輩子的錢也買不起私樓，如果大量蓋居屋，有可能對私樓造成一些衝擊，因為可以貝置私人樓的潛在買家，被居屋搵走了，從而導致社會上另類人的不滿，而售賣公屋後，居屋可在不加建的情況下，大大增加白表的比例，對白表人士產生一定的心理安慰和實質性的幫助。反而大量建公屋則會贊好聲一片，因為除了滿足低下層人士的需要外，最終有希望解決籠屋問題。這是一個全港人士的關心點和同情點。

### 三. 售賣公屋可使政府、輪候公屋家庭及銀行都得益。

現在售賣公屋，按照通脹，最低工資的實施，應比以前所售公屋略有提高。政府所收的資金，一部分可投入到新建公屋中，另一部分可做低風險及零風險的投資，其收益用來每年一次性的補貼那些輪候三年以上仍未獲得編配公屋的家庭，比如每年一次性補貼五千元，雖不能從根本上解決問題，但多少也能安撫一下他們的焦急心情和平息一下他們的怨氣。

售賣公屋，銀行也是得益者。銀行對公屋的貸款，幾乎是沒風險的。公屋住戶可交很少的首期，其每月的供款額也和交租差不多，這種生意，可能每個銀行都願意做。

### 四. 售賣公屋能安定人心，對社會穩定大有好處。

擁有自己的住房，幾乎是每個人的夢想。

安居樂業，這個安字，更多的代表著安心、安全感的意思，只有屬於自己的東西，才能做到這一層次。就如我們到圖書館借書，借來的

書，心裏總是要惦记甚麼時候到期，別忘了還，而買書就絕無這種感覺，永遠沒有擔心，小到一本書都有個安心的問題，更何況大到一層樓。新加坡的房屋政策，真是太讓香港人羨慕，售賣公屋，至少在減少民怨，穩定社會上有積極的作用。

### 五. 售賣公屋，可持續拉動港需

香港的經濟增長應有不斷的新亮點出現，才能保持持續。而售賣公屋正是一新的亮點。

我認識一朋友，多年前購下公屋，最近用二十萬元裝修。當中包括裝修費及更換傢俬及各種電器，也聽過另一朋友說，必搬進公屋十幾年，房子牆也掉皮了，到處都是殘舊的景象，很想裝修一下，但又覺得不是自己的房，也就不裝修了。有這種想法的人，我聽過不少次，如售賣公屋，可以想像，這些人一旦有些積蓄，不少人會裝修自己的家及更換家庭用品。這是一個龐大的市場，而且是此起彼浮，循環不息的。受惠的不僅是裝修工人，更多的是五金、傢俬、家電等等零售業。

### 六. 售賣公屋對壓抑房價有正面影響。

香港的高樓價、高租金對香港的競爭力是一定有影響的。對市民來說，買不起樓，推貴租，日積月累的壓力，可以說在中心累積的不滿，犹如暗中涌動的火山，一旦爆發，必造成社會的動蕩。

售賣公屋不一定能大大提高市場的供應量而導致房價

房價下跌，但在心理的层面上其效應不可小視。

### 七、售賣公屋對解決人口老化問題，多一條出路

人口老化對任何一個國家都是一大負擔，福利多了，政府吃不消，福利少了，老人活受罪。很多老人，特別是孤寡老人，辛苦一輩子，最後只能靠綜援或生果金維持溫飽，如果買了自己的公屋，就可有多種方法靈活處置，從而在晚年有個比較舒適的質量高些的生活。

比如現在大陸熱議的以房養老，老人把房子抵押給有關部門，房子照住，但每月可以拿到一筆錢直到去世。當老人有病時，有能力請人照顧，免去了政府的負擔，或賣了房回大陸養老，都能節省政府的醫療費用。另外此舉對縮小貧富差距也有一定作用。

所以本人在此呼籲盡快恢復售賣公屋，創造多贏局面。

當然有利就有弊，但必須分析是利大於弊，還是弊大於利，不應讓小弊阻礙大利，只要對香港有利，就應積極、快速地去去做。

2013.11.26

如需公開此文，請不要公開我的名字及電話。

電話

(編者註：提交意見者要求以不具名方式公開其意見)



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

Name: 

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.
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. Increasing the supply of land use, Government should consider to build more multi-storey buildings and large estate along or above the Highway near each main city. The length and width of Highway are sufficient to develop a large scale of site on them. The favour location point is also a great attractive factor to the flat buyers.

12. To enhance Village Small House Policy, Government should provide a new favour Housing Policy to attract Villagers to accept and take part in the new policy. The villagers would obtain double housing benefits if they give up the prevailing Village Small House Policy and select the new favour Housing Policy. Some Super Village City should be developed and it could provide a large amount of new flats to local citizen.

(Signed)

28.11.2013



KWOK YU LEE

29/11/2013 07:54

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

cc

bcc

Subject My comments to the Long-term Housing Strategy

 Urgent    Return receipt    Sign    Encrypt

### My comments to the Long-term Housing Strategy

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 such as the "Prosperous Garden" in Yaumatei. Government should provide adequate protective measures including the provision of "fully enclosed noise insulation cover" to protect the residents from serious traffic pollution. Tunnel portal and traffic emission from flyovers should be removed from residential district particularly the Central Kowloon Route Tunnel Portal should be relocated to non-residential area. The Long-term housing strategy should provide priorities, solutions and measures to **rectify the quality of poor housing environment rather than just focusing on quantity.**
2. Government should set up "standard on living and environmental condition" in Hong Kong for policy reference and measures to rectify serious traffic pollution leading to inhabitable condition.
3. 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.
4. **Creating a wide range of options to meet diverse needs**
5. **Promoting housing investment with public benefits as well as promoting new town development and redevelopment**
6. 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.**
7. To **reconsider the need to implement rent control measure and property taxation on vacant flats.**
8. To **revise the "village house policy"** so that more lands can be saved.
9. To **turn some of the industrial buildings into residential flats.**
10. The Urban Renewal Authority should take up the task of developing sites for the **lower middle income groups**
11. 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.**
12. Government should consider **revising the "High Land Price Policy" and additional anti-speculation measures to regulate the high housing price.**
13. Education qualification should not be punished, instead they should be yardstick for getting better living environment for retaining talents in Hong Kong



Man Sam

29/11/2013 07:55

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

cc

bcc

Subject Comments to the Long-term Housing Strategy

 Urgent    Return receipt    Sign    Encrypt

### My comments to the Long-term Housing Strategy

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 such as the "Prosperous Garden" in Yaumatei. Government should provide adequate protective measures including the provision of "fully enclosed noise insulation cover" to protect the residents from serious traffic pollution. Tunnel portal and traffic emission from flyovers should be removed from residential district particularly the Central Kowloon Route Tunnel Portal should be relocated to non-residential area. The Long-term housing strategy should provide priorities, solutions and measures to rectify the quality of poor housing environment rather than just focusing on quantity.
2. Government should set up "standard on living and environmental condition" in Hong Kong for policy reference and measures to rectify serious traffic pollution leading to inhabitable condition.
3. 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.
4. Creating a wide range of options to meet diverse needs
5. Promoting housing investment with public benefits as well as promoting new town development and redevelopment
6. 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.**
7. To reconsider the need to implement rent control measure and property taxation on vacant flats.
8. To revise the "village house policy" so that more lands can be saved.
9. To turn some of the industrial buildings into residential flats.
10. The Urban Renewal Authority should take up the task of developing sites for the lower middle income groups
11. 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.
12. Government should consider revising the "High Land Price Policy" and additional anti-speculation measures to regulate the high housing price.
13. Education qualification should not be punished, instead they should be yardstick for getting better living environment for retaining talents in Hong Kong