



Patrick Fung

02/12/2013 16:10

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

cc

bcc

Subject Long Term Housing Strategy: Building Consensus,
Building Homes Consultation Urgent Return receipt Sign Encrypt

Secretariat, Long Term Housing Strategy Steering Committee

Dear Sir/Madam

Question 1 : What are your views on the proposal to adopt a supply-led strategy for the LTHS and with public housing (comprising public rental housing (PRH) and subsidized sale units) accounting for a higher proportion of the new housing production? (Chapter 3)

Comments to Q1: The government should analyse the population, wealth and age distribution for the demand of public housing. The poorer the higher proportion of the new housing production.

Question 2 : Do you have any views on the principles and methodology adopted for projecting the long term housing demand? (Chapter 4)

Comments to Q2: To solve the root cause of high demand for long term housing, the Government should seriously consider reviewing the immigration policy, in particular, the daily quota of 150 one-way permit. This may include cutting the quota or taking proactive approach to screen these applications similar to handling overseas immigrant applications e.g. high net worth, income earner and well educated. Otherwise, the problem cannot be resolved thereby creating extraordinary heavy burden and instability to the society.

Question 3 Do you have any views on the criteria used to define “inadequately housed”? (Chapter 4)

Comment to Q3: This is rather subjective, one should bear one’s own life at one’s own expenses.

Question 4 : In addition to the major demand components as mentioned in Chapter 4, are there any other factors which you think should also be taken into account in projecting housing demand? (Chapter 4)

Comment to Q4: The annual quote of one-way permit 54,750 should be counted in. Due to political uncertainty as to freedom of speech and system of justice, there may be more citizens emigrate to other countries.

Question 5 : Do you have any views on the projected total housing supply target for the next ten years and the proposed public/private split for the future new housing supply? (Chapter 4)

Comment to Q5: The annual quote of one-way permit 54,750 should be counted in. In view of the foreseeable unstable political status and too relied on China economic environment, the proposed public and private split at 60:40 should be increased to 80:20.

Question 6 : Should the Government continue to support the development of elderly housing projects for the middle and high-income elderly as suggested by some in the community? If so, what sort of support should be given? (Chapter 5) – No comment

Question 7 : What are your views on the recommendation for the Hong Kong Housing Authority (HA) to increase the PRH quota for applicants under the Quota and Points System (QPS), and to allocate more points to non-elderly one-person applicants above the age of 45 (and extend the arrangement to those who aged 40 and then 35) under the QPS so that they

would have a better chance of gaining early access to PRH? (Chapter 5)

See Question 8 below.

Question 8 : What are your views on the recommendation for the HA to progressively extend the PRH three-year average waiting time pledge to non-elderly one-person applicants above the age of 35 in the long run (even though this might initially reduce the PRH units available for allocation to family and elderly applicants)? (Chapter 5)

Comments to Q7 and 8: The QPS should remain unchanged, but those applicants with the imminent need e.g. a family of parents and children should be allocated with more points so that single applicant should live with his family members or take private housing with his own resources.

Question 9 : What are your views on the idea for the HA to build dedicated PRH blocks for singletons in estates with a lower plot ratio and with sufficient infrastructural facilities, which will be provided in addition to the PRH units already committed? (Chapter 5)

Comments to Q9: We strongly object to this proposal because this not only affects the current living environment but also may lead to social problem of too high density. This contravenes the prevailing urban plan.

Question 10 : If suitable urban sites which do not have other immediate uses are available, do you think that they should be used to provide transitional housing to those in need? (Chapter 5)

Comments to Q10: This may continue for existing transitional housing. But if these sites have not yet been used for transitional housing, I wonder why they are not to be used for direct and immediate housing.

Question 11 : What are your views on the idea of introducing a licensing or landlord registration system to regulate subdivided units in residential and composite buildings? (Chapter 5)

Comments to Q11: I totally and strongly disagree and object to introduce any licensing or landlord registration system to regulate subdivided units in whatever buildings. This proposal not only encourages more illegal structures, but also bringing disaster of losing peoples' lives and properties. This proposal is ridiculous in a sense that illegal act can become legal and justified as the Government completely fails to enforce and solve the such illegal subdivided units thereby protecting the lives of Hong Kong people. On my personal interest, I feel uncomfortable and frustrated if this proposal is implemented. Please imagine if no subdivided units in my flat, but there are many subdivided units above my flat and below my flat, how the loading of these subdivided units prevail to the whole building? On a wider spectrum, how the Government monitor the registration system of these subdivided units as to registered or unregistered. Once there is a such system, how it works and controls? What will the resources apply? The outcome of disaster will be on the onus of the present Government. Every time I read the news of losses of people's lives and properties as a result of fire in these subdivided units, why the society develop like this while the Government rarely get lessons and look into the matter. The most unforgettable incident is the fire at Fa Yuen Street several years ago. Do not continue to take this idea any more. Ignore this proposal.

Question 12 : What are your views on the recommendation to set aside a certain proportion in each Home Ownership Scheme (HOS) sale for singletons? (Chapter 5) – No comments.

Question 13 : What are your views on the recommendation to set a minimum income/asset level for White Form applicants for future sale of HOS flats and other subsidized sale flats to improve the chance of eligible first-time home buyers with genuine housing needs? (Chapter 5) – No comments.

Question 14 : There are divergent views in the community on relaunching the following schemes: (a) the Tenants Purchase Scheme; (b) providing financial assistance to first-time home buyers; and (c) providing rent subsidy and implementing rental control (including control on rent and security of tenure). What is your opinion? (Chapter 5)

Comments to Q14: (a) and (b) can be considered to reinstate. However, the proposal c is not within the line of free private market policy.

Question 15 : What are your views on the recommendation to develop a mechanism to regularly review the income and assets for QPS applicants in order to remove ineligible applicants from the Waiting List (WL)? (Chapter 6)

Comments to Q15: It is required to strike a balance between the resources using for regular review and the actual result of removing. In contrast, the Government should make use of the remaining unoccupied flats to meet the WL.

Question 16 : Do you think that the “Well-off Tenants Policies” should be reviewed and updated (by, for example, shortening the initial income declaration period and the subsequent income and asset declaration period; requiring tenants to move out of PRH when either their income or asset level exceeds the respective limits; or setting an additional criterion on top of the existing income and asset limits criteria to require tenants to vacate their units when their income exceeds a certain threshold, regardless of their asset level)? (Chapter 6)

Comments to Q16: This is a troublesome mechanism for existing tenants, but a reporting system may be set up for detecting illegal occupation of public units.

Question 17 : What are your views on the recommendation for the HA to further enhance its under-occupation policy by providing incentives for under-occupied households to move to smaller flats on the one hand, and stepping up its action against under-occupation cases on the other? (Chapter 6)

Comments to Q17: This is a troublesome mechanism for existing tenants and wasteful to take unnecessary actions.

Question 18 : What are your views on the relative priority between allocating PRH units to WL applicants and further relaxing the standard for relieving overcrowded PRH households in order to improve sitting tenants' living environment? (Chapter 6)

Comments to Q18: This depends on the reason of overcrowd. If this is abused, requests should not be entertained.

Question 19 : What are your views on the idea for the Government to invite the private sector to get involved in the provision of subsidized housing? (Chapter 7)

Comments to 19: The Government and the private sector should act separately. I guess the private sector will take its best benefit in providing subsidized housing.

Question 20 : To speed up housing supply, what further efforts do you think the Government could make to facilitate housing development and to increase manpower supply in the construction industry? (Chapter 7)

Comments to Q20: Immediate stop of daily quota of one-way permit for coming 5 years will provide healthy development of housing and steady manpower supply in the construction industry.

Question 21 : Given the acute shortage of housing land supply, are you prepared to accept trade-offs between an appropriate increase in plot ratio to enable more flat production and the possible negative impacts on traffic, population density and the environment? (Chapter 8)

Comments to Q21: I believe that the previous Government has already made a good planning for the present housing. So, I feel very satisfied with the current living environment.

However, I have reservations on the present Government's ability to strike trade-offs in increasing plot ratio because they act irrationally in the past year's administration. All

movements are made towards the sole dictatorship of the Chief Executive.

Question 22 : In your opinion, how should the Government strike the balance between development and conservation? What are your views on the various measures to increase housing land supply as set out in Chapter 8? (Chapter 8)

Prudent population control is a solution to Question 22 for housing demand management.

All in all, the Government is strongly reminded not to blindly rob the lands from the community. The housing problem is not only caused by the previous Government but also by its officials especially C Y Leung himself who has been the 15 years' Executive Council convener. Please warn him not to blame anyone including his predecessors any more. He is the core of the problem arising from his lies and not listening to the public views of cutting the daily quota of one-way permit. Do not rob the open space from our existing community and public utilities from the whole area of Hong Kong which is our home forever. Therefore, I strongly object to any policy to irrationally increase the land supply without reviewing the daily quota of one-way permit for unlimited period. Any idea for making subdivided units legal should not be considered nor consulted. Safety and reasonably sufficient space for our living is a must to all of us. DO ACT RATIONALLY IN ANY POLICY.

You are freely to publish my views but without disclosing my e-mail address.

Thanks & Regards,



concern hou

To lths@thb.gov.hk

02/12/2013 16:14

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Subject (1)有關:『市民於各區搵閒置用地要求政府落實興建中途組件屋、即時舒緩多年輪候公屋家庭捱貴租壓力』
 Urgent Return receipt Sign Encrypt

致：長遠房屋策略督導委員會
 由：爭取政府興建中途組件屋聯會

市民各區覓閒置地 促政府落實建中轉屋 紓緩輪候公屋期間壓力

現時香港房屋價格高企，自置差不多是奢望，即使租住亦早已脫離了普羅大眾可承擔的實際能力。以往為求租金相宜，可選擇地區偏遠一點、單位面積小一點；現時慘況，則是無論住在哪區，環境再惡劣，也逃不過捱貴租的沉重壓力。基層市民寄望的出路，就是等到獲派公屋的一天。不過，未來幾年的公屋興建量，絕對不能滿足輪候冊上23萬的申請數字。遠水不能近火，看來政府是時候出新招，盡快而有效紓解本港危急的住屋困局。由港、九、新界各區輪候公屋家庭組成的「爭取政府興建中途組件屋聯會」，舉行記者會申述他們現居的惡劣環境，並研究如何解決苦等上樓期間的房屋難題。

住屋苦況

住香港南區的發言人阿琴表示：「呢排我住嗰邊嘅租金升得好厲害，100呎租到\$2100，除埋要\$21呎！我聽其他區的組員都話屋租近一、兩年都係咁加，深水埗更加去到\$3800租120呎！」他們比較各區租金平呎由19元至32元一平方呎，簡直抵得上豪宅租金！水、電費亦因業主隨意調高而常比正常多交一倍之多，而房租甚至佔了家庭總收入的六成。「試問我地基層仲剩到幾多錢應付生活？其實好多家庭都係一日冇一日，或者根本維唔到皮，最慘環境仲差到不堪。業主梗係唔理啦！佢又唔憂租，隨時叫你搬，咩保障都無。我們根本無得揀，呢度貴？出面更貴！」

此外，近年建屋量不達標，亦引致住屋的苦況延長。新界元朗區的阿玉表示：「房屋署應承三年上樓，但實際上我地怕等五、六年都上唔到。呢度有組員等咗三年幾都仲未輪到審查！」

建議政府善用土地建屋解困

既然興建公屋和輪候時間的問題非朝夕可解決，聯會提議政府盡快落實和興建中途組件屋，解決現時輪候家庭的急切住屋問題。九龍深水埗區代表阿強指出：「中途組件

屋

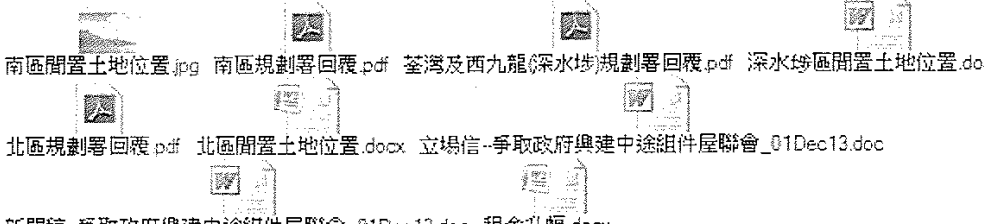
由政府管理，基本安全和衛生環境唔使太擔心；而且租金雜費穩定，又唔使俾無良業主壓迫，

咁等上樓呢段時間都有得抖下氣。」他們坐言起行，向規劃署查詢各區的閒置土地。該署回覆三個社區，各有多幅未有計劃的臨時地段，現為臨時停車場及臨時苗圃。若中途組件屋由規劃到建成約需時兩年，而入住至預計獲配公屋的期間約三年，正好銜接當中的空隙。

面對不斷上升的申請人數，聯會促請房屋署增加公屋量及加快落成，而公私房屋宜以7：3作比例。新界元朗區代表阿玉建議：「香港的房屋比例達到七成公營、三成私營，先至有足夠數量，供應俾全港好似我地一樣買唔起樓的基層家庭。」。同時，她亦提出政府可考慮訂立租金管制，遏止不斷上升嘅加幅，免令租樓市民的生活百上加斤。

** 有關我們找到的閒置土地位置，以及規劃署向各區的回覆，請看下列附件。謝謝！*

聯絡人: (1) 鍾小姐
(2) 李小姐



 南區閒置土地位置.jpg 南區規劃署回覆.pdf 荃灣及西九龍(深水埗)規劃署回覆.pdf 深水埗區閒置土地位置.doc
 北區規劃署回覆.pdf 北區閒置土地位置.docx 立場信-爭取政府興建中途組件屋聯會_01Dec13.doc
 新聞稿-爭取政府興建中途組件屋聯會_01Dec13.doc 租金升幅.docx

(編者註：此書面意見內節錄或夾附第三方的回覆，基於未能確定是否已取得第三方的同意公開，該等資料不會在此刊載。)

N 無人士房屋關注組 - 9月11日來信查詢

(1) 美孚深旺道、寶輪街交界 (九巴車廠及停車場)

該幅政府土地在《荔枝角分區計劃大綱草圖編號 S/K16/15》上，劃為「政府、機構或社區」地帶，預留予康樂及文化事務署 (下稱「康文署」) 作運動場館發展之用。現時用作臨時巴士廠(約 7,420 平方米)及兩個臨時收費公眾停車場 (共約 15,655 平方米)，臨時巴士廠的租期現為按季續租，而兩個收費公眾停車場的租期現分別為按季續租及為 1 年由 2013 年 8 月 1 日起，其後按季續租。

(2) 長沙灣深旺道，海麗臨時花園

該幅用地面積約 4,440 平方米，在《西南九龍分區計劃大綱核准圖編號 S/K20/28》上，劃為「政府、機構或社區」地帶，並預留作特殊學校發展。

在 2006 年康文署回應深水埗區議會的要求，在取得教育局同意後，向地政總署申請暫時借用該學校用地，於 2008 年開始用作臨時休憩公園，為期五年。2013 年康文署再次因應深水埗區議會的要求，向地政總署申請延長臨時休憩公園的使用期。因教育局已就於該學校用地進行的建校計劃展開籌備工作，臨時休憩公園用地須於 2015 年 6 月 1 日前歸還地政總署。

(3) 荔枝角興華道及荔康街交界：花園及停車場

該幅政府土地在《西南九龍分區計劃大綱核准圖編號 S/K20/28》上，劃為「休憩用地」地帶。根據康文署向深水埗區議會提交的報告，該署現正積極籌劃發展該休憩用地。

目前用地北面部分用作臨時收費公眾停車場(約 4,350 平方米)，租期現為按季續租；南面部分現時空置(約 4,050 平方米)。

(4) 荔枝角瓊林街 93 號：金偉停車場

金偉停車場位於瓊林街 93 號側，該幅政府土地面積約 1,220 平方米，在《長沙灣分區計劃大綱草圖編號 S/K5/34》上，劃為「政府、機構或社區」地帶，預留作政府用途。上址的臨時收費公眾停車場的租期現為按季續租。

(5) 瓊林街 39 號青沙公路天橋下，荔枝角雨水轉運站計劃

該幅政府土地面積約 13,620 平方米，在《長沙灣分區計劃大綱草圖編號 S/K5/34》上，劃為「政府、機構或社區」地帶，現時已為渠務署使用作的荔枝角雨水排放隧道維修及操作用地。由於該幅用地位於天橋底下，並不適宜用作住宅用途。為善用土地資源，渠務署優化維修及操作隧道的安排，除每年旱季定期的維修外，其餘時間該幅用地的大部份空間將移交康文署作公園用途。

(6) 長沙灣道，地鐵臨時辦公室（近深水埗運動場）

該幅政府土地面積約 6,700 平方米，在《長沙灣分區計劃大綱草圖編號 S/K5/34》上，大部份顯示為「道路」地方，餘下部份則劃為「休憩用地」及「政府、機構或社區」地帶。現時用作路政署的臨時工作倉庫，期限至 2015 年 3 月底。

(7) 長沙灣道 650 號 郵政局

該幅前身為郵政局之政府土地面積約 1,500 平方米，在《長沙灣分區計劃大綱草圖編號 S/K5/34》上，劃為「商業(5)」地帶，將重建作商業發展，擬議商業發展項目須闢設政府設施郵政局。

(8) 深水埗福榮街及營盤街交界，福榮街官立小學對面空地：停車場及垃圾站

該幅政府土地面積約 3,190 平方米，在《長沙灣分區計劃大綱草圖編號 S/K5/34》上，劃為「住宅(甲類)10」地帶，將作私人住宅發展，並須提供最少 70 個公眾停車位及一個垃圾收集站。現時東面部分用作臨時收費公眾停車場(面積約為 2,250 平方米)，租約期現為按季續租；而西面部分則用作臨時垃圾收集站(面積約 900 平方米)。

(9) 深水埗巴域街 2 號及白田街交界：美荷樓對出空地

該幅用地面積約 3,600 平方米，在《石硤尾分區計劃大綱核准圖編號 S/K4/27》上，劃為「住宅(甲類)」地帶，由房屋署管轄，屬石硤尾邨第三期公共租住房屋重建計劃，預計工程於 2018 年完成。

(10) 石硤尾窩仔街及石硤尾街交界空地

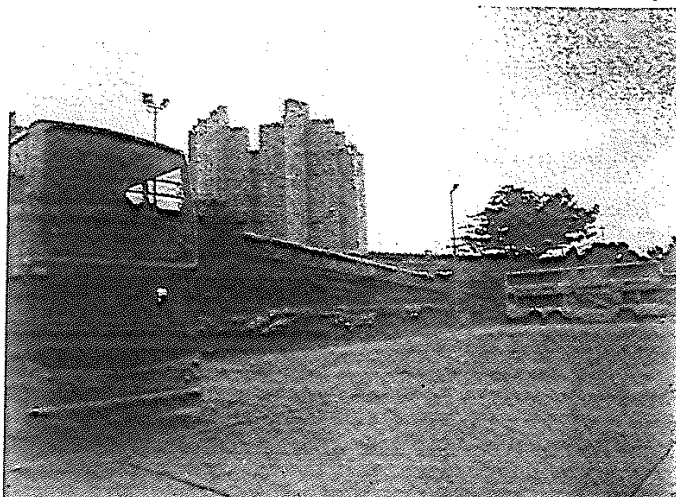
該幅用地面積約 7,500 平方米，在《石硤尾分區計劃大綱核准圖編號 S/K4/27》上，劃為「住宅(甲類)1」地帶，由房屋署管轄，屬石硤尾邨第六期公共租住房屋重建計劃，預計工程於 2018 年完成。

(11) 深水埗欽州街小販市場、嘉美中心 B 座對出空地

該幅政府土地面積約 1,740 平方米，在《長沙灣分區計劃大綱草圖編號 S/K5/34》上，劃為「住宅(甲類)6」地帶，將作居者有其屋發展，現時由食物及環境衛生署暫用作臨時小販市場。

(12) 南昌公園 及 (13) 欽州西街及西邨路交界空地

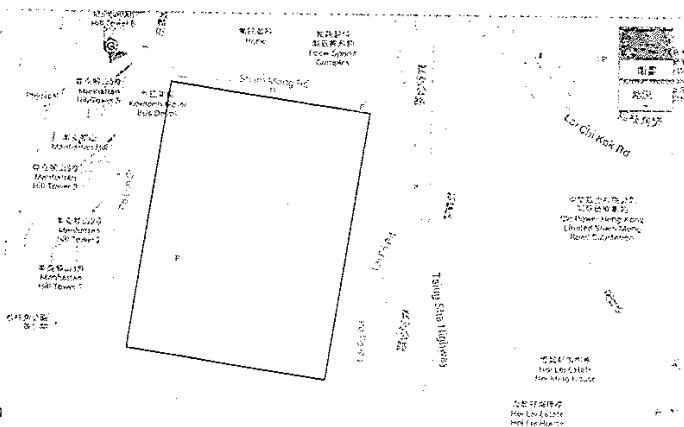
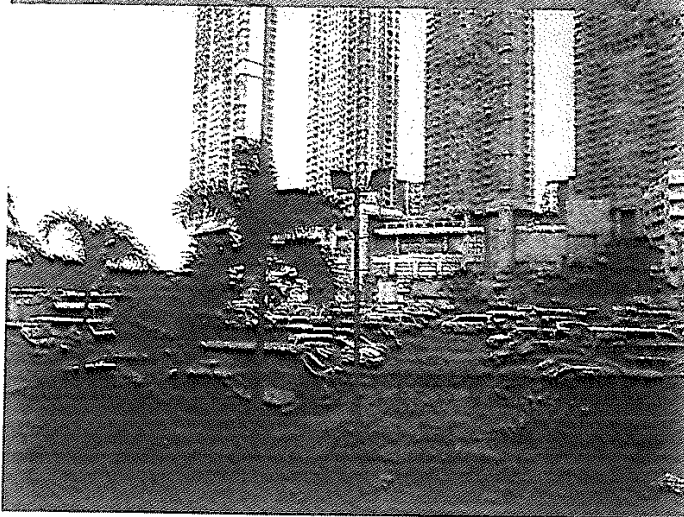
南昌公園面積約 45,000 平方米，而位於欽州街西及西邨路交界的兩幅用地面積均約 5,170 平方米。三幅用地在《西南九龍分區計劃大綱核准圖編號 S/K20/28》皆被劃為「休憩用地」地帶及指定作休憩用地。在欽州街西污水隔濾廠以北的「休憩用地」未有發展計劃，暫時用作地政總署臨時工地；而同樣位於欽州街西近深旺道的「休憩用地」亦未有發展計劃，現時用作美化市容地帶。深水埗區現有鄰舍休憩用地為 52.85 公頃及地區休憩用地為 52.13 公頃；而根據 2011 年香港人口普查，深水埗區現有人口約為 380,900 人。



深旺道、寶輪街交界

現時用途：九巴臨時巴士

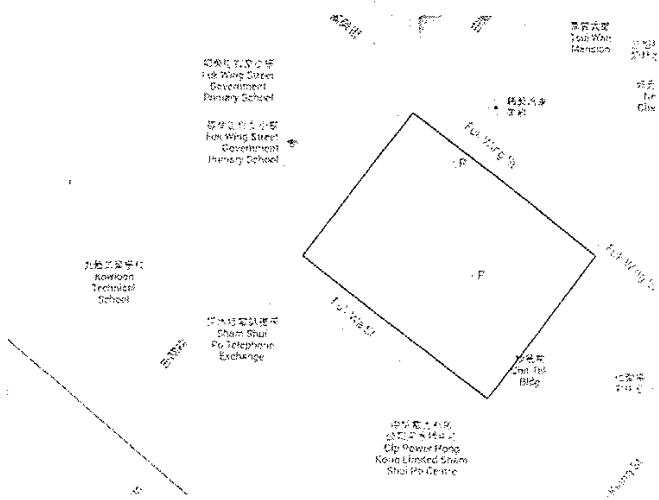
廠、臨時收費公眾停車場



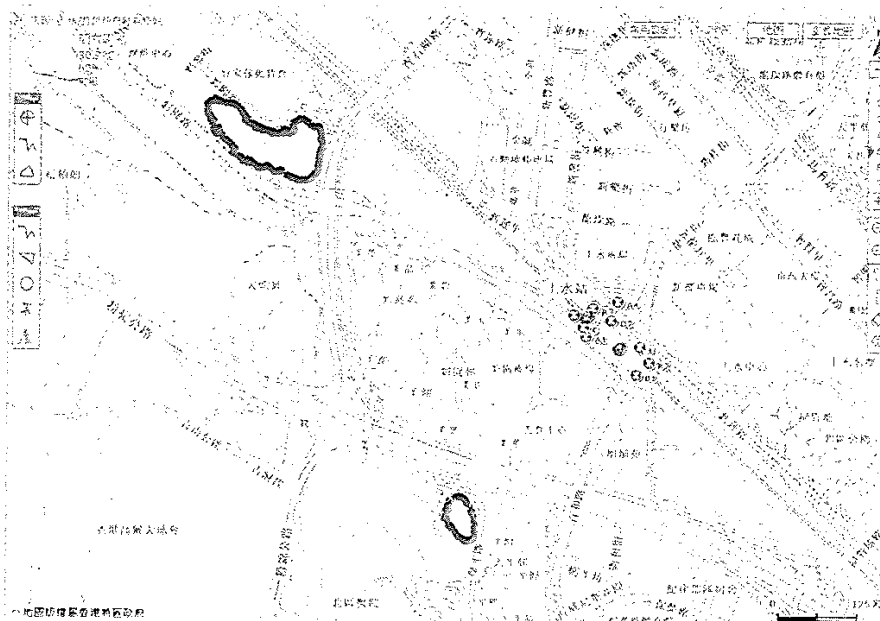


福榮街—登盤街交界（福榮街
官立小學對面）

現時用途：臨時收費公眾停車場



4. 北區醫院上〈李莊月明護老院與太平邨之間〉的停車場*



*預留的土地用途暫為擬議的初步階段，可考慮作中途組件屋，善用政府土地

『市民於各區搵閒置用地要求政府落實興建中途組件屋
即時舒緩多年輪候公屋家庭捱貴租壓力』
記者招待會

對「長遠房屋策略諮詢文件」
聯會立場書內容

我們是爭取政府興建中途組件屋聯會，由港、九、新界各區的輪候公屋家庭組成。本地的房屋市場已脫離了市民大眾可承擔的實際能力，這點有眼皆見，不用多述。

我們基層市民，無論住在哪一區，在住屋上都面對沉重的生活負擔。

以下是現時居住在各區所面對的困境：

1. 租金不斷上升，居住環境卻越來越差

現時房價：

香港島筲箕灣	\$5800	約 200 呎	\$27@呎
南區薄扶林	\$2100	約 100 呎	\$21@呎
九龍深水埗	\$3800	約 120 呎	\$32@呎
新界荃灣	\$3500	約 150 呎	\$23@呎
北區粉嶺	\$2800	約 150 呎	\$19@呎

租金每年都加，不斷上升，居民百上加斤。

按各區的租金比較，由 19 元至 32 元一平方呎，簡直抵得上豪宅租金！不僅如此，水電費亦有「高一等價錢」，如我們中有被業主收取電費每度\$1.5、水費每平方米\$13，比正常多交一倍之多。如此情況下，100 餘呎地方的每月租金連水電便要差不多達\$4000 元！有街坊的房租已佔家庭總收入六成，試問我們基層家庭還能剩錢應付生活嗎？有些家庭表示現在只能過一日算一日，有不少更已不敷支。

業主都抱著「唔憂租」的心態，只顧每月多收錢，毫不理會租客的苦況，房屋有何漏水、維修等問題都要靠租客自理。若有任何要求，他隨時要你搬走，毫無保障。為什麼這樣無理的狀況，我們仍得啞忍？正是我們根沒有選擇！這裡貴？出面更加貴！

2. 建屋量少，輪候時間延長

房屋署的「三年上樓」承諾早已拆破是空話，蓋因曾蔭權任命期內年均建屋量不達標。面對實況，我們恐怕五至六年也未必能夠如願上樓。我們當中便有很多例子正是如此！尤其是四/五人家庭更成為重災區，有組員等了三年多亦未到審查階段！

為解決我們的居住問題，現提出下列有關建議：

一、盡快興建中途組件屋

我們的最終願望都是上樓，安居樂業。不過現實一點來看，興建公屋和輪候時間的問題非朝夕可解決，故此期間的住屋問題更顯急切。

中途組件屋是援衝之策，有此優點：

1. 由政府管理，可享基本的安全和衛生環境。
2. 租金穩定，並可調整私樓市場的租金。
3. 不用受無良業主壓迫和承受租金持續上漲壓力。
4. 水電費平穩，不會由業主任意調高。

我們曾向規劃署查詢各區的閒置土地，該署回覆三個社區，各有多幅未有計劃的臨時地段，現為臨時停車場及臨時苗圃。若臨時用途為期不超過五年，只要符合政府有關條例，我們認為絕對值得考慮用作暫建中途組件屋。中途組件屋由規劃到建成約需時兩年，而入住至預計獲配公屋的期間約三年，正好銜接當中的空隙。（有關內容及上述土地位置詳見附件）

二、增加公屋量及加快興建，公私房屋 7:3 比例

長遠而言，必須增加公屋興建量，並且加快興建計劃速度，因為輪候冊上已有 23 萬申請人，而且申請人數不斷上升。我們建議房屋比例為七成公營、三成私營，才能有足夠數量提供給全香港像我們一樣買不起樓的基層家庭。

三、租金管制

租金每年都加，不斷上升，居民百上加斤。我們要求租金管制，遏止不斷上升的加幅。

爭取政府興建中途組件屋聯會
二零一三年十二月一日

新聞稿

市民各區覓閒置地 促政府落實建中轉屋
紓緩輪候公屋期間壓力

現時香港房屋價格高企，自置差不多是奢望，即使租住亦早已脫離了普羅大眾可承擔的實際能力。以往為求租金相宜，可選擇地區偏遠一點、單位面積小一點；現時慘況，則是無論住在哪區，環境再惡劣，也逃不過捱貴租的沉重壓力。基層市民寄望的出路，就是等到獲派公屋的一天。不過，未來幾年的公屋興建量，絕對不能滿足輪候冊上 23 萬的申請數字。遠水不能近火，看來政府是時候出新招，盡快而有效紓解本港危急的住屋困局。由港、九、新界各區輪候公屋家庭組成的「爭取政府興建中途組件屋聯會」，舉行記者會申述他們現居的惡劣環境，並研究如何解決苦等上樓期間的房屋難題。

住屋苦況

住香港南區的發言人阿琴表示：「呢排我住嗰邊嘅租金升得好厲害，100 呎租到\$2100，除埋要\$21 呎！我聽其他區的組員都話屋租近一、兩年都係咁加，深水埗更加去到\$3800 租 120 呎！」他們比較各區租金平址由 19 元至 32 元一平方呎，簡直抵得上豪宅租金！水、電費亦因業主隨意調高而常比正常多交一倍之多，而房租甚至佔了家庭總收入的六成。「試問我地基層仲剩到幾多錢應付生活？其實好多家庭都係一日咁一日，或者根本維唔到皮，最慘環境仲差到不堪。業主梗係唔理啦！佢又唔憂租，隨時叫你搬，咩保障都無。我們根本無得揀，呢度貴？出面更貴！」

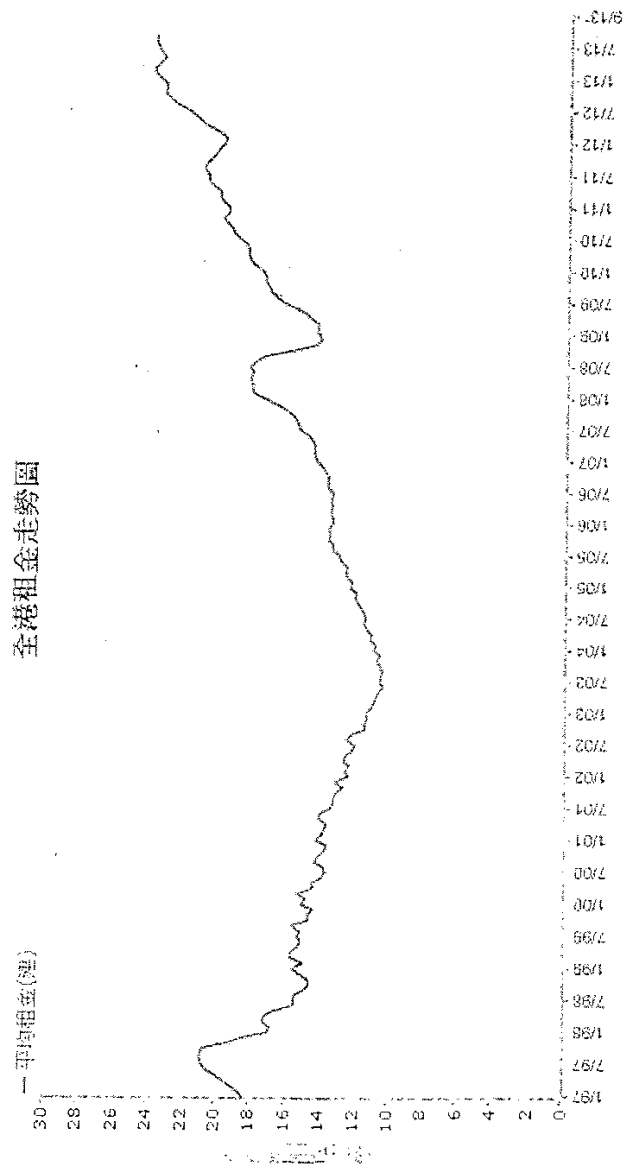
此外，近年建屋量不達標，亦引致住屋的苦況延長。新界元朗區的阿玉表示：「房屋署應承三年上樓，但實際上我地怕等五、六年都上唔到。呢度有組員等咗三年幾都仲未輪到審查！」

建議政府善用土地建屋解困

既然興建公屋和輪候時間的問題非朝夕可解決，聯會提議政府盡快落實和興建中途組件屋，解決現時輪候家庭的急切住屋問題。九龍深水埗區代表阿強指出：「中途組件屋由政府管理，基本安全和衛生環境唔使太擔心；而且租金雜費穩定，又唔使俾無良業主壓迫，咁等上樓呢段時間都有得抖下氣。」他們坐言起行，向規劃署查詢各區的閒置土地。該署回覆三個社區，各有多幅未有計劃的臨時地段，現為臨時停車場及臨時苗圃。若中途組件屋由規劃到建成約需時兩年，而入住至預計獲配公屋的期間約三年，正好銜接當中的空隙。

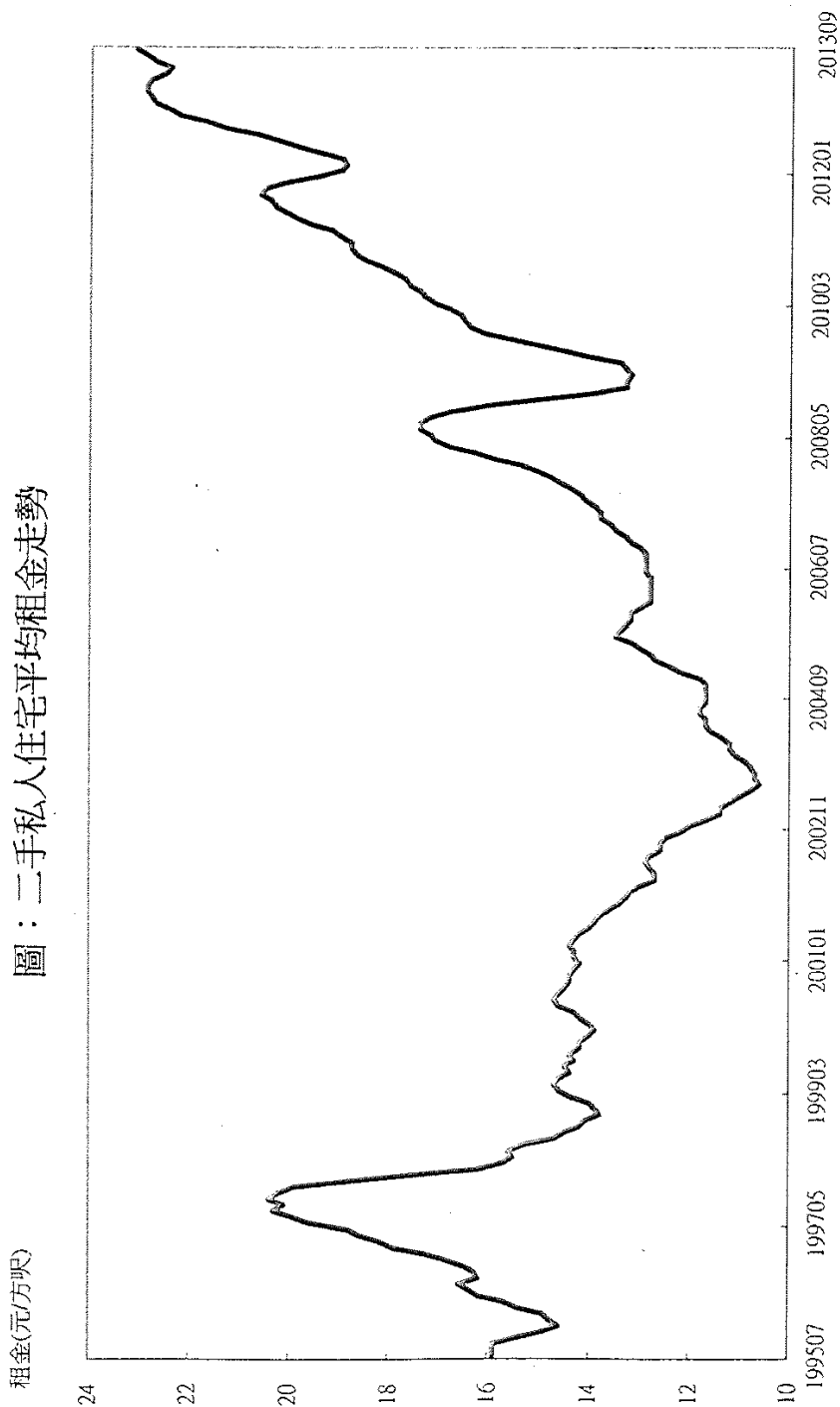
面對不斷上升的申請人數，聯會促請房屋署增加公屋量及加快落成，而公私房屋宜以 7：3 作比例。新界元朗區代表阿玉建議：「香港的房屋比例達到七成公營、三成私營，先至有足夠數量，供應俾全港好似我地一樣買唔起樓的基層家庭。」。同時，她亦提出政府可考慮訂立租金管制，遏止不斷上升嘅加幅，免令租樓市民的生活百上加斤。

香港住宅租金趨勢概況



註：「租金走勢圖」租金走勢圖於1997年至2007年係根據物業促進局提供的全港130個區名中小型私人屋苑的租務個案，計算加權平均數，而2008至2013年則以72個區為計算。
 最新租金總額時數字，日後得到更詳盡資料後將作出修訂。
 計算租金總額或區別租務個案的區別個案。
 資料來源：產經物業資料研究部。
 以上資料只供參考，一切應以土地註冊處所提供資料為準，若因錯誤而引起任何不便或損失，產經物業概不負責。

圖：二手私人住宅平均租金走勢



註：(1)數字綜合中原城市指數73個大型屋苑的租金走勢，自2011年4月起平均租金以85個大型成份屋苑計算
 (2)租金以建築面積計算

傳媒對租金市場作出過的描述

2013.11.4 信報

2013.10.21 統計處二零一三年九月份消費物價指數公布

2013.7.29 業聯集團執行董事兼集團住宅部行政總裁陳坤興

2013.6.21 星島日報

2012.5.22 都市日報

2011.11.22 香港社區組織協會

(編者註：此書面意見內節錄或夾附剪報或刊物的影印本，或其他網站的資訊等資料。由於涉及版權問題，該等資料因而不會在此刊載。)



concern hou

02/12/2013 16:14

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info@icc.com.hk

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Subject (2)照片：『市民於各區搵閒置用地要求政府落實興建中途組件屋、即時舒緩多年輪候公屋家庭捱貴租壓力』
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致：長遠房屋策略督導委員會
由：爭取政府興建中途組件屋聯會

另附居民在現時住屋環境拍下的照片，以便閣下更了解實際情況。謝謝!



北區住屋狀況相片.docx

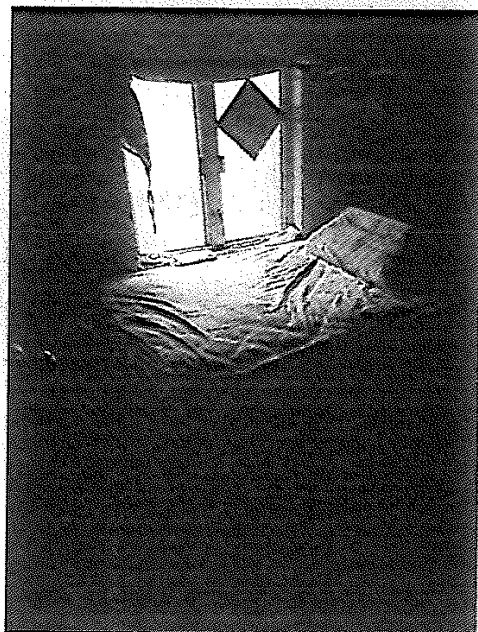
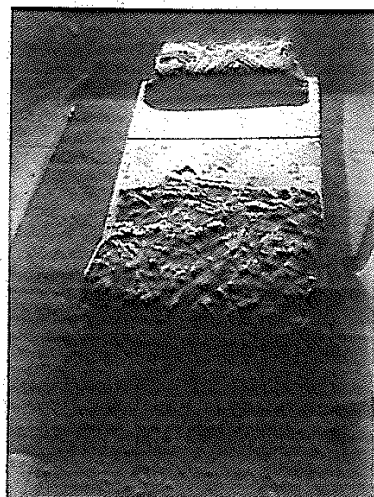
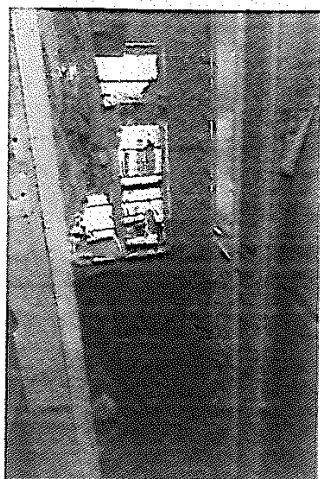


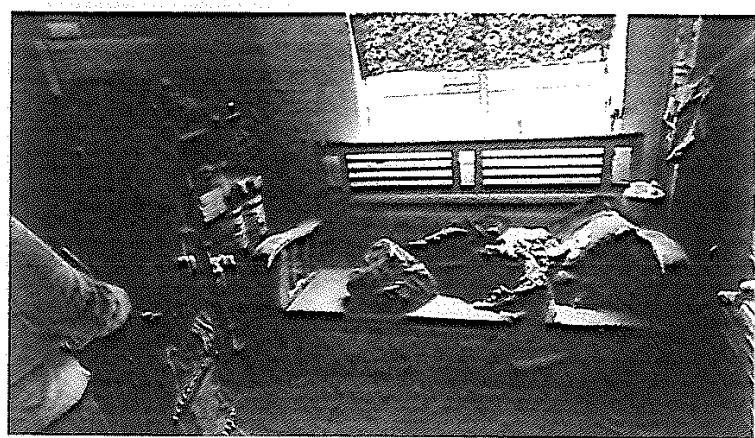
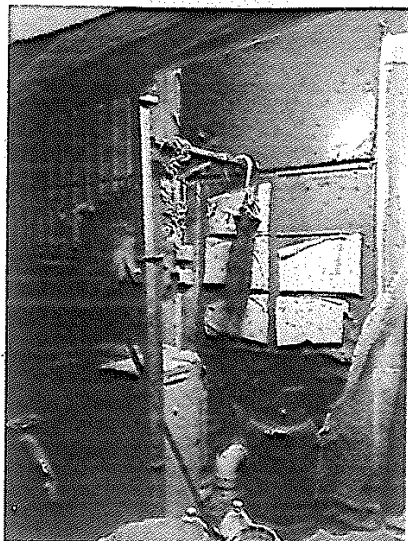
深水埗區住屋狀況相片.doc

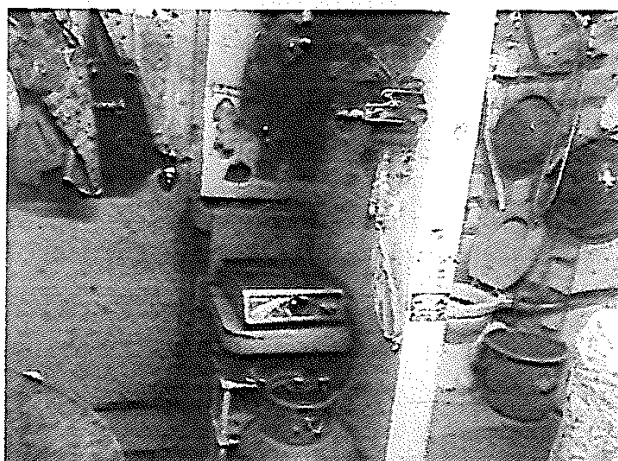
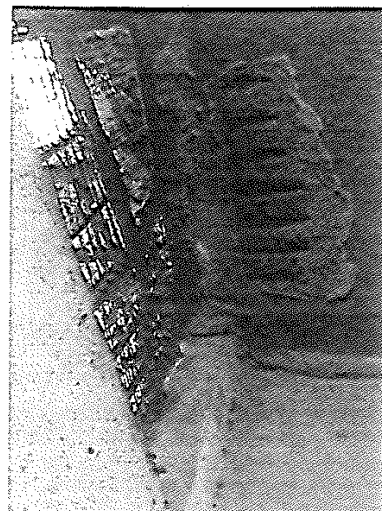
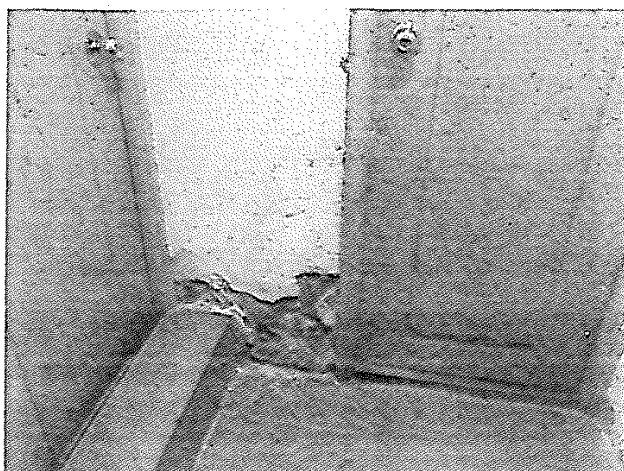


荃灣區住屋狀況相片.doc

粉嶺房屋的居住環境

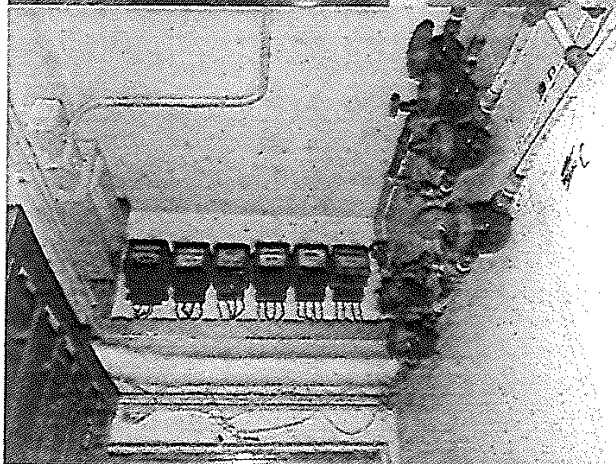




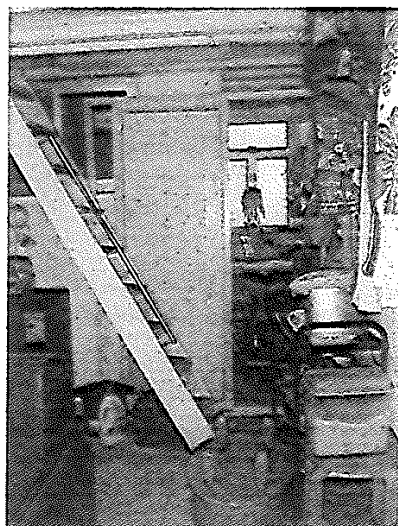
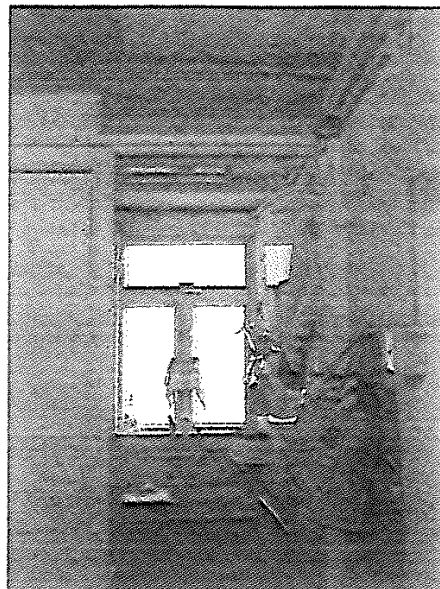


現時深水埗區劏房的

惡劣居住環境



荃灣街坊住屋狀況





Ks Tamks

02/12/2013 16:21

To lths@thb.gov.hk

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Subject 長遠房屋策略公眾諮詢

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意見：

1. 反對建插縫式樓宇，因為會令居民生活環境惡化，例如：空間/康樂設施進一步減少，阻礙通風和採光。
2. 反對填海，因為影響海洋生態，及違背終審法院對填海頒下的命令。
3. 反對改變郊野公園用途，因為保留郊野公園作為香港的市肺及集水區功能，同時亦是市民逃離擠逼的居住環境的方法。
4. 反對發展東北，因為政府可先發展閒置土地，香港有大量閒置土地。
5. 反對大專學生申請公屋要扣分，因為限制不合理，歧視肯努力的年青人。
6. 反對增加市區樓宇密度，因為市區已極度擁擠。
 - a. 支持收回粉嶺哥爾夫球場，因為使用人數低，不須滅村，不須收地，可更快發展成為新市鎮。
 - b. 支持增建公屋至每年4萬間，因為輪候人數眾多。
 - c. 支持改善新界與市區交通系統，因為令更多市民願意在稍遠的地方居住，減少對【當】房的需求。
 - d. 支持收回軍事用地，因為現時有2700公頃軍事用地，每名解放軍平均有30000平方呎土地，實在無此必要。

2013年12月2日



Tung Kuen Lee

02/12/2013 16:28

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

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Subject 對「長遠房屋政策諮詢文件」的意見

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運輸及房屋局局長：

在表達對「長遠房屋策略」的意見前，希望替當年「八萬五」房屋政策申冤！諮詢文件的資料顯示樓價在97年10月至98年10月間從高峰下跌45%，而隨後的5年至2003年樓價再下跌21%。上述數字證明「八萬五」政策在98年推出後能對房屋供應量產生任何增加前，樓價已作出大幅調整。可能有最頑固的人試圖解釋這是「八萬五」令市民產生對樓宇供應量增加的預期的後果，但香港樓價最近兩年的發展證明，樓宇供應增加及利息上升的雙重預期都並沒有令樓價下跌，相反若非是所謂「雙辣招」的效果，樓價很可能在已經是很高的水平再上一台階。所以可以斷言「八萬五」絕非當年樓價大幅下跌的元兇，充其量只能說「八萬五」某程度上加深了樓價下跌的幅度，而這加深的幅度亦屬正常樓價調整幅度內。

2. 梁振英特首經常表示房屋問題是今屆政府施政的重中之重，這大概是因為梁特首充分認同目前香港樓市已經達到非重點處理不可的嚴峻階段，這個觀點應與大部分市民的意見一致。雖說房屋是投資及儲蓄工具，但更重的它亦是「基本生活必需品」。而過去數十年房屋在香港作為投資工具的功能遠遠超越它作為基本生活需求的功能，導致現在的香港市民較過往（例如30年前）同一收入水平的市民只能負擔購買越來越小的房屋，而同時市民供樓的年期亦已接近一個人工作生命的年限。當樓價從較低水平快速上升時，市民可以利用減少居住空間、增加供樓年期的彈性來應對，但這些彈性相信已經達到極限。

3. 若是要從目前的樓市狀況調整過來而又要避免對本港的政治經濟產生過分衝擊，調整的過程非要10年甚至20年以上的光景不可。但過往香港對房屋政策就有不同的理解或有不同的施政需要，就有所謂「高地價政策」的，亦有以「自由商業原則」避免介入房屋事務的，所以「房屋政策」很可能因人事（特首或局長）的更替而不能延續。個人認為一個經市民廣泛討論及凝聚共識而達致的「房屋政策」更有可能經得起人事更替而仍能延續下去。所以希望「長遠房屋策略」能考慮「如何能長遠房屋策略能長期延續下去？」。

4. 政府經常將「樓市的健康及平穩發展」掛在口邊，但何謂「健康」及「平穩」完全沒有提及，希望「長遠房屋策略」能闡述清楚。個人認為「健康」的樓市是指樓價在一水平令一般市民（受薪的專業人士及以下）都能以自己的能力購買一所合適（考慮所有因素後及相對一般國際情況而言）的居所。而「平穩」的樓市是指長期的平均樓價增幅與平均GDP，或更好的是，與市民平均收入的增幅保持一致。當然這些是一些知易行難及不能一蹴而就的希望。

5. 問題1. 你對長遠房屋策略應以供應主導，及在新落成單位中，公營房屋（包括公屋和資助出售單位）的建屋量佔較高比例這項建議有何意見？

對於「長遠房屋策略應以供應主導」這一點，個人毫不含糊地贊同，房屋既是「基本

生活必需品」，政府就有責任滿足社會不同階層的房屋需求。但希望特區政府在提供「供應」時除考慮「量」之外亦應考慮「質」（包括樓宇質素及居住空間）的方面，而「質」的水平是不同階層市民希望能享受到居住的各個水平。至於公營房屋的建屋量佔較高比例這點，個人絕對認同。相反以目前的高樓價水平來說，假如「公營房屋」的「居屋」部分是為希望置業的市民提供價錢及「質」都合適的居所的渠道，那麼「居屋」需照顧的社會階層應更廣，因此公營房屋的比例還應更高。

6. 問題4. 在推算房屋需求時，除上述主要需求成份外，你認為是否還有其他因素需要考慮？

梁振英特首曾提及「希望市民居住空間大一些」，「長遠房屋策略」應將梁特首願景所引發的需求反映出來。

7. 問題5. 你對於未來十年推算的總房屋供應目標和今後公私營房屋新供應的建議比例有何意見？

- a. 在沒有其他數據的情況下很難評論所推算的總房屋供應目標是否適當，但如果「長遠房屋策略督導委員會」認為提供足夠數目的房屋滿足居住需求就能糾正目前樓價過高的問題，個人相當有保留。97年的樓價大跌及去年推出「免保地價購買居屋計劃」後的樓價上升明顯跟居住需求的減少或增加沒有關係，而是受「買」或「賣」的行為所推動。雖然政府在制訂房屋政策時，不應被視為以控制樓價為目標，但樓價本身就有指標作用，因此政府在制訂房屋政策時的位置及取態相當矛盾。但無論如何，一些所謂「辣招」的調控工具在長遠房屋政策中仍須隨時備用。
- b. 而目前樓價過高的其一原因是私人樓宇的豪宅化，令願意以空間換取質素的市民沒有選擇。因此4成私樓的比例顯得太高，公營房屋的比例應增加，用作建造私人參與居屋類的房屋，填補一些質素與設施在居屋與私樓之間的房屋。而一些公營的機構例如「市建局」應成為「實而不華」房屋提供者的角色。
- c. 吸取今次「屋荒」的教訓，建屋量不能因樓價下跌而輕易減少。「房屋」跟「糧食」有近似的方面，如果政府不在價格下跌時採取措施保持產量，後果可以非常嚴重。所以推算總房屋供應目標的公營房屋部分，應該在大部分情況下是供應目標的底線。

8. 問題 19：你對政府邀請私營機構參與提供資助房屋單位有何意見？

目前樓價過高的其一原因是私人樓宇的豪宅化，令願意以空間換取質素的市民沒有選擇。「私人參建計劃」因為樓宇質素受政府規範，所以多是實而不華，可以填補私樓與一般居屋之間質素的空隙。而「混合發展」可視為更層次的資助房屋。上述兩種模式都值得再次採用，但希望這些都撥歸於私樓的40%限額之內。而至於「市建局」的角色，就算意味它不能自負贏虧，都應該是以供應實而不華的房屋為主。

9. 問題 21：在房屋土地供應緊絀的情況下，你是否願意為增加房屋供應，而就相對交通、人口密度和環境等方面可能出現的影響作出取捨，及接受適度提高地積比率，以增加房屋供應？

願意。

10. 問題 22：你認為應如何在發展和保育之間取得平衡？你對第 8 章所述不同

的增加房屋土地供應方法有何意見？

- a. 如果「發展」是指與人類生存有關的發展活動及「保育」是指保持目前的生態環境，個人接受，就算採取任何補償措施，「保育」只能在長期的人類發展進程中向「發展」讓步，而地球生物的進化歷史證明它們得以延續生命是因為能夠在不斷改變的環境適應它，不是保持它，再者地球環境的改變亦非任何力量所能阻止。這樣說並不表示要放棄「保育」，「保育」仍然非常重要，應採取一切合理可行的方法應對，只是表示希望人類在發展的過程中能同時採取保育的措施及適應環境的態度。
- b. 陸地與海洋兩者之中，海洋更能吸收環境改變的影響，所以個人認為「填海獲地」更能達到保育的目的，當然填海要在生態價值低的地方進行。但過往填海後自然的海岸線就受到破壞，所以建議政府在新的填海區考慮可否保持或加上各種天然岸邊特色，例如海灣、沙灘、泥灘、石灘等。而因為填海的「移山」亦應以產生更多可使用地面的目的來進行。
- c. 為減少市民的反對，填海往往以非常克制的方式進行，結果填海得出的土地上都擠滿密麻麻的房屋，相反如果以更慷慨的方式填海，在得出的土地上建造更多休憩設施及種植更多綠化地帶，這不但減少市民反對填海的聲音，亦有利將來發展的需要。
- d. 以上的建議無疑會增加填海的費用，但以現今的政治生態來說，為了令施政更加暢順，付出更多的金錢代價似乎是無可避免。

11. 以上總結個人對「長遠房屋策略諮詢文件」內部分問題的意見，希望能對政府在制訂房屋政策時有幫助。

香港一市民



"poon412

02/12/2013 16:45

To lths@thb.gov.hk

cc

bcc

Subject 長遠房屋策略建議

Urgent Return receipt Sign Encrypt

為新婚人士提供津貼/特別優惠貸款計劃，令年青人更易組織家庭，如有小朋友出生，可提供額外資助換更大/更貴住宅，鼓勵香港人生育(以上計劃只給2人同是香港出生的夫婦，小朋友也是香港出生，以免大量外地人湧入)



anthony hui

02/12/2013 16:49

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

cc

bcc

Subject Comments to Long Term Housing Strategy Consultation Document

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I submit with the enclosed my comments on the Long Term Housing Strategy Consultation Document. Hope this will give you another perspective.

Best regards,

Anthony Hui



Housing paper 2013.pdf

RESPONSE TO LONG TERM HOUSING STRATEGY CONSULTATION DOCUMENT

By
Anthony Hui
December 2, 2013

12/2/2013

Comments on Long Term Housing Strategy
Consultation Document

1

CURRENT SITUATION

- Exorbitant property prices render home ownership very difficult to those seeking entry
- Resentment among public for being left out
- Polarization of society into *HAVES* and *HAVE NOTS*
- Strong expectation on government for intervention

CURRENT SITUATION

- **Latest successive policy intervention by government has yet to bring prices in line with affordability**
- **Market has frozen, but no one benefits**
- **Stakeholders have all become victims, from buyers to sellers, to developers and property agents**
- **Even banks suffer: there is little business from the property sector which is a key source of revenue**

CURRENT SITUATION

- **Increasing share of mortgage outlay among household income from 25% of 2003 to over 60% currently**
- **Huge amount of capital tied up with property across economy**
- **Risk of property bubble and the impact of a rupture**
- **Impact of interest rate increase – a given after being nearly zero for many years**

CURRENT SITUATION

- **Effectiveness of recent government interventions questionable. More dissatisfaction and resentment**
- **All policies have loopholes**
- **More policies mean more loopholes and more inequalities**

CURRENT SITUATION

- Slow income growth of general public does not augur well for them to catch up with runaway property prices
- High prices not equal to high quality of living
- Livable space visibly smaller in Hong Kong compared to other key cities

<u>Average space of residence per capita</u>	<u>City</u>
161 sq ft	Hong Kong
216 sq ft	Macau
295 sq ft	Singapore
354 sq ft	China
480 sq ft	Taiwan

- Hong Kong people pay a lot more for a lot less

CURRENT SITUATION

- **With all kinds of government plans and participation in the past, HK still has yet to prove that it can provide decent accommodation to its inhabitants**
- **Those who can't afford to buy a home have to wait for a very long time, hence a reason for the Subdivided Units**
- **Those who obtained help from govt to buy a home thru HOS have yet to reap the full benefit of their investment**

CURRENT SITUATION - HOS

- **The success of HOS is questionable**
- **After a decade or so, most HOS housing are poorly maintained, with outdated and inadequate facilities to keep up with modern features of private market**
- **There is also a visible lack of initiative from owners and management to update the HOS estate like private residence estates**
- **The potential for value increase of HOS flats is restricted**

CURRENT SITUATION - HOS

•Owing to the subsidized nature of ownership to start with, the market of HOS flats is ossified versus private market

•But the land has been occupied by the HOS blocks for good. Such land could have been put to better use to create more value for buyers and sellers alike

•Given the issues with public estates including HOS blocks, it is questionable if people who have a choice will opt for public HOS flats over private market flats that are proven to create better value over the long run, provided that the market flats are accessible in price

CURRENT SITUATION

- **Nobody knows what will government will do next for market intervention**
- **Huge anxiety and fear**
- **Not conducive to stable economy and successful government policy**
- **Ironic that for a high Per Capita income territory, half of the households have to live in public housing subsidized by the government**
- **Our success has not turned into benefits**

BROADER QUESTIONS TO ECONOMY

•High accommodation costs in terms of rental or mortgage outlay erode consumption power of general households thus impeding the economy

•Resources of economy tied up for otherwise productive use, e.g. R&D

•High property pricing and rental pervade all sectors of economy

•Competitiveness of HK at stake

BROADER QUESTIONS TO ECONOMY

- **Mismatch of high land and property prices without high value added industries and service sectors *en masse* e.g. Switzerland**
- **Development of economy over the long run inhibited by high fixed asset value that adds cost but not value to production of services and products**
- **Difficult for small enterprises to bud with a high overhead that jacks up the breakeven point**

KEY QUESTIONS TO ANSWERS

- HK Govt already has the largest role in the housing sector
- It is the source of land to private developers
- It is the provider of about 50% of household units in the economy through public housing
- There have been numerous intervention by government in the housing sector, all hoping to regulate the market
- There is no evidence of success thus far
- What is then the basis of success of current housing proposal?
- Is the government trying to do something they should not do in the first place?

KEY QUESTIONS TO ANSWERS

- Owning a housing is different from accommodation needs
- Rental payment is an expense, buying a house is an investment with capital commitment.
- Capital can appreciate or depreciate depending on market situation, like most investment
- Homeownership has an embedded component of investment larger than accommodation purpose
- For people who cannot afford to buy property, what is the basis of their claim for government to provide assistance for house ownership which is an act of capital investment?

KEY QUESTIONS TO ANSWERS

•If there is a genuine need to provide for accommodation, why can't public rental housing cater for this demand?

•Why does the government need to subsidize people to invest on home ownership which is more than the need of accommodation?

•If the government offers subsidies using valuable land resources to satiate the demand for investment in property, what about stocks and cars? Where does this stop?

KEY QUESTIONS TO ANSWER

•If the government uses public resources to subsidize investment decisions, will the government and taxpayers share the gain if the property rises in value in future? And why not?

•What if that is a loss? Will government also be responsible for individual losses if the government encourages people to take up an investment that turns out to lose value because of market circumstances?

•What is the financial and moral responsibility of government for individual investment decisions?

•What is the responsibility of the government to those who are not entitled to their support for such investment decisions?

KEY QUESTIONS TO ANSWER

- What is the root cause of the current debacle?
- The latest audit report indicated a long waiting line for public rental accommodation as long as 5 years. If there is not even enough rental units that speak to a more basic need, why would we allocate more valuable resources to cater to individual investment needs?

ISSUES WITH CURRENT PROPOSAL

•The current proposal is founded on the belief that the government can play a larger and better role to intervene the market by allocating more land and homes from private market to public market

•Even with as much as 50% participation in the market, and as the largest player in the market already in terms of source of land, there has been no evidence of success of government intervention in housing. Why would more participation lead to more success, not more failure?

•Is the government the right party to play such heavy role in the area of home ownership investment depriving the market of its role to deal with normal issues of demand and supply and economic cycles?

ISSUES WITH CURRENT PROPOSAL

- **The proposed direction of the paper is based on the assumption of the government to be able to master a better grasp of the future of the market, including projections and its ability to adjust according to market situations**
- **But HK has never had success from a planned economy. How can the government replace the role of the market?**
- **How can government bureaucracy that tends to be more rigid react to market changes swiftly? The government has a tendency to plan, consult, discuss, lobby and negotiate, and vote to legislate, all which take a long time.**

ISSUES WITH CURRENT PROPOSAL

•Are we asking the government to do the role of private market which is setting it up for failure from the outset?

•There is no plan to address the poor quality of living space in HK

•Seeking to squeeze more blocks into current housing estate will only denigrate current living environment which is already rather congested

RECOMMENDATIONS

- Why can't the government stick to its role of providing accommodation to those needy and leave the investment aspect to the market?
- The government has a moral role to see to it that decent accommodation is adequate. But it has no obligation to cater to the property investment demand of the public which should be a matter of personal decision
- The government must deal with the issue at its core

ISSUES

A VICIOUS CIRCLE

Poor planning from trying to plan better →
Inadequate land supply for both private and public sector →
Long queues for public housing →
Skyrocketing private housing prices →
More people unable to join private sector →
More demand for assistance →
Government trying again to plan better →
Plan for more land for public housing →
Less land for private sector that sets the benchmark for pricing in market →
Prices skyrocket further → More planning to solve the problem

RECOMMENDATIONS

- **Government must deal with the high land prices at its core**
- **During the last property bubble crash in 1998, property prices declined by as much as 60%. The banking sector and the economy as a whole suffered**
- **Household balance sheet has since improved substantially since the last crash with better banking regulations**
- **If the housing prices adjust downward from current level by one-third or more, private sector housing will become a lot more affordable. There is much less pressure on the financial sector with a more healthy household balance sheet. HKMA needs to conduct a pressure test for banks.**

RECOMMENDATIONS

- What if property prices decline by a third?
- What if land is a lot cheaper with more certainty of supply?
- What if more land is then allocated to private sector to restore a better balance of more private housing than public housing?
- What if a lot of more land can be created to dispel the public fear that land is very scarce?

BENEFITS OF PROPERTY PRICE ADJUSTMENT

- **The market will be a lot more accessible**
- **Public housing will not be so much a burden if more demand can be channeled to private sector which is more affordable**
- **More land allocated to private market to create value and wealth, not land for more subsidized market with little potential for value creation**

RECOMMENDATIONS

- **Reversal from a big government mentality that it can regulate and replace the market**
- **Total withdrawal from ownership market**
- **Focus on providing subsidized rental housing to low-income groups to cater to their accommodation needs**

RECOMMENDATIONS

- Delineate clearly the public housing sector from private housing sector.
- Redefine government's role to terminate support to home ownership investment need
- Reform land policy and strategies. Break mind set that land is scarce and pricey

RECOMMENDATIONS

- **Aggressively create land**
- **Explore all options; leave no rocks unturned including country parks**
- **Reclamation is a highly viable option given the island topography of HK**

RECLAMATION

- Large lots of land can be created with reclamation
- In London, the Docklands area was created. In Tokyo, the Tokyo Bay area was built on reclaimed land. Both of these are now new urban development areas
- We all have a role to balance marine ecology with urban development
- Government needs to demonstrate with science that it has the commitment and capability to take care of ecology while meeting the needs of urban development

RECLAMATION

- Reclamation can create huge areas slated for more modern urban development
- Urban planning can be deployed to design the most updated and modern towns
- Given the compactness of HK and our proven capability to build transport and infrastructure, most new towns can easily be linked to the core business districts with efficient transport.

NEW TOWNS

- While the news towns might encompass a certain element of commerce, it is to no one's benefit that they are entirely self-sustained and eventually creating separation from main core of HK.
- Need to pursue integration and inter-dependence with rest of HK, not separation. Many people who work in New York, London and Tokyo live outside of the city for better space, given an efficient transport system.
- In Chengdu, the new municipal government buildings and offices were relocated to a new area south of the city to spearhead its local urban development including residential areas

RECOMMENDATION

- **A more healthy market would have one third of household income spent on accommodation**
- **Current price level not sustainable**
- **Based on the household income statistics, it can be worked out how much a household can afford to spend on housing**
- **It can be derived therefrom what the pricing level of mainstream property pricing should be, taking into account of the need to adjust the living space over the long run to close the gap versus key international cities**

RECOMMENDATION

- Housing and land strategy should drive the aim of creating a more affordable and inhabitable space with potential for value creation to those who seek investment purpose accepting the risk
- A drastic increase in supply of land via reclamation should be pursued to create land *en masse* for private market
- Let market take care of the problem of pricing and size by allowing market forces of demand and supply to work, instead of failing the fundamentals of demand and supply and plan how to rectify the problem later

CONSTRUCTION SECTOR

•Given the need to drastically increase supply of housing and liberate the market, the government must study how to liberate the labor market in the construction sector where there is a foreseen acute shortage of labor

•Government role is to ensure that this does not impede the development of the most fundamental economic sector without creating unemployment problems for local workers

CONSTRUCTION SECTOR

- The govt can learn from the experience of the sector of foreign domestic helpers which was created because there was not enough supply of laborers in this profession
- The wages of domestic construction workers are to a large extent driven by demand and supply
- In a case where supply is inadequate even with programs of vocational training organizations, additional supply of laborers including from China will have to be sought to speed up construction.
- Govt has a role to ensure that local laborer's reasonable interests are not jeopardized with the policy of importing foreign workers

COUNTRY PARKS

- It is understandable the HK wants to preserve country parks which are valuable resources in an urban city
- But this needs to be balanced with urban development and needs of future generations while keeping infringement of the valued parks to minimum
- Lantau Island is huge, sparsely inhabited. There does not seem to be an overall plan to develop Lantau while preserving its character
- Without putting Lantau to good use, the ChepLapKok airport and Disneyland would not have been possible

COUNTRY PARKS - LANTAU

- **Current access to Lantau Island is confined to only a few means by road, rail and ferry links**
- **Government have full information how many people visit the Lantau Island Country Park**
- **Lantau can be much better deployed like Pudong to Shanghai**
- **Land in Lantau can be redeveloped and reclaimed**
- **This is enough for many new towns in a scenic area where living environment has a special character versus living in the city**
- **Lantau can also be developed for resort locations like Club Med**

LAND SUPPLY REFORM

- Employ a reformist approach versus a marginal approach
- There are many idle land in the N.T. now occupied by car parks and storage
- Ask all current known plots including private club houses and the Chief Executive's Fanling resort why they are not usable
- Recommend government to form a Land Reform Commission with private sector and public sector participation and oversight to scrutinize current idle land usage and speed up planning and approval process

RECOMMENDATIONS

- Increasing land supply with more construction capacity will increase supply of private housing
- Prices will adjust to be more affordable and accessible
- Homes buyers have a lot more choices
- More choices at lower prices more conducive to current home owners to upgrade to larger flat to improve quality of living
- Less reason to seek government housing with lower value creation in future

KEY RECOMMENDATIONS SUMMARY

- **Total withdrawal from ownership market**
- **Redefine gov't role to focus on public rental housing only for low income groups**
- **Establish Land Reform Commission to take reformist approach to drastically increase land supply**
- **Reclaim land, deploy Lantau Island while protecting its character**
- **Aim to drastically reduce land prices to alter cost structure in economy from a high land cost based economy to a reasonable land cost based economy**

KEY RECOMMENDATIONS SUMMARY

KEY METRICS – STRATEGY OF ONE-THIRDS

- Reduce property prices by *one-third*
- Benchmark reasonable pricing based on *one-third* of household income
- Increase livable space by *one third*