

<b>Doc Type</b>	HA
<b>Paper No</b>	16/95
<b>Title</b>	Proposed Revision to the Terms of Reference of the Ad Hoc Committee on Private Domestic Property Ownership by Public Rental Housing Tenants
<b>CONTENTS</b>	<p>HA 16/95</p> <p>THE HONG KONG HOUSING AUTHORITY</p> <p>Memorandum for the Housing Authority</p> <p>Proposed Revision to the Terms of Reference of the Ad Hoc Committee on Private Domestic Property Ownership by Public Rental Housing Tenants</p> <p>PURPOSE</p> <p>To propose an expansion of the Terms of Reference of the Ad Hoc Committee on Private Domestic Property Ownership by Public Rental Housing Tenants (the Committee).</p> <p>BACKGROUND</p> <p>2. On 15 August 1994, having considered Paper No. HA 43/94 (copy at Annex), the Housing Authority approved the membership and Terms of Reference of the Ad Hoc Committee on Private Domestic Property Ownership by Public Rental Housing Tenants.</p> <p>PROGRESS OF WORK</p> <p>3. Since October 1994, the Committee has met seven times, and has reached preliminary views on possible approaches to take in respect of property ownership by public rental housing tenants.</p> <p>4. In the course of deliberation, Members of the Committee have expressed concern that any proposals which focus on domestic property ownership alone might give rise to criticisms that they do not address the wider question of asset. Property is one form of asset. It is estimated that 45% of the extra-rent payers under the Housing Subsidy Policy also own domestic properties. Singling out owners of private domestic properties from owners of other forms of asset for harsher treatment may be criticized as inconsistent and inequitable. These views were also reflected in media reports and public submissions over the past few months.</p> <p>5. The alternative approach of accounting for all assets is not without difficulties but</p>

the Committee feels that this aspect should at least be examined and weighed against the proposal on domestic property ownership. It is also necessary to ensure that any new policy on property ownership is compatible with other existing policies, such as the Housing Subsidy Policy and policies which offer exit to well-off tenants, namely Home Ownership Scheme and Home Purchase Loan Scheme. The present inheritance policy which allows perpetual occupation of public rental housing will also have to be brought into line with the objective of the present exercise.

#### AMBIT OF THE COMMITTEE

6. Having regard to the points raised in paragraph 5 above, the Committee has requested that its Terms of Reference be expanded to enable a more comprehensive approach to be taken in formulating a package of proposals for public consultation. It is proposed that the Terms of Reference of the Committee be slightly revised as follows -

"Having regard to the overall objective of providing subsidized housing to those in need,

(a) to ascertain the extent of private domestic property ownership among public rental housing tenants;

(b) to recommend to the Housing Authority whether any policies should be introduced and, if so, whether they should also take account of other forms of asset, and be applicable equally to sitting and new tenants; and

(c) to recommend how the policies, if any, should be implemented and co-ordinated with other existing policies of the Authority."

#### RECOMMENDATION

7. It is recommended that the Terms of Reference of the Ad Hoc Committee on Private Domestic Property Ownership by Public Rental Housing Tenants be revised as mentioned in paragraph 6 above.

#### ADVICE SOUGHT

8. As a result of request from two Members, this paper will be discussed at the meeting of the Housing Authority on 30 March 1995.

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Date : 23 March 1995

Annex

HA 43/94

## THE HONG KONG HOUSING AUTHORITY

Memorandum for the Housing Authority

Ad Hoc Committee on Private Domestic Property Ownership by Public Rental Housing Tenants

### PURPOSE

To proposed membership and terms of reference of an ad hoc committee on private domestic property ownership by public rental housing (PRH) tenants.

### BACKGROUND

2. On 30 June 1994, having considered Paper No. HA 34/94, the Housing Authority decided that an ad hoc committee should be set up to consider the issue of private property ownership by PRH tenants.

### MEMBERSHIP

3. It is proposed that the ad hoc committee should comprise the following members -

Professor YEUNG Yue-man (Chairman)  
Member, Hong Kong Housing Authority

Hon Edward S T HO, OBE, JP  
Member, Hong Kong Housing Authority

Hon LEE Wing-tat  
Member, Hong Kong Housing Authority

Mr YEUNG Ka-sing  
Member, Hong Kong Housing Authority

Mr Walter CHAN Kar-lok  
Member, Management and Operations Committee, Hong Kong Housing Authority

Mr WAN Man-yee  
Member, Building Committee, Hong Kong Housing Authority

Mr LAU Kwok-yu  
Lecturer, Department of Public and Social Administration, City Polytechnic of Hong Kong

Dr Joseph LIN Yuet-chang  
Lecturer, Department of Economics, Hong Kong University of Science and Technology

Mr CHAN Foo-chi  
Mutual Aid Committee Chairman, public housing estate

Mr LIM Yew-guan  
Deputy Director of Housing, Housing Department

Mr William SHIU Wai-chuen  
Principal Assistant Secretary/Housing Policy, Planning, Environment and Lands Branch

Mr Y T LAM  
Assistant Director (1), City and New Territories Administration

Ms Mimi LEE Mei-mei (Secretary)  
Senior Administrative Officer/Housing Management, Housing Department

#### TERMS OF REFERENCE

4. Having regard to the overall objective of providing subsidised housing to those in need,
- (a) to ascertain the extent of private domestic property ownership among PRH tenants;
  - (b) to recommend to the Housing Authority whether any policies should be introduced and, if so, whether the policies are applicable equally to sitting and new tenants; and
  - (c) to recommend how the policies, if any, should be implemented.

#### TIME-TABLE

5. The ad hoc committee is to commence work in October 1994 and to complete its preliminary report by early 1995. Public consultation will ensue and a final report should be ready for submission to the Authority in around mid-1995.

#### RECOMMENDATION

6. It is recommended that the Ad Hoc Committee on Private Domestic Property Ownership by PRH Tenants (referred to as CPPO) should be set up with membership

and terms of reference as set out in paragraphs 3 and 4 above.

#### PRESUMPTION

7. It is not thought that Members will object to the recommendation in paragraph 6 above. If no objection or requests for discussion is received by the Committees' Secretary by noon on 15 August 1994, Members' approval will be presumed.

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