

香港特別行政區政府
The Government of the Hong Kong Special Administrative Region

房屋及規劃地政局
香港花園道美利大廈



**Housing, Planning and Lands
Bureau**

Murray Building, Garden Road,
Hong Kong

本局檔號 Our Ref.
來函檔號 Your Ref.

電話 Tel No. 2761 5086
圖文傳真 Fax No. 2761 7445

19 November 2004

Clerk to LegCo Panel on Housing
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central
Hong Kong
(Attn: Miss Odelia Leung)

Legislative Council Panel on Housing

Release of Statistics on Private Housing Supply in Primary Market

The Secretary for Housing, Planning and Lands will announce at 8:30 p.m. this evening that Government is now ready to launch its quarterly statistics on Private Housing Supply in the Primary Market.

A paper providing details about the statistics is attached for the advance information of Members of the Panel on Housing and the Panel on Planning, Lands and Works. The information in Annex A to the paper will be uploaded to the Housing, Planning and Lands Bureau's website before the end of this week. The public may then view the full set of statistics at www.hplb.gov.hk.

Yours sincerely,

(Miss Joey LAM)
for Secretary for Housing, Planning and Lands

For Information

Legislative Council Panel on Housing and Panel on Planning, Lands and Works

Release of Statistics on Private Housing Supply in Primary Market

Purpose

This paper informs Members of the progress of the Administration's policy initiative to release statistics on private housing supply in the primary market.

Background

2. One of the Administration's new initiatives in the 2004 Policy Address is to compile comprehensive housing supply statistics. A comprehensive database has been established accordingly to monitor the private housing supply situation and is being updated regularly in consultation with the government departments concerned. Some of the statistics have been announced on an *ad hoc* basis.

3. To further enhance the transparency of the Administration's database and to enable the public to have a clearer picture of the flat supply situation based on factual data, the Housing, Planning and Lands Bureau (HPLB) will start to release, on a quarterly basis via its website, statistics on private housing supply in the primary market together with detailed explanatory notes.

Statistics Released

4. The statistics available on the website cover the following types of information:

- (a) yearly breakdown of the number of private residential units in respect of which **construction commenced** in the past few years;

- (b) yearly breakdown of the number of private residential units **completed** in the past few years; and
- (c) the number of **unsold** units in completed private residential projects and the number of units still **under construction** after accounting for those which have been sold by pre-sale, as known at the end of the quarter concerned.

5. In addition, more detailed breakdowns of the data are provided where appropriate. The public may view the full set of statistics at www.hplb.gov.hk.

6. It should be noted that the statistics, which show a snapshot of the supply situation at the end of the respective quarter, will change over time and do not constitute a forecast.

Comparison with Some Departments' Statistics

7. Some government departments also make available to the public periodically related statistics on private housing supply. As these statistics are compiled for different purposes and are based on different parameters, they may not be directly comparable or identical to the statistics released on HPLB's website. The main differences between the data sets are outlined in the comparison chart on HPLB's website explaining the parameters of the various data sets.

Improving Transparency and Interpretation of Data

8. Releasing the above-mentioned statistics on a quarterly basis gives a time-series picture of the supply situation in the primary market as seen at different points in time. Members of the public can thus have a useful source of reference, which they would find useful as they make their own assessment on the supply situation of the private housing market.