

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
香港九龍何文田
佛光街 33 號 1 座 6 樓



**Housing, Planning and Lands
Bureau**

6/F, Block 1, 33 Fat Kwong Street,
Homantin, Kowloon, Hong Kong

本局檔號 Our Ref. HD/PS 9/2/1/185
來函檔號 Your Ref.

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

29 June 2007

Clerk to LegCo Panel on Housing
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road, Central
Hong Kong
(Attn: Ms Sarah Yuen)

Dear Ms Yuen,

**Follow-Up Item of Meeting of LegCo Panel on Housing
held on 4 June 2007**

Thank you for your letter of 5 June. At the meeting of the LegCo Panel on Housing on 4 June, Members requested the Housing Department to provide information on the transactions in the private property market and the supply of public rental housing (PRH). Our reply is as follows.

Private residential property transactions

The numbers of private residential property transactions in the past few years, the transaction prices, and the regional distribution are set out at **Annex A**. As shown in the table, there were many transactions at a price less than \$2 million, which suggests that there have been an ample supply of lower-priced flats. Prospective buyers may choose according to their preference and affordability.

A Member asked if the Administration had compared the property prices in the primary and secondary markets in the same district. In fact, the transaction price of an individual flat is influenced by a number of factors, including its location, orientation, views, floor, age of the building and accessibility. Therefore, a comparison of the property transaction prices in the primary and secondary markets of a district may not provide representative information. We therefore have no plan to conduct studies to compare such prices.

Release of residential property transaction figures

As property investment involves risks, prospective buyers should acquaint themselves with the general market situation by collecting market data so as to better protect their interests. For example, buyers may check the relevant market information and recent transaction prices of comparable properties for comparison purposes. At present, members of the public may obtain general market information for free from the websites of a number of Government departments. The relevant websites are listed at **Annex B**. For users' convenience, we will improve the existing Housing Department's website used for releasing private housing supply statistics, which will contain links to the websites of the relevant departments. Regarding information on individual transactions, members of the public can obtain the information by conducting searches at the Land Registry (LR) at a fee, or from estate agency firms, newspapers, magazines and their relevant websites.

In order to further enhance the transparency of the property market and provide the public with up-to-date sales information, the Rating and Valuation Department (RVD) and LR are aligning their respective property records. Upon completion of the alignment exercise, the two departments will be able to share essential property information more effectively. RVD is also developing a Property Information System (PIS) which will enable the department to provide a new, fee-charging online service for the public to have real-time access to essential property information, including floor areas, years of completion, permitted uses and rateable values. RVD will explore ways to enhance its computer system so that property transaction prices can be made available to the public through the PIS.

Maintaining the Average Waiting Time for public housing applicants

According to the current Public Housing Construction Programme, the Hong Kong Housing Authority (HA) will produce about 77,500 rental flats in the coming five years (from 2007/08 to 2011/12), representing an average of around 15,500 flats per year. During the same period, the HA expects that around 71,000 existing flats can be recovered for allocation to PRH applicants after refurbishment, i.e. an average around 14,200 flats per year. In other words, a total of nearly 30,000 flats will be available for allocation on average every year. Assuming an increase of around 30,000 new applications on the Waiting List each year, the average waiting time in the coming five years can still be maintained at the current level of about three years.¹ HA will conduct regular reviews and monitor the supply and demand situation closely, in order to ensure a sufficient supply of PRH flats.

Yours sincerely,

(Vic C H Yau)
for Secretary for Housing, Planning and Lands

¹ The waiting time of non-elderly single-person applicants is not taken into account in the calculation of the average waiting time for PRH applicants.

**Number of private residential property transactions
(by transaction price and location of the property)**

Transaction Price (\$)	Location of the property	Number of transactions²		
		2004	2005	2006
less than 2 million	Urban ³	27,100	26,400	22,900
	New Territories	30,100	29,700	23,600
	Overall (percentage of the total number of transactions)	57,200 (57%)	56,100 (54%)	46,500 (56%)
2 million or above	Urban ³	27,000	28,300	21,000
	New Territories	16,400	19,000	15,000
	Overall (percentage of the total number of transactions)	43,400 (43%)	47,300 (46%)	36,000 (44%)
Total	Urban ³	54,100	54,700	43,900
	New Territories	46,500	48,700	38,600
	Overall	100,600	103,400	82,500

Source: The Land Registry

² Figures rounded up to the nearest hundred.³ Urban means Hong Kong Island and Kowloon.

Property information provided by Government departments

Department	Publication/ Information provided	Website address
Housing Department	Housing supply in primary market	http://www.housingauthority.gov.hk/en/aboutus/resources/privatehouse/0,,1-0-0-0,00.html
Rating and Valuation Department	Property market statistics : prices and rents	http://www.rvd.gov.hk/en/publications/pro-review.htm
Land Registry	Private residential property transactions	http://www.landreg.gov.hk/en/monthly/monthly.htm
Buildings Department	Number of newly completed private residential properties	http://www.bd.gov.hk/english/documents/index_publications.html
Lands Department	Land transaction records and land sale information	http://www.landsd.gov.hk/en/landsale/index.htm
Hong Kong Monetary Authority	Residential mortgage survey results	http://www.info.gov.hk/hkma/eng/press/category/resident.htm