

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

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11 May 2010

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

Dear Miss Yu,

**Legislative Council Panel on Housing Meeting
on 16 April 2010 – Follow-up Action**

The Panel on Housing discussed the proposal to create two Directorate Posts in the Housing Department at the meeting on 16 April 2010. The Administration undertook to provide supplementary information on the staffing position and workload of the Estate Management Division of Housing Department. The relevant information is set out in **Annex** for Members' reference.

Yours sincerely,

(Anson LAI)
for Secretary for Transport and Housing

Legislative Council Panel on Housing

Staffing Position and Workload of the Estate Management Division of Housing Department

This paper provides supplementary information on the staffing position and workload of the Estate Management Division (EMD) of Housing Department (HD).

Before Re-organisation in 2004

2. Prior to the re-organisation of EMD of HD in 2004, there were 15 directorate posts, comprising one Senior Director of Housing (SAD/H), three Assistant Directors of Housing (AD/H), 11 Chief Managers/Management (CM/M) (multi-disciplinary posts including six Regional Chief Managers (RCMs)) and about 6 000 non-directorate posts to take charge of some 645 000 public rental housing (PRH) flats, residual tenancy matters of 360 000 subsidised sale flats and minor non-domestic premises, such as, storerooms, welfare premises and offices for Mutual Aid Committees and Legislative Council/District Council Members. Each AD/H post was responsible for an average of 215 000 PRH flats plus policy matters, whilst each RCM had to manage an average of 107 500 PRH flats.

3. Before the divestment of the commercial and car parking facilities, the Hong Kong Housing Authority had 3 551 600 m² non-domestic properties and 96 500 car parking spaces. The bulk of these non-domestic properties were managed by the former Commercial Properties Sub-division (CPSD) under the Allocation and Commercial Division (ACD) with a directorate establishment of one AD/H, three Chief Housing Managers, one Chief Maintenance Surveyor, one Chief Estate Surveyor (CES) posts, and a non-directorate staff establishment of over 800 posts. Upon the divestment of the commercial and car parking facilities in November 2005, CPSD was disbanded with all its posts deleted, except some 200 non-directorate posts and one CES post were redeployed to EMD to handle the remaining non-domestic properties formerly managed by CPSD.

After Re-organisation in 2004

4. Upon the re-organisation of EMD in 2004, the directorate establishment was reduced to one SAD/H, two AD/H and eight CM/M i.e. a net reduction of one AD/H post and three CM/M posts with a non-directorate establishment of 4 500 posts. Over the years, the non-directorate establishment of EMD has increased to 5 230 and the directorate establishment by two. These two directorate posts include the CES post redeployed from the previous CPSD, which mainly oversees the management duties of residual non-domestic properties left behind by the dissolved CPSD, and a new Chief Structural Engineer post, which is responsible for the two new initiatives of the Comprehensive Structural Investigation Programme and Estate Improvement Programme for older estates. However, there has been no corresponding increase of directorate strength for the newly completed property portfolio and other new initiatives/policies to improve customer services.

5. In the meantime, the property portfolio has grown to 711 800 PRH flats and 377 000 subsidised sale flats, in addition to the management of 2 543 000 m² non-domestic property and 26 600 car parking spaces. The existing portfolio of PRH flats for each AD/H post and RCM is 355 900 and 142 300 when compared to 215 000 and 107 500 respectively before re-organisation.

**Transport and Housing Bureau
May 2010**