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Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2016-17

Director of Bureau : Secretary for Transport and Housing

Session No. : 13

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CONTROLLING OFFICER'S REPLY

THB(H)001

(Question Serial No. 1847)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

In respect of the follow-up measures undertaken by the Housing Department in relation to the lead in drinking water incidents, how much money has it spent on the supply of bottled water to tenants in the affected estates, the installation of fresh water pipes on each floor of the affected buildings, etc.? What is the manpower involved in implementing the follow-up measures? Who will bear such additional expenditure? In view of the additional number of estates recently found to have excess lead in drinking water, will the expenditure on implementing these measures increase and what are the details of expenditure? What is the total number of public housing estates found to have excess lead in drinking water?

Asked by: Hon CHAN Han-pan (Member Question No. 30)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) has funded the various remedial measures arising from the “excess-lead-in-water” incident in public rental housing (PRH) estates with its own resources.

HA's estimated expenditure in 2015-16 in relation to the incident is expected to be about \$90 million, including provision of bottled water (about \$60 million), temporary staff resources (about \$20 million) and fee for engaging external lawyers for the purpose of Commission of Inquiry (COI) hearings (about \$10 million). The actual amount of expenses will be finalised after close of the accounts for the 2015-16 financial year.

In addition, for the 11 PRH developments with excess lead in water, the 4 contractors concerned have agreed to install temporary water points on each floor and filters for tenants (including changing the filter cores within 2 years), as well as to replace the non-compliant

pipes and fittings in these developments in stages. All relevant expenses will be borne by the contractors.

As for the additional number of estates found to have excess lead in drinking water as asked in the question, we understand that this is based on the COI expert's report. COI's work is still in progress. We will keep in view its final report and findings. Meanwhile, we will continue with the follow-up work in connection with the 11 PRH developments with excess lead in water, and will continue to keep the public informed of the developments.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)002

(Question Serial No. 3006)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

What is the total number of buildings surveyed by the Independent Checking Unit in each of the past 3 years? How many advisory letters or repair orders were issued in respect of the buildings surveyed and how did the owners' corporations concerned follow up with the advisory letters or repair orders? What is the estimated number of buildings to be surveyed in 2016-17?

Asked by: Hon CHAN Kam-lam (Member Question No. 48)

Reply:

The Independent Checking Unit (ICU) has been redeployed to directly under the Office of the Permanent Secretary for Transport and Housing (Housing) since June 2015 so as to reinforce the public understanding of its independent role.

The ICU had implemented a Planned Survey Programme (PSP) for residential buildings in Home Ownership Scheme (HOS) courts and Tenant Purchase Scheme (TPS) estates since 2004. The surveys include inspection and identification of unauthorized and dangerous building works, as well as the condition of common areas, external walls and drainage pipes. The ICU carries out enforcement action against unauthorized building works (UBWs) or condition of disrepair of common areas in accordance with the Buildings Ordinance, the current policy and guidelines of the Buildings Department under the delegated authority from the Director of Buildings.

In the past 3 years (i.e. 2013 to 2015), the ICU completed surveys of 20, 18 and 18 residential buildings respectively under the PSP, and had issued 3 307 advisory letters and 1 174 removal orders requiring removal of UBWs. The majority were issued to individual owners or occupants of the residential flats concerned. In the same period, 1 378 advisory

letter and 1 094 removal orders were complied with (i.e. cases complied with in the past 3 years but not necessarily those with advisory letters or removal orders issued by the ICU in the same period). As no serious disrepair had been identified, no repair order was issued during the period, while 54 advisory letters were issued advising the carrying out of repair works.

Same as in 2015, the ICU plans to survey 18 residential buildings in 2016.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)003

(Question Serial No. 3065)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Please set out in a table the projects to commence in 2016-17, with information on the public housing estates to be involved, project estimates and estimated completion dates.

Asked by: Hon CHAN Kam-lam (Member Question No. 52)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Government's expenses under the Capital Works Reserve Fund Head 711 are for the implementation of housing-related infrastructural and community facility projects, while HA would fund the construction cost of public housing.

Under The Capital Works Reserve Fund Head 711, the projects scheduled for commencement in 2016-17 and their relevant information are at **Annex**.

<u>Item</u>	<u>Project Title</u>	<u>Related Public Housing Development</u>	<u>Project Estimate (in money-of-the-day prices)</u>	<u>Anticipated Project Completion Date</u>
1	Sports centre, 5-a-side soccer pitch and public library facilities at Northwest Kowloon Reclamation Site 6, Sham Shui Po	Public Housing Development at Northwest Kowloon Reclamation Site 6, Sham Shui Po	\$1,564.6 million	End 2019
2	Infrastructure works for development at Queen's Hill, Fanling	Public Housing Development at Queen's Hill, Fanling	\$1,459.5 million	End 2020
3	Sports centre at Choi Wing Road, Kwun Tong	Choi Fok Estate Phase 3, Kwun Tong	\$650.4 million	Early 2021
4	Public Transport Interchange at Northwest Kowloon Reclamation Site 6, Sham Shui Po	Public Housing Development at Northwest Kowloon Reclamation Site 6, Sham Shui Po	\$174.0 million	Mid-2021
5	Footbridge link at Sau Ming Road, Kwun Tong	Public Rental Housing Development at Sau Ming Road	\$130.1 million	Mid-2018
6	Footbridge improvement works at Siu Hong Road, Tuen Mun	Public Rental Housing Development at Site 2 of Tuen Mun Area 54	\$129.7 million	Mid-2019
7	Road and infrastructure works for development at Lin Cheung Road, Sham Shui Po	Public Housing Development at Lin Cheung Road, Sham Shui Po	\$114.8 million	Mid-2021
8	Demolition and ground decontamination works for development at North West Kowloon Reclamation Site 1, Sham Shui Po – Phase 1	Public Housing Development at Northwest Kowloon Reclamation Site 1, Sham Shui Po	\$113.8 million	Early 2018
9	Public Transport Interchange at Pak Wan Street, Sham Shui Po	Pak Tin Estate, Sham Shui Po	\$108.2 million	End 2019

- End -

CONTROLLING OFFICER'S REPLY

THB(H)004

(Question Serial No. 2847)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated in the Budget that funding will be drawn from the Housing Reserve, with a balance now standing at \$74 billion, to support the long-term public housing development, and that the public housing supply target for the coming 10 years is 280 000 units. Figures show that except for 2015-16, the annual production of public rental housing flats for each of the past 5 years fell below 20 000. With the number of applicants on the Waiting List for public rental housing exceeding 300 000, how will the Government utilise the balance of \$74 billion to achieve the supply target of 28 000 units on average per year, hence meeting the housing demand of low-income families?

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 535)

Reply:

The public housing supply target of the Government for the ten-year period from 2016-17 to 2025-26 will be 280 000 units.

Apart from providing adequate financial support, identifying sufficient land for housing development is undeniably a huge challenge for both the Government and the community. As stated in the Long Term Housing Strategy Annual Progress Report 2015, assuming that all sites identified can be delivered on time for housing construction, about 255 000 public housing units will be completed for the ten-year period from 2016-17 to 2025-26. There exists a gap between this figure and the public housing supply target of 280 000 units for the ten-year period.

In order to achieve the housing supply target, the Government will continue to augment housing land supply in the short, medium and long term through a multi-pronged strategy, involving land use reviews and rezoning, increasing development intensity, cultivating new

development areas and reclamation on an appropriate scale. That said, the supply target cannot be achieved without community support and coordination of the planning process. On the issue of land development and rezoning, we call for all sectors in the community to put the housing need of the general public before other things and support the implementation of the long-term housing supply target with an open mind.

According to the latest figures, the total public housing production of HA and the Hong Kong Housing Society in the five-year period from 2015-16 to 2019-20 is estimated to be about 97 100 units, comprising 76 700 public rental housing (PRH) units and 20 400 subsidised sale flats.

As for meeting the demand for PRH, in addition to newly completed PRH units, experience indicates that there is an annual average of about 7 000 PRH units recovered from sitting tenants which could be made available for allocation to PRH applicants.

As a financially autonomous public body, HA funds its public housing construction programmes with its own resources. However, HA will come under fiscal pressure in the longer term as its funds dwindle, and the Government's financial support will become necessary. HA will continue to assess its financial position and future funding requirements and will maintain a close dialogue with the Government on financial support arrangements. When a consensus is reached, the Government will seek approval of the Finance Committee of the Legislative Council for funding to be drawn from the Housing Reserve to support the public housing development programmes of HA.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)005

(Question Serial No. 0674)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control, (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

As at 31 January 2016, a total of 33 285 elderly persons are on the waiting list for care and attention home/ nursing home places. Every year, around 5 000 elderly persons have passed away while waiting for these places. The elderly may be indirectly abused under this policy. According to the Government, the severe shortage of subvented homes for the elderly is due to the unavailability of land. In this connection, please advise on:

- a. whether the Housing Department (HD) or the Housing Society (HS) has, in 2013-2016, changed the land use of the existing public housing estates for converting some of the lower-floor units to small-scale residential care hostels for the elderly, i.e. hostels for 5 or 10 elderly persons, to enable the elderly to remain in a familiar neighbourhood; if yes, the details; if not, the reason(s);
- b. whether HD or HS has any plan to change the land use for converting some of the lower-floor units to small-scale residential care hostels for the elderly, i.e. hostels for 5 or 10 elderly persons, in the coming 5 years to enable the elderly to remain in a familiar neighbourhood; if yes, the details; if not, the reason(s); and
- c. whether the Government has any policy to reserve some of the lower-floor units of the public housing estates scheduled for completion in the coming 5 years for small-scale residential care hostels for the elderly, i.e. hostels for 5 or 10 elderly persons, to enable the elderly to remain in a familiar neighbourhood; if yes, the details; if not, the reasons.

Asked by: Hon CHEUNG Kwok-che (Member Question No. 16)

Reply:

It is the objective of the Government and the Hong Kong Housing Authority (HA) to provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation. PRH applications have been on the rise. As at end-December 2015, there were already 147 000 general applications, and another 143 700 non-elderly one-person applications under the Quota and Points System. This indicates the keen demand for PRH. With limited housing land resources, HA has to focus its resources in order to fulfill its responsibility of providing PRH to eligible persons to address the housing needs of low-income families who cannot afford private rental accommodation. The Government will plan the provision of the social welfare facilities mentioned in the question under the established mechanism. Both HA and the Hong Kong Housing Society have no plan to convert PRH units into social welfare use.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)006

(Question Serial No. 1157)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control, (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Since the United Nations Convention on the Rights of Persons with Disabilities entered into force for China, including Hong Kong, on 31 August 2008, the equal right of persons with disabilities to live independently and being included in the community has been recognised (Article 19 of the Convention). In view of the fact that persons with disabilities have an equal right to live in the community, the Hong Kong Government should, in its policy on accommodation and care for these persons, adhere to this principle and arrange for them to live in the community instead of in large-scale institutions. As at 31 December 2015, only a meagre 731 ex-mentally ill persons were queuing up for halfway houses. If the Government is willing to commit and adjust its housing policy, persons with disabilities will enjoy the equal right to live in the community. Please inform this Committee of:

- a. whether the Housing Department (HD) or the Housing Society (HS) has changed the land use of existing public housing estates for provision of small group homes (i.e. homes for 5 or 10 persons) for ex-mentally ill persons in the financial years of 2013-14, 2014-15 and 2015-16 to facilitate their re-integration into society; if yes, the details; if not, the reasons;
- b. whether the HD or the HS has any plans to change the land use in the next 5 years for provision of small group homes (i.e. homes for 5 or 10 persons) for ex-mentally ill persons to facilitate their re-integration into society; if yes, the details; if not, the reasons;
- c. whether the Government has formulated any policies to earmark flats in public housing estates to be completed in the next 5 years for provision of small group homes (i.e. homes for 5 or 10 persons) for ex-mentally ill persons to facilitate their re-integration into society; if yes, the details; if not, the reasons.

Asked by: Hon CHEUNG Kwok-che (Member Question No. 1)

Reply:

It is the objective of the Government and the Hong Kong Housing Authority (HA) to provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation. PRH applications have been on the rise. As at end-December 2015, there were already 147 000 general applications, and another 143 700 non-elderly one-person applications under the Quota and Points System. This indicates the keen demand for PRH. With limited housing land resources, HA has to focus its resources in order to fulfill its responsibility of providing PRH to eligible persons to address the housing needs of low-income families who cannot afford private rental accommodation. The Government will plan the provision of the social welfare facilities mentioned in the question under the established mechanism. Both HA and the Hong Kong Housing Society have no plan to convert PRH units into social welfare use.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)007****(Question Serial No. 2489)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Building ControlControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

In respect of the public housing estates scheduled for completion in the next 3 years, please advise on the number of flats, the area reserved for welfare purposes, as well as the respective areas for welfare purposes on the ground or first floors of the estate blocks and in the social welfare blocks and other locations (if any) of each of these estates.

Year of completion	Name of estate	Number of flats	Area for welfare purposes on G/F or 1/F of the estate blocks	Area for welfare purposes in the social welfare blocks of the estate	Area for welfare purposes in other locations (if any) of the estate	Area reserved for welfare purposes

Asked by: Hon CHEUNG Kwok-che (Member Question No. 3)Reply:

As a financially autonomous public body, the Hong Kong Housing Authority funds its public housing projects with its own resources. As regards the welfare facilities in the public housing estates, most of them are funded by the Government. The information asked is as follows:

Project Name/ Completion Year ¹	No. of units ²	Area for welfare purposes on G/F or 1/F (also include other lower floors) of the estate blocks ³	Area for welfare purposes in the social welfare blocks of the estate ³	Area for welfare purposes in other locations (if any) of the estate ³	Area reserved for welfare purposes ³
2015-16					
Ex-Yuen Long Estate	400	-	-	-	-
Shatin Area 52 Phase 2	2 100	-	7 910	-	7 910
Shatin Area 52 Phase 4	500	-	-	-	-
So Uk Phase 1	2 900	-	2 400	-	2 400
Lower Ngau Tau Kok Phase 2	600	-	-	-	-
Anderson Road Site D	0	380	-	-	380
Anderson Road Site E Phase 1	2 600	-	-	300	300
Anderson Road Site E Phase 2	2 500	860	-	-	860
Hung Shui Kiu Area 13 Phase 1	700	-	-	-	-
Hung Shui Kiu Area 13 Phase 2	600	-	-	-	-
Hung Shui Kiu Area 13 Phase 3	500	-	-	-	-
Po Heung Street, Tai Po	500	300	-	-	300
Ex-Au Tau Departmental Quarters	1 200	-	-	-	-
Lei Yue Mun Phase 3	400	700	-	-	700
2016-17					
Shatin Area 52 Phase 3	2 000	-	-	-	-
Shatin Area 52 Phase 4	2 100	-	-	-	-
Tuen Mun Area 54 Site 2 Phase 1	2 600	-	-	-	-
Tuen Mun Area 54 Site 2 Phase 2	1 000	-	-	-	-
Anderson Road Site A	1 500	-	-	-	-
Anderson Road Site C1	1 400	-	-	-	-
Anderson Road Site C2	0	-	8 100	-	8 110
Anderson Road Site D	3 500	-	-	-	-
Anderson Road Site E Phase 2	800	-	-	-	-
Conversion of Chai Wan Factory Estate	200	-	-	-	-
Tung Chung Area 56	3 600	3 380	-	370	3 750
2017-18					
So Uk Phase 1	400	3 040	-	-	3 040
So Uk Phase 2	3 700	790	-	-	790
Tuen Mun Area 54 Site 2 Phase 2	1 000	510	-	-	510
Anderson Road Site B Phase 1	3 100	360	-	-	360
Anderson Road Site B Phase 2	2 600	-	-	-	-
Pak Tin Phase 9	0	-	-	850	850
Ex-Kwai Chung Police Married Quarters	900	2 610	-	-	2 610
Lin Shing Road	300	-	-	-	-

Notes:

- 1 Includes public housing projects with completion dates falling within the next 3 years (2015-16 to 2017-18).
- 2 Unit numbers are rounded to the nearest hundred.
- 3 Refers to the Internal Floor Area (IFA) (metre square)(m²) of the welfare facilities reserved in the public housing projects. Area in IFA is rounded to the nearest ten. The area of these uses is subject to detailed design and may change in future.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)008

(Question Serial No. 0292)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide in tabular form the actual increase in the number of public rental housing (PRH) flats in each of the past 5 years (2011-15) including the average construction cost per square foot and the share of labour cost. Please also advise on the estimated increase in the number of PRH flats in each of the next 5 years (2016-20) and their respective average construction cost per square foot and share of labour cost.

Asked by: Hon Tommy CHEUNG Yu-yan (Member Question No. 34)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Housing Department, as the executive arm of the HA, reports the construction costs in relation to the construction of the public housing to the HA on a regular basis.

The actual increase in the number of public rental housing (PRH) units in each of the past 5 years (2010-11 to 2014-15) are as follows:

	2010-11	2011-12	2012-13	2013-14	2014-15
Number of newly completed PRH units	13 672	11 186	13 114	14 057	9 938
Number of PRH units demolished	0	0	3 406	0	953
Actual increase in the number of PRH units (number of newly completed units less number of units demolished)	13 672	11 186	9 708	14 057	8 985

The estimated numbers of newly completed PRH units by HA in each of the next 5 years (2015-16 to 2019-20) are as follows:

	2015-16	2016-17	2017-18	2018-19	2019-20
Estimated number of the newly completed PRH units ^(Note)	15 500	18 700	11 900	20 300	9 200

Note: Based on Public Housing Construction Programme of HA as at December 2015. Numbers are rounded to the nearest hundred.

The average construction cost per square foot of the PRH units completed during the period from 2010-11 to 2014-15 and the approximate share of labour cost are set out below:

Financial Year	Average construction cost of PRH units completed (\$/square foot)	Labour cost / Average construction cost (%)
2010-11	640	35%
2011-12	704	35%
2012-13	786	35%
2013-14	850	40%
2014-15	1,015	40%

Whereas the estimated average construction cost per square foot of the PRH units to be completed during the period from 2015-16 to 2019-20 and the estimated approximate share of labour cost are set out below:

Financial Year	Estimated average construction cost of PRH units to be completed (\$/square foot)	Estimated labour cost / Estimated average construction cost (%)
2015-16	1,256	40%
2016-17	1,194	40%
2017-18	1,279	40%
2018-19	1,615	40%
2019-20	1,956	40%

- End -

CONTROLLING OFFICER'S REPLY**THB(H)009****(Question Serial No. 0294)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Building ControlControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Please set out in a table the respective areas designated or to be designated for catering, retail, education, welfare, and other purposes in the public housing estates completed in each of the past 5 years (2011-2015) as well as those scheduled for completion in each of the next 5 years (2016-2020).

Asked by: Hon Tommy CHEUNG Yu-yan (Member Question No. 5)Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. As regards the education and welfare facilities in the public housing estates, they are funded by the Government.

The areas designated for catering, retail, education, welfare, and other uses in the public housing estates completed in each of the past 5 years (2011-2015) are listed as follows:

Completion Year	Name of public housing estate	Catering and retail uses (m ²)	Education uses (m ²)	Welfare uses (m ²)	Other uses * (m ²)
2010-11 to 2011-12	Yan On Estate	486	0	0	22
2010-11 to 2011-12	Shin Ming Estate	119	0	0	386
2010-11 to 2011-12	Yau Lai Estate	0	798	688	142
2010-11 to 2014-15	Mei Tung Estate	0	0	0	23
2010-11 to 2014-15	Kwai Luen Estate	52	0	610	328

Completion Year	Name of public housing estate	Catering and retail uses (m²)	Education uses (m²)	Welfare uses (m²)	Other uses * (m²)
2011-12	Shatin Pass Estate	53	0	0	75
2011-12	Hung Hom Estate	0	0	0	81
2011-12	Un Chau Estate	0	0	865	50
2011-12 to 2015-16	Lower Ngau Tau Kok Estate	407	531	491	166
2011-12 to 2012-13	Tung Wui Estate	20	0	0	59
2012-13	Shek Kip Mei Estate	1 282	646	7 104	174
2013-14	Ching Long Shopping Centre	8 201	0	1 200	263
2013-14	Lung Yat Estate	78	0	0	49
2013-14	Mei Tin Estate	390	0	711	0
2013-14	Cheung Sha Wan Estate	80	0	4 610	48
2013-14	Kai Ching Estate	184	648	0	333
2013-14	Fung Wo Estate	0	0	0	14
2013-14	Shek Lei (II) Estate	0	0	63	1 502
2013-14 to 2014-15	Tak Long Estate	64	1 178	0	381
2014-15	Yee Ming Estate	268	0	848	389
2014-15	Wing Cheong Estate	0	0	623	125
2014-15	Cheung Lung Wai Estate	725	0	1 726	43
2014-15	Shui Chuen O Estate	4 903	0	0	227
2014-15 to 2015-16	Hung Fuk Estate	3 510	677	448	119

*Includes storerooms, contractors offices, Mutual Aid Committee offices, advertising panels, telephone kiosk, base stations, etc.

The areas reserved for catering and retail, education, welfare, and other uses in the public housing estates to be completed in 2015-2020 are listed as follows:

Anticipated Year of Completion/ Project name¹	Area reserved for catering and retail uses²	Area reserved for education uses²	Area reserved for welfare uses²	Area reserved for other uses³
2015-16				
Ex-Yuen Long Estate	370	-	-	1 090
Shatin Area 52 Phase 2	7 610	520	7 910	5 990
Shatin Area 52 Phase 4	-	-	-	1 350
So Uk Phase 1	220	-	2 410	7 690
Anderson Road Site D	4 020	790	380	-
Anderson Road Site E Phase 1	400	-	300	5 700
Anderson Road Site E Phase 2	-	-	860	6 430
Po Heung Street, Tai Po	670	-	300	1 370
Ex-Au Tau Departmental Quarters	690	-	-	3 380
Lei Yue Mun Phase 3	-	-	700	850
2016-17				
Shatin Area 52 Phase 3	-	500	-	4 660
Shatin Area 52 Phase 4	-	-	-	5 380
Tuen Mun Area 54 Site 2 Phase 1	520	690	-	7 480
Tuen Mun Area 54 Site 2 Phase 2	3 440	-	-	3 150
Anderson Road Site A	-	-	-	4 320
Anderson Road Site C1	-	-	-	3 680
Anderson Road Site C2	-	-	8 110	-
Anderson Road Site D	-	-	-	9 400
Anderson Road Site E Phase 2	-	720	-	1 880
Conversion of Chai Wan Factory Estate	580	-	-	560
Tung Chung Area 56	3 100	560	3 750	10 030
2017-18				
So Uk Phase 1	80	-	3 040	960
So Uk Phase 2	3 980	920	790	11 000
Tuen Mun Area 54 Site 2 Phase 2	-	-	510	3 090
Anderson Road Site B Phase 1	3 270	1 680	360	9 350
Anderson Road Site B Phase 2	-	-	-	7 770
Pak Tin Phase 9	-	-	850	-
Ex-Kwai Chung Police Married Quarters	100	-	2 610	2 400
Lin Shing Road	-	-	-	620
2018-19				
Shek Kip Mei Phase 3	1 190	30	670	730
Shek Kip Mei Phase 7	190	-	-	740
Tung Chung Area 39	2 880	740	2 020	11 980
Cheung Sha Wan Wholesale Food Market Site 3	790	-	-	3 570
Choi Yuen Road	700	740	2 790	3 380
Sau Ming Road	-	-	2 660	680
Fo Tan Phase 1	3 770	1 060	2 500	13 000
Shek Mun (Shek Mun Estate Phase 2)	3 660	780	4 570	8 650
Fanling Area 49	80	-	-	2 320
Lai Chi Kok Road - Tonkin Street Phase 1	-	-	-	7 580

Anticipated Year of Completion/ Project name¹	Area reserved for catering and retail uses²	Area reserved for education uses²	Area reserved for welfare uses²	Area reserved for other uses³
Lai Chi Kok Road - Tonkin Street Phase 2	2 000	680	420	4 180
Eastern Harbour Crossing Site Phase 7	-	-	990	590
2019-20				
Shek Kip Mei Phase 6	990	-	1 000	3 240
Northwest Kowloon Reclamation Site 6 Phase 1	-	890	10 100	2 610
Pak Tin Phase 7	-	-	2 100	3 230
Pak Tin Phase 8	3 500	-	-	3 060
Pak Tin Phase 11	1 100	600	-	3 370
Fung Shing Street, Wong Tai Sin	-	-	710	2 000
Tsing Hung Road, Tsing Yi Phase 1	2 400	1 000	590	4 890
Tung Tau Estate Phase 8	90	-	-	3 040
Wing Tai Road, Chai Wan	-	-	-	2 000

Notes:

- 1 Includes public housing projects with completion dates falling within 2015-16 to 2019-20.
- 2 Refers to the Internal Floor Area (IFA) (metre square) (m²) of the catering and retail, education or welfare uses reserved in the public rental housing projects. Area in IFA is rounded to the nearest ten. The area of these uses is subject to detail design and may change in future.
- 3 Refers to the area reserved for greening, sports and recreational purposes as well as open space use in the public rental housing projects. Area is rounded to the nearest ten. The area of these uses is subject to detail design and may change in future. HA will make reference to the Hong Kong Planning Standards and Guidelines (HKPSG) to provide at least 1 m² per person of local open space for active sports/recreational and passive open space uses in public housing projects for the enjoyment of residents. Taking into consideration of individual site conditions, HA will provide about 20-30% green coverage for all new public housing projects.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)010

(Question Serial No. 1254)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

1. As at the end of 2015, what were the number of vacant interim housing (IH) units across the territory and their distribution by district?
2. At present, for persons/ households affected by the Government's clearance of unauthorised structures and subsequently rehoused in transit centres, what is their waiting time for allocation of an IH unit after completing the eligibility vetting procedures? What are the shortest and longest waiting times?

Asked by: Hon Christopher CHUNG Shu-kun (Member Question No. 22)

Reply:

1. As at end 2015, there were 1 259 vacant units in Shek Lei Interim Housing (IH) in Kwai Chung and 637 vacant units in Po Tin IH in Tuen Mun.
2. For those persons/families who are affected by Government's clearance/enforcement actions, if they have stayed in the Transit Centre for 3 months and passed the "homeless test", subject to fulfillment of eligibility criteria for public rental housing (including income limit, asset limit and "no domestic property" rule), the Hong Kong Housing Authority (HA) will arrange for them to move into IH as soon as possible. HA has not kept statistics on the waiting time for IH after the eligibility of these persons/families has been confirmed.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)011

(Question Serial No. 0492)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of “ensuring adequate supply and timely delivery of suitable sites for development of public housing to meet the policy pledge” as stated in the Brief Description of the Estimates of Expenditure, will the Government inform this Committee of the sites (with exact locations) expected to be available for public rental housing development, as well as the number of units to be provided and their distribution in each of the 18 District Council districts of Hong Kong in the next 5 years?

Asked by: Hon Frederick FUNG Kin-kee (Member Question No. 18)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The estimated number of units and the location of the public rental housing projects under HA to be completed in the coming 5 years (2015-16 to 2019-20) are set out at the Annex.

Public Rental Housing (PRH) Production of the Hong Kong Housing Authority (2015-16 to 2019-20)

Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2015-16				
Urban	Kwun Tong	Lower Ngau Tau Kok Estate Phase 2	600	6 100
		Anderson Road Site E Phase 1	2 600	
		Anderson Road Site E Phase 2	2 500	
		Lei Yue Mun Phase 3	400	
	Sham Shui Po	So Uk Phase 1	2 900	2 900
Extended Urban	Sha Tin	Shatin Area 52 Phase 2	2 100	2 600
		Shatin Area 52 Phase 4	500	
New Territories	Tai Po	Po Heung Street, Tai Po	500	500
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	700	3 400
		Hung Shui Kiu Area 13 Phase 2	600	
		Hung Shui Kiu Area 13 Phase 3	500	
		Ex-Au Tau Departmental Quarters	1 200	
		Ex-Yuen Long Estate	400	
			Sub-total	15 500
2016-17				
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200
	Kwun Tong	Anderson Road Site A	1 500	7 100
		Anderson Road Site C1	1 400	
		Anderson Road Site D	3 500	
		Anderson Road Site E Phase 2	800	
Extended Urban	Sha Tin	Shatin Area 52 Phase 3	2 000	4 100
		Shatin Area 52 Phase 4	2 100	
	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	3 700
		Tuen Mun Area 54 Site 2 Phase 2	1 000	
			Sub-total	18 700
2017-18				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Site B Phase 1	3 100	5 700
		Anderson Road Site B Phase 2	2 600	
	Sham Shui Po	So Uk Phase 1	400	4 100
		So Uk Phase 2	3 700	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 2	1 000	1 000
			Sub-total	11 900

Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2018-19				
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	5 700
		Lai Chi Kok Road - Tonkin Street Phase 1	2 500	
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
Extended Urban	Sha Tin	Fo Tan Phase 1	4 800	7 800
		Shek Mun (Shek Mun Estate Phase 2)	3 000	
	Islands	Tung Chung Area 39	3 900	3 900
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	900	
			Sub-total	20 300
2019-20				
Urban	Eastern	Wing Tai Road, Chai Wan	800	800
	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000
		Northwest Kowloon Reclamation Site 6 Phase 1	900	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
		Pak Tin Phase 11	1 100	
		Wong Tai Sin	Tung Tau Estate Phase 8	
	Fung Shing Street, Wong Tai Sin		800	
	Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi Phase 1	1 600
			Sub-total	9 200
			Total	75 600

(Based on Public Housing Construction Programme of the Hong Kong Housing Authority as at December 2015)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)012

(Question Serial No. 0493)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

It is understood that for the purpose of updating the long-term housing demand projection, the Government commissioned the Census and Statistics Department to conduct a Thematic Household Survey on Housing Conditions under a contracting-out mode with the objective of estimating the total number of subdivided units (SDUs) in private domestic/composite buildings. In this connection, will the Government inform this Committee of the latest statistics on the number of SDUs and the number of households living in these units in each of the District Council districts?

Asked by: Hon Frederick FUNG Kin-kee (Member Question No. 19)

Reply:

In 2014-15, we commissioned the Census and Statistics Department (C&SD) to conduct a "Thematic Household Survey (THS) on Housing Conditions in 2014" under a contracting-out mode. The main objective of the survey was to estimate the total number of sub-divided units (SDUs) in private domestic / composite buildings aged 25 years and above in Hong Kong. Information on the socio-economic characteristics and housing conditions of households residing in SDUs was also collected in the survey. Major findings of the survey were released via the THS Report No. 57 in July 2015. Having considered the precision of the estimates concerned, the survey could only provide the required figures for the following three regions -

Region	Estimated number of SDUs	Estimated number of households living in SDUs
Hong Kong Island	17 200	17 100
Kowloon	49 800	49 100
New Territories	19 300	19 200
Total	86 400	85 500

Note: Owing to rounding, there may be a slight discrepancy between the sum of individual items and the total as shown in the table.

In 2015-16, we continued to commission C&SD to conduct a THS on SDUs under a contracting-out mode. The information collected in the survey is being processed and the related report is expected to be released in the first quarter of 2016.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)013

(Question Serial No. 0494)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the redevelopment of aged public housing estates, will the Government provide this Committee with the updated plot ratios of public housing estates aged above 30 years after scrutinising these estates against the prevailing planning standards and the Buildings Ordinance; a comparison drawn between the above updated plot ratios and the permitted plot ratios in the respective outline zoning plans; and the estimated gain in the number of public rental housing flats in each of these aged public housing estates through redevelopment?

Asked by: Hon Frederick FUNG Kin-kee (Member Question No. 20)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. To ensure the efficient use of land resources, HA will optimise the development potential of each housing site under the principle of optimal utilisation of land resources. In addition, in various planning and engineering studies, we will liaise with the Planning Department with a view to adopting a flexible approach to seek relaxation of the plot ratio and building height restrictions of public housing sites on a case-by-case basis so as to increase the development potential of sites.

For public housing estates developed in early years, they were planned according to population density rather than the calculation of the plot ratio or permissible floor area. In addition, the existing plot ratio and the built floor area of the relevant estates might have changed due to alteration and extension works according to residents' needs after the completion of the estates. As such, we need to scrutinise in details the particular setting and circumstances of individual estates against the prevailing planning standards and the

Buildings Ordinance to confirm their existing plot ratio. The maximum plot ratio of individual estates have to be assessed in accordance with the particular site characteristics of individual estates. Therefore, HA does not have a record of the information on plot ratio which the question asks for.

Furthermore, according to Long Term Housing Strategy promulgated in December 2014, while redevelopment may increase public rental housing (PRH) supply over the long term, it will in the short term reduce PRH stock available for allocation. This will inevitably add further pressure on HA's ability in maintaining the Average Waiting Time target at about 3 years. The net gain in flat supply from redevelopment will take a long time to realise, and very often towards the latter if not the last phase of the redevelopment. Hence, redevelopment could at best serve as a supplementary source of PRH supply. It is also not advisable to carry out any massive redevelopment programme which will result in freezing a large number of PRH units that may otherwise be allocated to needy households, given the current high demand for PRH. HA needs to consider the redevelopment of aged estates very carefully.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)014

(Question Serial No. 0495)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of “implementing the Residential Properties (First-hand Sales) Ordinance (Cap. 621) to regulate the sale of first-hand residential properties” as mentioned in the Brief Description of the Estimates of Expenditure, please inform this Committee of the number of complaints received by the Sales of First-hand Residential Properties Authority since the commencement of the Ordinance with a breakdown by nature. Please also provide the outcome of these complaints after investigation.

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 21)

Reply:

The Sales of First-hand Residential Properties Authority (“SRPA”) received 159 complaints since it came into full operation on 29 April 2013 and up to end 2015.

A breakdown of the complaints by year and categories are as follows:

	Categories of complaints	2013 (from 29 April onwards)	2014	2015	Accumulative Total
(a)	Sales brochure	4	10	12	26
(b)	Price list	1	1	0	2
(c)	Sales arrangements	14	10	6	30
(d)	Show flats	0	0	0	0
(e)	Viewing of completed residential properties	0	5	1	6
(f)	Preliminary agreement for sale and purchase and/or agreement for sale and purchase	1	0	1	2
(g)	Register of transactions	1	1	0	2
(h)	Advertisements	2	6	15	23
(i)	Websites	1	0	0	1
(j)	Misrepresentation and/or dissemination of false or misleading information	6	15	9	30
(k)	Others	5	24	8	37
	Total	35	72	52	159

Among the 159 complaints aforementioned, 122 are related to the Residential Properties (First-hand Sales) Ordinance (the Ordinance), while the remaining 37 are not. Amongst those 122 complaints relating to the Ordinance, 1 is substantiated. 109 complaints are not substantiated. The SRPA is still following up on the remaining 12 complaints.

Contraventions of the provisions in the Ordinance are criminal offences. The SRPA carries out investigations on cases which are suspected of contravening the Ordinance and, depending on the investigation results, refers cases to the Prosecutions Division of the Department of Justice for follow-up action as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)015

(Question Serial No. 0496)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Under the Matters Requiring Special Attention in the Estimates of Expenditure 2016-17, it is mentioned that the Housing Department will “facilitate the implementation of housing-related infrastructure projects to meet the public housing production programme”. In this connection, will the Government inform this Committee of the exact location of sites available for Home Ownership Scheme development and the number of units to be provided in each of the 18 District Council districts of Hong Kong in the next 5 years?

Asked by: Hon Frederick FUNG Kin-kee (Member Question No. 22)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The estimated number of units and the location of the subsidised sale housing projects under HA to be completed in the coming 5 years (2015-16 to 2019-20) are set out at the Annex.

Hong Kong Housing Authority's Subsidised Sale Flats Production

Annex

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2016/2017				
Urban	Wong Tai Sin	Ex-San Po Kong Flatted Factory	900	900
Extended Urban	Kwai Tsing	Ching Hong Road	465*	465
	Tsuen Wan	Sha Tsui Road	962*	962
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C	216*	504
		Pik Tin Street, Sha Tin Area 4D	288*	
New Territories	Yuen Long	Wang Yip Street West	229*	229
			Sub-total	3 000
2017/2018				
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31	200	200
			Sub-total	200
2018/2019				
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300
		Sheung Lok Street	600	
	Kwun Tong	Choi Hing Road, Choi Hung	1 400	1 400
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	2 500
		Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan	2 400	2 400
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			Sub-total	8 300
2019/2020				
Urban	Sham Shui Po	Fat Tseung Street West	800	800
Extended Urban	Kwai Tsing	Texaco Road	500	500
	Sha Tin	Au Pui Wan Street	800	2 400
		Hang Kin Street, Ma On Shan	700	
		Wo Sheung Tun Street, Fo Tan	800	
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400
	Islands	Tung Chung Area 27	1 200	1 200
			Sub-total	6 300
			Total	17 800

(Based on Public Housing Construction Programme of the Hong Kong Housing Authority as at December 2015)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

*These subsidised sale flats were offered for pre-sale in 2014. Figures provided are actual number of flats.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)016

(Question Serial No. 0497)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the completions of private domestic flats, will the Government advise this Committee on the total completions in the past 5 financial years and estimated total completions in the coming year, with a breakdown by the Government's current classification of flats (namely Class A (saleable area less than 40 square metres), Class B (saleable area of 40 to 69.9 square metres), Class C (saleable area of 70 to 99.9 square metres), Class D (saleable area of 100 to 159.9 square metres) and Class E (saleable area of 160 square metres or above)), and the distribution of various classes of flats completed or to be completed by District Council district?

Asked by: Hon Frederick FUNG Kin-kee (Member Question No. 23)

Reply:

The breakdown on the number of private domestic flats by class and district, including annual completions in the past 5 years (only calendar year figures are available) as well as the forecast completions in 2016, are set out in **Table 1** and **Table 2** respectively.

Table 1: Annual completions by class and district in the past 5 years

District	2011					2012				
	A	B	C	D	E	A	B	C	D	E
Central and Western	33	237	11	51	44	79	175	71	198	54
Wan Chai	-	48	48	218	23	333	151	78	19	5
Eastern	135	158	19	5	-	31	74	3	-	-
Southern	-	4	5	11	19	-	23	37	296	125
Yau Tsim Mong	257	247	361	212	10	652	547	148	142	6
Sham Shui Po	-	-	-	-	-	212	82	-	2	-
Kowloon City	211	76	85	132	6	123	232	113	147	33
Wong Tai Sin	-	-	-	-	-	-	656	266	44	2
Kwun Tong	-	-	-	-	-	-	-	-	-	-
Kwai Tsing	-	-	-	-	-	-	-	-	-	-
Tsuen Wan	-	-	-	-	-	-	-	-	-	-
Tuen Mun	-	108	135	145	71	35	899	143	39	95
Yuen Long	-	774	132	1	-	46	220	57	14	51
North	-	-	-	-	-	-	-	-	-	-
Tai Po	-	-	-	-	-	-	70	289	654	210
Sha Tin	-	1 321	1 338	19	22	-	467	248	254	12
Sai Kung	-	1 613	761	65	8	-	900	267	1	-
Islands	-	-	206	60	4	-	-	-	17	2
OVERALL	636	4 586	3 101	919	207	1 511	4 496	1 720	1 827	595

Remarks

The figures above are provided by the Rating and Valuation Department (RVD).
All figures exclude village houses.

Class A - saleable area less than 40 square metre (m²)

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table 1: Annual completions by class and district in the past 5 years (Cont'd)

District	2013					2014				
	A	B	C	D	E	A	B	C	D	E
Central and Western	14	46	104	27	39	402	240	51	52	5
Wan Chai	-	-	-	2	7	160	450	37	3	22
Eastern	112	83	1	90	2	136	335	7	5	-
Southern	-	-	-	-	5	-	-	-	-	12
Yau Tsim Mong	-	-	-	-	-	273	537	567	209	28
Sham Shui Po	-	390	222	1	1	361	387	10	36	1
Kowloon City	103	36	10	87	31	267	150	89	80	53
Wong Tai Sin	-	-	-	-	-	-	-	-	-	-
Kwun Tong	-	77	46	1	-	-	182	111	6	-
Kwai Tsing	-	-	-	-	-	-	-	-	-	-
Tsuen Wan	-	-	-	-	17	-	1 695	414	22	21
Tuen Mun	-	-	-	-	-	62	770	71	27	60
Yuen Long	1 194	1 684	388	252	78	220	1 369	460	14	7
North	-	-	-	107	146	83	709	48	31	1
Tai Po	-	24	95	6	3	196	337	507	20	11
Sha Tin	-	571	341	-	16	-	611	199	39	16
Sai Kung	-	1 777	-	-	1	-	674	1 636	122	3
Islands	-	-	-	-	17	-	-	-	-	-
OVERALL	1 423	4 688	1 207	573	363	2 160	8 446	4 207	666	240

Remarks

The figures above are provided by the RVD.
All figures exclude village houses.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table 1: Annual completions by class and district in the past 5 years (Cont'd)

District	2015				
	A	B	C	D	E
Central and Western	119	30	115	109	65
Wan Chai	481	795	103	13	26
Eastern	69	290	98	135	3
Southern	-	-	-	-	8
Yau Tsim Mong	114	-	-	-	-
Sham Shui Po	185	372	20	2	13
Kowloon City	347	215	212	356	48
Wong Tai Sin	-	-	-	-	-
Kwun Tong	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Tsuen Wan	-	-	-	-	-
Tuen Mun	-	-	2	2	3
Yuen Long	689	587	26	41	38
North	-	-	-	-	-
Tai Po	47	362	496	334	131
Sha Tin	1	1 234	652	136	62
Sai Kung	83	426	27	55	5
Islands	-	720	439	288	51
OVERALL	2 135	5 031	2 190	1 471	453

Remarks

The figures above are provided by the RVD.
All figures exclude village houses.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table 2: Forecast completions by class and district in 2016

District	A	B	C	D	E
Central and Western	470	575	271	54	52
Wan Chai	340	38	12	26	71
Eastern	103	42	-	1	-
Southern	127	127	2	6	145
Yau Tsim Mong	660	130	2	1	-
Sham Shui Po	361	531	-	-	-
Kowloon City	636	178	78	558	236
Wong Tai Sin	-	-	-	-	-
Kwun Tong	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Tsuen Wan	-	-	-	4	1
Tuen Mun	-	-	-	-	15
Yuen Long	1 113	2 827	932	353	49
North	-	-	-	-	-
Tai Po	-	-	-	-	-
Sha Tin	-	360	56	148	304
Sai Kung	385	1 867	905	287	327
Islands	543	1 869	-	5	20
OVERALL	4 738	8 544	2 258	1 443	1220

Remarks

The figures above are provided by the RVD.

All figures exclude village houses.

The figures are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2016" in April 2016.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

- End -

CONTROLLING OFFICER'S REPLY

THB(H)017

(Question Serial No. 0498)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of “co-ordinating the collection and checking the accuracy of overall public and private housing statistics and providing necessary data and analysis to relevant bureaux and departments for infrastructure and land supply planning; and ensuring adequate supply and timely delivery of suitable sites for development of public housing to meet the policy pledge” as stated in the Brief Description, will the Government inform this Committee of the latest statistics on:

- (1) the number of public rental housing flats; the population and the number of households living in these flats;
- (2) the number of subsidised home ownership flats (under HOS, SCHS and TPS respectively); the population and the number of households living in these flats; and among these flats, the number left vacant and the vacancy rates;
- (3) the numbers of HOS and TPS flats with the premium paid; and among these flats, the number left vacant and the vacancy rates; and
- (4) the number of private permanent housing flats; and among these flats, the number left vacant and the number aged over 30 and 40 years respectively?

Asked by: Hon Frederick FUNG Kin-kee (Member Question No. 24)

Reply:

- (1) As at the end of 2015, there were in total about 788 800 public rental units¹ under the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS).

According to the estimate of the Census and Statistics Department (C&SD), as at the fourth quarter of 2015, the number of households living in public rental units under the HA and HKHS amounted to about 769 100, with a population of about 2.15 million.

- (2) Subsidised sale flats refer to those with premium not yet paid, hence still being subsidised by the Government. Flats with premium paid/no need to pay premium² and can be transacted in the open market are not included. As at the end of 2015, there were about 398 000 subsidised sale flats under HA and HKHS, including about 251 300 units under HA's Home Ownership Scheme (HOS)³, about 130 200 units under HA's Tenants Purchase Scheme (TPS)⁴, about 8 900 units under HKHS's Flat for Sale Scheme, 6 600 units under HKHS's Sandwich Class Housing Scheme and about 1 000 units under HKHS's Subsidised Sale Flats Projects. According to the estimate of the C&SD, as at the fourth quarter of 2015, there were about 384 500 households living in subsidised sale flats under HA and HKHS⁵, accommodating about 1.20 million persons. We do not have statistics on the vacancy situation of subsidised sale flats.
- (3) As at the end of 2015, there were about 72 900 HOS units and 1 800 TPS units with premium paid/no need to pay premium under HA. As mentioned above, we do not have statistics on the vacancy situation of subsidised sale flats.
- (4) Based on the latest record of the Rating and Valuation Department, as at end of 2015, there were about 1 145 500 private residential units⁶ (excluding village housing), of which about 42 040 units⁶ were vacant. About 484 000 and 267 300 private residential units were aged over 30 years and 40 years respectively.

- End -

1 This includes public rental housing (PRH) and interim housing units of HA, as well as PRH units and flats of Senior Citizen Residences Scheme estates of HKHS.

2 For HOS flats before Phase 3B in 1982, the owners are free to dispose of their flats on the open market after the expiry of the five-year alienation restriction period, and no premium payment is required.

3 HOS flats include flats under HA's HOS, Private Sector Participation Scheme, Middle Income Housing Scheme, Buy or Rent Option Scheme and Mortgage Subsidy Scheme.

4 Figure does not include sold TPS units with premium paid and PRH flats in TPS estates which were not yet sold.

5 This does not include HKHS's Subsidised Sale Flats Project which was only available for flat intake in July 2015.

6 The figures are provisional. The confirmed figures will be published in the "Hong Kong Property Review 2016" in April 2016.

CONTROLLING OFFICER'S REPLY

THB(H)018

(Question Serial No. 0499)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of “working with the Estate Agents Authority (EAA) to further improve the calibre and professionalism of local estate agents” as stated in the Brief Description of the Estimates of Expenditure, will the Government inform this Committee of the number of complaints against estate agents received in the past year, the number of people who obtained an estate agent licence upon passing the professional qualifying examination in the past year, the number of agents with their licence revoked by the EAA in the past 3 years and the major reason for revocation, and the specific work to be carried out by the EAA in the coming year to improve the calibre and professionalism of estate agents and the expenditure to be involved?

Asked by: Hon Frederick FUNG Kin-kee (Member Question No. 28)

Reply:

In 2015-16 (as at end February 2016), the Estate Agents Authority (EAA) received 298 complaints against licencees. During the same period, 3 095 persons obtained an estate agent licence upon passing the qualifying examination.

For the past 3 years, viz, from 2013-14 to 2015-16 (as at end February 2016), licencees of 123 licencees were revoked as they were considered by the EAA to be not fit to continue holding a licence due to various reasons, including 53 licencees whose licences were revoked due to conviction of criminal offences.

The EAA is committed to enhancing the professionalism and service standard of estate agents. In 2016-17, the EAA will continue to review the contents of the qualifying examinations; update the existing practice circulars or issue new ones in the light of the latest situation and laws; educate the trade on new standards and regulations; monitor their

compliance through regular inspections of estate agencies; monitor licencees' conduct in relation to the sale of first-hand residential properties; and enhance the voluntary Continuing Professional Development Scheme. Moreover, the EAA will continue to take disciplinary actions against licencees who are found to have breached the Estate Agents Ordinance (Cap.511), the Code of Ethics or practice circulars issued by the EAA. The EAA will review the effectiveness of these measures from time to time and introduce new measures as necessary.

Enhancing the professionalism and service standard of estate agents is an on-going work of the EAA. As an independent and self-financing body, the EAA will deploy its manpower and resources to meet its operational requirements.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)019

(Question Serial No. 0500)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of “co-ordinating the collection and checking the accuracy of overall public and private housing statistics and providing necessary data and analysis to relevant bureaux and departments for infrastructure and land supply planning” as mentioned in the Brief Description of the Estimates of Expenditure, will the Government inform this Committee of the details of the studies on housing-related policies conducted in the past 2 years including the expenditure involved and the institution(s) commissioned in each of the studies as well as the studies planned to be conducted in the next 2 years and their respective estimated cost?

Asked by: Hon Frederick FUNG Kin-kee (Member Question No. 29)

Reply:

In 2014-15, we commissioned the Census and Statistics Department (C&SD) to conduct a “Thematic Household Survey (THS) on Housing Conditions in 2014” under a contracting-out mode. The main objective of the survey was to estimate the total number of sub-divided units (SDUs) in private domestic / composite buildings aged 25 years and above in Hong Kong. Information on the socio-economic characteristics and housing conditions of households residing in SDUs was also collected in the survey. The cost was \$1.395 million. The institution conducting the survey was Policy 21 Limited. The estimated number of SDUs found in the survey was taken into account in the long term housing demand projection and published in the “Long Term Housing Strategy Implementation Milestones as at December 2014” in December 2014.

In 2015-16, we continued to commission C&SD to conduct a “THS on Housing Conditions in 2015” under a contracting-out mode to update the aforesaid statistics and related information on SDUs. The cost was \$1.35 million. The institution conducting the survey

was Policy 21 Limited. The estimated number of households living in SDUs found in the survey was taken into account in the long term housing demand projection and published in the “Long Term Housing Strategy Annual Progress Report 2015” in December 2015.

We have no plan to commission new studies in 2016-17 and 2017-18.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)020

(Question Serial No. 0501)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Will the Government inform this Committee of the average turnaround time for refurbishment of a vacated old public rental housing (PRH) flat by the Housing Department in each of the past 3 years, of the average refurbishment cost per PRH flat, of the specific measures taken to expedite the refurbishment works and whether the effectiveness of these measures has been assessed; if no, of the reason?

Asked by: Hon Frederick FUNG Kin-kee (Member Question No. 31)

Reply:

The average turnaround time for refurbishment of recovered Public Rental Housing (PRH) units of the Housing Department (HD) for the past 3 years is 44 days in 2012-13, 43 days in 2013-14 and 44 days in 2014-15. The average cost for the refurbishment of a PRH unit in 2014-15 is about \$45,000.

When a PRH unit is vacated, it will be refurbished for re-letting to another tenant. The refurbishment period depends on the scope and complexity of the works. The target turnaround time of vacant flat refurbishment is 44 days on average, which are well achieved by HD in the past few years.

The re-letting and refurbishment processes of a vacant PRH unit take place in parallel. Therefore, when a PRH unit in the early stage of refurbishment is accepted by a prospective tenant, HD will, according to the "Accelerated Refurbishment-on-demand" process, request the contractor to accelerate the refurbishment works for an early handover to the prospective tenant. The target average turnaround time for vacant flat refurbishment under the process of "Accelerated Refurbishment-on-demand" is 34 days which HD is able to meet in the past few years.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)021

(Question Serial No. 1173)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

In the Brief Description, it is mentioned that the work involves “administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711 ... from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and within budget.” Regarding the development of public rental housing (PRH), will the Government inform this Committee of the expenditure incurred by the Housing Authority in each of the past 3 years and the estimated expenditure to be incurred in each of the coming 3 years, as well as the average unit cost of PRH flats and number of jobs created or to be created in each of these years?

Asked by: Hon Frederick FUNG Kin-kee (Member Question No. 26)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Government's expenses under the Capital Works Reserve Fund Head 711 are for the implementation of housing-related infrastructural and community facility projects.

The expenditure under the Capital Works Reserve Fund Head 711 for 2016-17 is estimated to be about \$907.3 million.

According to the current five-year rolling Public Housing Construction Programme of HA, the estimated public rental housing (PRH) production during the five-year period starting from 2015-16 (i.e. 2015-16 to 2019-20) is about 75 600 units. In this five-year period, the average estimated job creation is about 8 000 jobs per year. In the past 3 years (i.e.

2012-13, 2013-14 and 2014-15), the average construction cost of PRH units completed is \$786, \$850 and \$1,015 per square foot respectively.

As mentioned above, HA would fund the construction cost of public housing. The Housing Department, as the executive arm of HA, would report the construction costs, expenditure and progress, etc., in relation to the construction of the public housing to HA on a regular basis.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)022

(Question Serial No. 1174)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the Home Ownership Scheme (HOS), will the Government inform this Committee of the expenditure involved in each of the past 3 years and the estimated expenditure to be incurred in each of the coming 3 years? Will the Government also advise on the average unit cost per HOS flat and the number of jobs created/ to be created in each of these years, as well as provide a comparison between HOS flats and public rental housing flats in respect of average unit cost?

Asked by: Hon Frederick FUNG Kin-kee (Member Question No. 27)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Housing Department, as the executive arm of HA, reports the construction costs, expenditure and progress, etc., in relation to the construction of the public housing to HA on a regular basis.

There was no Home Ownership Scheme (HOS) court completed in the past 3 years starting from 2012-13 to 2014-15, nor in 2015-16. During the period from 2012-13 to 2017-18, the average construction cost per public rental housing (PRH) unit and HOS flat is set out as follows:

Financial Year	Average construction cost (\$) per PRH unit completed	Average construction cost (\$) per HOS flat completed
2012-13	383,200	-
2013-14	416,300	-
2014-15	509,800	-
2015-16	646,900*	-
2016-17	625,600*	1,076,100*
2017-18	728,700*	1,878,200*#

* Estimated average construction cost of PRH units / HOS flats scheduled for completion in the respective financial years.

The construction cost of HA new works projects depends very much on the conditions and constraints of the piece of land allocated to HA. This construction cost indicates that the HOS court is constructed under extremely difficult site conditions.

During the period from 2014-15 to 2017-18, the estimated average job creation in relation to HOS projects is about 1 650 jobs per year.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)023

(Question Serial No. 3169)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Are drinking facilities (drinking fountains) available in the open spaces (such as parks, gardens, playgrounds) of public housing estates and Home Ownership Scheme courts currently managed by the Housing Department? If yes, please state the percentage and provide relevant information in the table below. If not, what are the reasons? To meet the needs of visitors and to promote healthy living, does the Department have any plans to provide drinking facilities in all open spaces so that visitors will not have to buy unhealthy drinks from refreshment outlets or vending machines? If not, what are the reasons?

Public housing estate	Number of drinking fountains	Location of drinking fountains in open space

Asked by: Hon Frederick FUNG Kin-kee (Member Question No. 63)

Reply:

It is not a standard provision for the Housing Department (HD) to provide drinking facilities (drinking fountains) in the open spaces of the public housing estates under its management. HD does not provide drinking fountains in the open spaces of the public housing estates under its management.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)024

(Question Serial No. 0095)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

In this financial year, a new indicator — “number of notices discharged” has been included in the item of mandatory building inspection under Programme (1), indicating a significant increase from 7 last year to 3 300 this year. What are the measurement criteria and method for the above indicator?

Asked by: Hon IP Kwok-him (Member Question No. 44)

Reply:

The Independent Checking Unit (ICU) has been redeployed to directly under the Office of the Permanent Secretary for Transport and Housing (Housing) since June 2015 so as to reinforce the public understanding of its independent role.

The ICU is under delegated authority from the Director of Buildings to exercise building control according to the Buildings Ordinance on properties sold under Home Ownership Scheme, Tenant Purchase Scheme, and properties in public rental housing with divested retail and car-parking facilities.

In accordance with the practice for the implementation of the Mandatory Building Inspection Scheme (MBIS) of the Buildings Department, the ICU first selects target buildings under the MBIS among the aforesaid buildings and will issue pre-notification letters to the owners or Incorporated Owners (IO) of the target buildings to give them ample time to get prepared and organized for carrying out the prescribed inspection and repair, before serving statutory notices. They shall then appoint a Registered Inspector (RI) to carry out the prescribed inspection and to supervise the prescribed repair if necessary. The RI shall submit specified forms and relevant reports to the ICU after appointment, completion of the prescribed inspection and completion of the necessary prescribed repair

within the time specified to discharge the duty under the notice. As per legislation, duties under a statutory notice shall be discharged by the owner or the IO within one year upon receipt.

In 2014, the ICU issued 17 statutory notices under the MBIS, which covered a total of 29 target buildings. After carefully considering the actual circumstances of some owners, the ICU has approved their applications for Extension of Time. Hence, in 2015, 7 statutory notices were discharged under the MBIS.

In 2015, the number of statutory notices issued by the ICU under the MBIS increased to 4 766, covering a total of 84 target buildings. It was because there were external wall projections outside individual flats at approximately half of the selected target buildings. Therefore, MBIS notices needed to be served to individual owners of these flats apart from the notices served to the IOs of the buildings as a whole. As it is expected that the majority of the individual owners served with statutory notices would implement the related MBIS work and submit specified forms and relevant reports to the ICU within the stipulated deadline this year, the number of MBIS notices discharged is anticipated to increase to 3 300 this year.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)025

(Question Serial No. 0043)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

The Government states that “The number of buildings and flats planned to be covered by the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) in 2016 is adjusted downwards to 35 and 33 200 respectively due to redeployment of resources for clearing the backlog of buildings and flats identified in 2014 but not yet been served with inspection notices and for taking enforcement action against non-compliant notices.” Please inform this Committee of the number of cases in the backlog and main reasons for the backlog; penalties for non-compliance with the notices; and whether there will be, in the new financial year, an increase in staffing requirement to cope with the additional workload and the expenditure to be incurred.

Asked by: Hon KWOK Wai-keung (Member Question No. 2)

Reply:

The Independent Checking Unit (ICU) has been redeployed to directly under the Office of the Permanent Secretary for Transport and Housing (Housing) since June 2015 so as to reinforce the public understanding of its independent role.

In accordance with the practice of the Buildings Department, the ICU first selects target buildings under the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) and will issue pre-notification letters to the owners or Incorporated Owners (IO) of the target buildings to give them ample time to get prepared and organized for carrying out the prescribed inspection and repair, before issuing statutory notices for the two schemes.

As at end 2015, the ICU had issued statutory notices to the owners or the IOs of the first 3 batches of target buildings. The ICU plans to issue statutory notices to the owners or the

IOs of the fourth and fifth batches of target buildings and flats (i.e. those selected and with pre-notification letters issued in 2014 but not yet been served with statutory notices). The number of cases, i.e. the number of target buildings and flats that had been selected and issued with pre-notification letters in 2014 but not yet been served with statutory notices, is as follows:

MBIS (no. of buildings)	55
MWIS (no. of flats)	54 388

The reason for the backlog is mainly due to the huge workload arising from the issuance of statutory notices to the owners or the IOs of the first 3 batches of target buildings since 2014.

Also, having regard to the progress of implementation of the 2 schemes since June 2012 and the general view of the community that the pace of implementation of the 2 schemes should be slowed down to give more time for building owners to understand the new requirements and get prepared, the ICU has decreased the number of target buildings and flats to be selected each year for both schemes in 2016. This will enable the ICU to deploy its resources more effectively to deal with the aforesaid backlog cases, as well as to consolidate experience including exploring feasible streamlining measures for better efficiency. At the same time, with a smaller pool of target buildings and flats in each batch of the 2 schemes, the ICU and the supporting organizations, namely the Hong Kong Housing Society and the Urban Renewal Authority, will be able to provide more focused support to owners. This is important for owners who are yet to acquire the necessary knowledge, skills and experience in organizing building maintenance, particularly those elder owners.

Any person who, without reasonable excuse, fails to comply with a statutory notice for the MBIS may be prosecuted and is liable on conviction to a fine of \$50,000 and imprisonment for 1 year; and to a fine of \$5,000 for each day if the offence continues. Any person who, without reasonable excuse, fails to comply with a statutory notice for the MWIS may be served with a fixed penalty notice demanding for a fine of \$1,500. If the failure to comply with the statutory notice continues without reasonable excuse, a further fixed penalty notice may be served on the owner. Repeated offenders may also be prosecuted and are liable on conviction to a fine of \$25,000 and imprisonment for 3 months; and to a fine of \$2,000 for each day if the offence continues. If a premises is jointly owned, the mentioned statutory sanctions would apply to each of the owners of the premises.

The ICU had created 12 posts in 2014-15 to implement the MBIS and the MWIS. The ICU is presently reviewing the operational workflow in order to simplify the processes and enhance the efficiency to cater for the workload. The ICU would also continue to closely monitor the implementation progress, workload and resource situation for implementing the 2 schemes, and to take appropriate action when necessary.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)026

(Question Serial No. 0583)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

The Government has indicated that the number of buildings and flats planned to be covered by the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme in 2016 is adjusted downwards to 35 and 33 200 respectively due to redeployment of resources. In this connection, will the Government inform this Committee of:

- a) the respective manpower and expenditure involved in these 2 schemes in the past 3 years;
- b) the number of non-compliant cases requiring enforcement action in the past 3 years; and
- c) whether there has been any review of the adequacy of resources to cope with the number of flats targeted for prescribed window inspection and, if necessary, prescribed repairs; if yes, the details; if not, the reasons for that?

Asked by: Prof Hon Joseph LEE Kok-long (Member Question No. 37)

Reply:

The Independent Checking Unit (ICU) has been redeployed to directly under the Office of the Permanent Secretary for Transport and Housing (Housing) since June 2015 so as to reinforce the public understanding of its independent role.

- a) In the past 3 years, the manpower and operational expenditure in the ICU for implementing the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) are as follows:

Year	Establishment (number of posts)	Approved operational expenditure (excluding staff cost) (\$millions)
2013-2014	10	approximately 9.0
2014-2015	22	approximately 16.6
2015-2016	22	approximately 16.6

- b) By end 2015, among the 3 batches of MBIS statutory notices issued by the ICU, the specified timeframes for only the first batch of statutory notices had gradually expired in the second half of 2015. Since some of these cases had applied for and were granted with Extension of Time with justifiable reasons raised by the owners or IOs, also considering that MBIS is new to the owners and IOs of Home Ownership Scheme Courts and Tenant Purchase Scheme Estates, the ICU is yet to take any enforcement action for non-compliant MBIS cases in the past 3 years.

As for MWIS, by end 2015, the specified timeframes for the first batch of statutory notices had gradually expired in the first half of 2015. However, having regard to the progress of implementation of the scheme since June 2012 and the general view of the community that its implementation pace should be slowed down to give more time for building owners to understand the new requirements on building maintenance and get prepared, the ICU adopts a more lenient approach. The ICU had therefore issued reminder, advisory and warnings letters successively to those non-compliant cases in the second half of 2015. As a result, nearly 80% of these cases eventually complied with the statutory notices and the overall compliance rate reached 97%. In 2016, the ICU plans to take enforcement action against those owners or IOs of the first 2 batches of target buildings who have failed to comply with the requirements of the statutory notices. The ICU will issue penalty notices to the owners or IOs of non-compliant cases for a fine of \$1,500 according to the sequence which statutory notices were issued in the 2 batches of target buildings. For the third batch of MWIS notices, the specified timeframes for discharging the statutory notices are yet to expire. In this regard, the ICU is yet to take any enforcement action for non-compliant MWIS cases in the past 3 years.

- c) The ICU is now reviewing the operational workflow in order to simplify the processes and enhance the efficiency to cater for the workload. The ICU would also continue to closely monitor the implementation progress, workload and resource situation for implementing the 2 schemes, and to take appropriate action when necessary.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)027

(Question Serial No. 0945)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise on the number of flats and total floor area of private domestic by class, namely Class A (under 40 square metres), Class B (40 to 69.9 square metres), Class C (70 to 99.9 square metres), Class D (100 to 159.9 square metres) and Class E (over 160 square metres) completed in each of the past 5 years. Please also advise on the number of flats and total floor area of private domestic stock by class and by district. What are the forecast completions of private domestic floor area by class and by district in 2016-17?

Asked by: Hon Starry LEE Wai-king (Member Question No. 48)

Reply:

The Rating and Valuation Department (RVD) does not compile statistics on the total floor area of private domestic properties. The breakdown on the number of private domestic units, including annual completions by class in the past 5 calendar years, the stock by class and district as at end 2015, as well as the forecast completions by class and district in 2016 and 2017, are set out in **Table 1** to **Table 3**.

Table 1: Annual completions by class in the past 5 calendar years

Year	A	B	C	D	E	Total
2011	636	4 586	3 101	919	207	9 449
2012	1 511	4 496	1 720	1 827	595	10 149
2013	1 423	4 688	1 207	573	363	8 254
2014	2 160	8 446	4 207	666	240	15 719
2015	2 135	5 031	2 190	1 471	453	11 280

Remarks

The figures above are provided by the RVD.
All figures exclude village houses.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table 2: Stock by class and district as at end 2015

District	A	B	C	D	E	Total
Central and Western	41 129	27 449	9 614	7 915	5 798	91 905
Wan Chai	21 760	23 019	7 426	8 180	3 290	63 675
Eastern	36 880	66 734	17 706	5 400	615	127 335
Southern	6 229	19 957	4 045	5 512	6 249	41 992
Yau Tsim Mong	44 106	48 300	14 994	4 499	605	112 504
Sham Shui Po	25 441	39 125	6 591	2 917	422	74 496
Kowloon City	32 442	40 809	17 380	9 598	1 857	102 086
Wong Tai Sin	7 682	9 387	1 444	469	29	19 011
Kwun Tong	17 668	28 607	817	124	9	47 225
Kwai Tsing	13 963	18 116	2 847	547	26	35 499
Tsuen Wan	16 600	52 328	7 078	1 038	334	77 378
Tuen Mun	19 054	32 952	3 295	1 660	521	57 482
Yuen Long	17 112	43 270	10 661	2 901	385	74 329
North	11 092	13 544	1 668	643	653	27 600
Tai Po	11 156	10 745	4 739	3 984	1 826	32 450
Sha Tin	24 674	32 955	16 722	4 220	1 179	79 750
Sai Kung	7 524	40 214	5 812	1 532	1 419	56 501
Islands	1 457	12 553	7 461	2 231	534	24 236
Overall	355 969	560 064	140 300	63 370	25 751	1 145 454

Remarks

The figures above are provided by the RVD.

The stock figures are based on rating records.

All figures exclude village houses.

The figures are provisional. The confirmed figures will be published in “Hong Kong Property Review 2016” in April 2016.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table 3: Forecast completions by class and district in 2016 and 2017

District	2016						2017					
	A	B	C	D	E	Total	A	B	C	D	E	Total
Central and Western	470	575	271	54	52	1 422	577	216	160	6	227	1 186
Wan Chai	340	38	12	26	71	487	131	217	-	4	1	353
Eastern	103	42	-	1	-	146	578	179	184	228	8	1 177
Southern	127	127	2	6	145	407	-	-	-	44	77	121
Yau Tsim Mong	660	130	2	1	-	793	620	8	-	-	-	628
Sham Shui Po	361	531	-	-	-	892	1 578	466	-	474	36	2 554
Kowloon City	636	178	78	558	236	1 686	1 322	2 059	686	208	15	4 290
Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
Kwun Tong	-	-	-	-	-	-	-	128	128	-	-	256
Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
Tsuen Wan	-	-	-	4	1	5	-	-	-	-	-	-
Tuen Mun	-	-	-	-	15	15	497	927	275	164	86	1 949
Yuen Long	1 113	2 827	932	353	49	5 274	706	631	98	-	1	1 436
North	-	-	-	-	-	-	301	245	1	-	-	547
Tai Po	-	-	-	-	-	-	-	-	-	-	1	1
Sha Tin	-	360	56	148	304	868	-	-	-	46	96	142
Sai Kung	385	1 867	905	287	327	3 771	655	1 804	470	114	49	3 092
Islands	543	1 869	-	5	20	2 437	14	104	58	20	-	196
Overall	4 738	8 544	2 258	1 443	1 220	18 203	6 979	6 984	2 060	1 308	597	17 928

Remarks

The figures above are provided by the RVD.

All figures exclude village houses.

The figures are provisional. The confirmed figures will be published in "Hong Kong Property Review 2016" in April 2016.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

- End -

CONTROLLING OFFICER'S REPLY

THB(H)028

(Question Serial No. 1780)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

The number of minor works submissions received in 2014 and 2015 was 20 450 and 29 425 respectively. In this connection, please inform this Committee whether the Government has spot-checked the information of these submissions and the works submitted to ascertain their compliance with the requirements of the law; if yes, of the number of cases reviewed in each of these 2 years; if not, of the reasons.

Asked by: Hon LEUNG Che-cheung (Member Question No. 33)

Reply:

The Independent Checking Unit (ICU) has been redeployed to directly under the Office of the Permanent Secretary for Transport and Housing (Housing) since June 2015 so as to reinforce the public understanding of its independent role.

Under the current Minor Work Control System (MWCS), a Prescribed Building Professional or Prescribed Building Contractor has to notify the ICU of the minor work. The ICU will regularly conduct random audit checks to ascertain such minor works comply with the statutory requirements. Non-compliance cases are liable to disciplinary actions and prosecutions. In 2014 and 2015, the ICU selected 208 and 393 minor works for audit respectively.

When the MWCS was launched, the trade took time to familiarise themselves with and adapt to the new requirements and get prepared. The ICU also took time to establish an auditing system in line with that of the Buildings Department as well as to deploy its resources. Therefore, the initial audit ratio was relatively low. With the trade's gradual adaptation to the MWCS and the growing maturity of ICU's auditing system and resources deployment, the audit ratio would gradually be raised to 5% of the annual minor works submissions.

- End -

Examination of Estimates of Expenditure 2016-17

Reply Serial No.

CONTROLLING OFFICER'S REPLY

THB(H)029

(Question Serial No. 1781)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Under Programme (2), the provision for 2016-17 is \$10 million (14.7%) higher than the revised estimate for 2015-16. It is stated that this is mainly due to the increase of 10 posts for implementing the Residential Properties (First-hand Sales) Ordinance. What are the details of the estimated expenditure to be incurred and the duties of these 10 posts? Will the Government set any performance targets or indicators for regulating the sale of first-hand properties, such as setting specific time frames for responding to enquiries and handling complaints, and stating in the Estimates the number of inspections on sales offices conducted each year? If not, what are the reasons?

Asked by: Hon LEUNG Che-cheung (Member Question No. 34)

Reply:

Under Programme (2) Private Housing, the estimated recurrent expenditure for 2016-17 is \$10 million higher than the revised estimate for 2015-16. This is mainly due to the increase of 10 posts for implementing the Residential Properties (First-hand Sales) Ordinance (the Ordinance). The new posts will be created in the Sales of First-hand Residential Properties Authority (SRPA), including Building Surveyor, Estate Surveyor, Executive Officer, Housing Manager and Survey Officer grades. They will be mainly responsible for conducting investigations and collecting evidence under the Ordinance.

The SRPA has not set any quantifiable performance indicators on its work because there are practical difficulties in setting such indicators. The number of compliance checks/inspections to be conducted by the SRPA in a financial year depends mainly on the number of sales brochures, price lists, documents containing the sales arrangements and registers of transactions which are made available to the public by vendors of first-hand residential

properties, the number of printed advertisements published, and the number of sales offices and show flats during that period of time. The number of enquiries and complaints to be handled by the SRPA depends on the number of enquiries and complaints received during that period of time. The number of investigations to be carried out depends on the number of suspected contraventions of the Ordinance during that period of time. Educating stakeholders and the public on matters relating to the provisions of the Ordinance is the routine work of the SRPA.

The SRPA follows the Housing Department's procedures and guidelines for handling enquiries and complaints. In short, unless an enquirer or a complainant requests for a verbal reply, the SRPA will issue a reply in writing. The SRPA will send a reply as soon as possible and within 10 calendar days upon receipt of an enquiry or a complaint which is simple. The SRPA will make all efforts to send a substantive reply within 21 calendar days upon receipt of an enquiry or a complaint which is complicated. If a substantive reply to an enquiry or a complaint cannot be issued within 21 calendar days, the SRPA will inform the enquirer or the complainant the progress of the case in writing on a monthly basis.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)030

(Question Serial No. 1782)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

What are the number and vacancy rate of interim housing units currently administered by the Government? What is the average length of stay of occupants? In the past 3 years, what are the expenditure of the Government in operating interim housing and transit centres respectively?

Asked by: Hon LEUNG Che-cheung (Member Question No. 35)

Reply:

There are 5 113 units¹ in Interim Housing (IH) currently administered by the Hong Kong Housing Authority (HA). As at end 2015, the vacancy rate of IH was about 37%¹. HA does not keep the statistics on the average length of stay of IH occupants.

The operating expenses of IH and Transit Centres (TCs) were charged to HA's account. The operating expenses of IH in the past 3 years in 2013-14, 2014-15 and 2015-16 (as at end December 2015) are some \$83.57m, \$76.83m and \$51.87m respectively. The operating expenses of TCs in the past 3 years in 2013-14, 2014-15 and 2015-16 (as at end December 2015) are some \$1.34m, \$1.35m and \$1m respectively.

- End -

¹ Figures include Po Tin IH and Shek Lei IH but exclude Long Bin IH which will be vacated in 2016.

CONTROLLING OFFICER'S REPLY

THB(H)031

(Question Serial No. 2192)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding Programme (2), please advise on:

1. the Government's plans to work with the Estate Agents Authority in the coming year to further improve the calibre and professionalism of local estate agents;
2. the details of subsidised housing projects entrusted to the Hong Kong Housing Society (HKIS) for implementation that require liaison with HKIS in the coming year; and
3. the number of residential buildings and flats in Hong Kong aged under 15, between 15 and 20, 21 and 25, 26 and 30 and over 30 respectively.

Asked by: Hon LEUNG Che-cheung (Member Question No. 39)

Reply:

1. The Estate Agents Authority (EAA) is committed to enhancing the professionalism and service standard of estate agents. In 2016-17, the EAA will continue to review the contents of the qualifying examinations; update the existing practice circulars or issue new ones in the light of the latest situation and laws; educate the trade on new standards and regulations; monitor their compliance through regular inspections of estate agencies; monitor licencees' conduct in relation to the sale of first-hand residential properties; and enhance the voluntary Continuing Professional Development Scheme. Moreover, the EAA will continue to take disciplinary actions against licencees who are found to have breached the Estate Agents Ordinance (Cap. 511), the Code of Ethics or practice circulars issued by the EAA. The EAA will review the effectiveness of these measures from time to time and introduce new measures as necessary.

The Transport and Housing Bureau will continue to liaise with the EAA to enhance the professionalism and service standard of estate agents.

2. The Government has been maintaining close liaison with the Hong Kong Housing Society (HKHS) on the implementation of subsidised housing projects. In 2016-17, the Government will continue its close liaison with the HKHS to ensure the smooth implementation of various subsidised housing projects entrusted to the HKHS. These projects include the Greenhill Villa in Sha Tin (providing about 1 000 subsidised sale flats); Subsidised Sale Flat projects in Tseung Kwan O and Tuen Mun respectively (providing about 600 flats altogether); and a rental estate project in Sha Tau Kok (providing about 100 flats).
3. Based on the latest record of the Rating and Valuation Department (RVD), the number of private domestic units (excluding village houses) classified by building age as at end 2015 is tabulated below:

Building age (Year of completion)	Number of units
Below 16 years (Year 2000 and after)	258 400
16 - 20 years (Year 1995 - 1999)	101 800
21 - 25 years (Year 1990 - 1994)	139 800
26 - 30 years (Year 1985 - 1989)	161 500
Over 30 years (Year 1984 and before)	484 000
Total	1 145 500

Remarks:

The figures above are provided by the RVD.

All figures exclude village houses.

The figures above are provisional. The confirmed figures will be published in the "Hong Kong Property Review 2016" in April 2016.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)032

(Question Serial No. 2886)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

The Chief Executive stated in the 2015 Policy Address that the Government must actively explore ways to increase the supply of sale flats through a multi-pronged approach by engaging public or non-profit-making organisations including the Hong Kong Housing Authority, the Hong Kong Housing Society, the Urban Renewal Authority and the Hong Kong Settlers Housing Corporation Limited (HKSHCL). This has aroused much concern of the residents of the Tai Hang Sai Estate about when the redevelopment plan of the Estate will be announced. However, to date no definite plan has been made for the redevelopment. As the redevelopment of the Tai Hang Sai Estate is closely related to the work of the Transport and Housing Bureau, will the Government advise on the following:

1. in the past 3 years, the amount of resources deployed to study the redevelopment of Tai Hang Sai Estate and to facilitate the HKSHCL in taking forward the redevelopment of Tai Hang Sai Estate and the expenditure involved; and
2. in the coming 3 years, the amount of resources to be deployed for the studies on, and the facilitation and implementation of the redevelopment of Tai Hang Sai Estate, and the expenditure and the staff establishment to be involved, given that a member of the Board of HKSHCL has publicly announced a preliminary redevelopment plan for the Estate?

Asked by: Dr Hon Priscilla LEUNG Mei-fun (Member Question No. 41)

Reply:

Tai Hang Sai (THS) Estate is a private rental housing estate, which is built and managed by the Hong Kong Settlers Housing Corporation Limited (HKSHCL). The redevelopment arrangements of THS Estate are determined by HKSHCL. Just like other private property

owners, as long as the redevelopment complies with the legislation, including the Town Planning Ordinance (Cap. 131), the Buildings Ordinance (Cap. 123), etc., and relevant lease conditions, HKSHCL can decide on its own as to whether, how and when to redevelop THS Estate.

The Government understands that HKSHCL has submitted a planning application to the Town Planning Board but has yet to submit an application for lease modification. The Town Planning Board will handle the planning application in accordance with the established mechanism. As for matters pertaining to modification of lease conditions, relevant departments will consider those issues according to applicable policies upon receiving the application.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)033

(Question Serial No. 2887)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

The Chief Executive stated in the 2015 Policy Address that the Government must actively explore ways to increase the supply of sale flats through a multi-pronged approach by engaging public or non-profit-making organisations including the Hong Kong Housing Authority, the Hong Kong Housing Society, the Urban Renewal Authority and the Hong Kong Settlers Housing Corporation Limited (HKSHCL). This has aroused much concern of the residents of the Tai Hang Sai Estate about when the redevelopment plan of the Estate will be announced. However, to date no definite plan has been made for the redevelopment. As the redevelopment of the Tai Hang Sai Estate is closely related to the work of the Transport and Housing Bureau, will the Government advise on the following:

1. in the past 3 years, the amount of resources deployed to study the redevelopment of Tai Hang Sai Estate and to facilitate the HKSHCL in taking forward the redevelopment of Tai Hang Sai Estate and the expenditure involved; and
2. in the coming 3 years, the amount of resources to be deployed for the studies on, and the facilitation and implementation of the redevelopment of Tai Hang Sai Estate, and the expenditure and the staff establishment to be involved, given that a member of the Board of HKSHCL has publicly announced a preliminary redevelopment plan for the Estate?

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Tai Hang Sai (THS) Estate is a private rental housing estate, which is built and managed by the Hong Kong Settlers Housing Corporation Limited (HKSHCL). The redevelopment arrangements of THS Estate are determined by HKSHCL. Just like other private property

owners, as long as the redevelopment complies with the legislation, including the Town Planning Ordinance (Cap. 131), the Buildings Ordinance (Cap. 123), etc., and relevant lease conditions, HKSHCL can decide on its own as to whether, how and when to redevelop THS Estate.

The Government understands that HKSHCL has submitted a planning application to the Town Planning Board but has yet to submit an application for lease modification. The Town Planning Board will handle the planning application in accordance with the established mechanism. As for matters pertaining to modification of lease conditions, relevant departments will consider those issues according to applicable policies upon receiving the application.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)034****(Question Serial No. 1325)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Please inform this Committee of the average construction cost (excluding land premium) of the new public rental housing units completed by the Housing Department in each of the past 5 years.

2011	2012	2013	2014	2015
\$	\$	\$	\$	\$

Asked by: Hon LEUNG Yiu-chung (Member Question No. 31)Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Housing Department, as the executive arm of HA, reports the construction costs in relation to the construction of the public housing to HA on a regular basis.

The average construction cost per square foot of the public rental housing (PRH) units completed during the period from 2010-11 to 2014-15 are set out as below:

Financial Year	Average construction cost of PRH units completed (\$/square foot)
2010-11	640
2011-12	704
2012-13	786
2013-14	850
2014-15	1,015

- End -

CONTROLLING OFFICER'S REPLY

THB(H)035

(Question Serial No. 1326)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Since the implementation of the policy on transfer of Most-serious Under-occupation households (renamed as Prioritized Under-occupation (PUO) households in 2013) by the Housing Department in 2007, some public rental housing (PRH) households become Most-serious Under-occupation households (i.e. PUO households) as a result of the deletion of family members. Please list out by PRH estate the number of households that have become PUO households as a result of the deletion of 1 person from October 2013 up to now.

Asked by: Hon LEUNG Yiu-chung (Member Question No. 32)

Reply:

The Hong Kong Housing Authority (HA) does not compile statistics on the number of households that have become Prioritized Under-occupation (PUO) households as a result of the deletion of 1 family member from the tenancy.

From August 2007 to September 2015, HA had handled some 11 500 PUO cases. Apart from arranging transfers, cases were also resolved through purchase of Home Ownership Scheme flats, purchase of Tenants Purchase Scheme flats, voluntary surrender of the public rental housing (PRH) units and turning into non-PUO/Excluded UO cases upon addition of family members or with elderly or disabled members aged 70 or above. Among the aforesaid PUO cases, some 5 500 households (48%) had been arranged to transfer to PRH units of suitable sizes. As at September 2015, there were about 6 000 PUO cases.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)036

(Question Serial No. 1327)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

At present, public rental housing (PRH) tenants with an average living space below 7 m² per person may apply for transfer to larger flats through transfer schemes, and yet some overcrowded households are unable to do so as their average living space per person exceeds 7 m² by a narrow margin. In this connection, please provide this Committee with the number of households living in PRH flats in the past 5 years, broken down by average living space per person ((a) below 5.5 m²; (b) below 7 m²; and (c) between 7 m² and 8 m²), PRH estate, and household size.

Asked by: Hon LEUNG Yiu-chung (Member Question No. 33)

Reply:

The Housing Department does not keep the detailed figures on the average living space per person for those households living in public rental housing (PRH) units in the past 5 years.

Up to the 4th quarter 2015, the number of households living in PRH units, broken down by the average living space per person (a) below 5.5 square metre (m²); (b) between 5.5 m² and below 7 m²; (c) between 7 m² and below 8 m² and (d) 8 m² and above is tabulated below:

The number of households and authorised persons living in Hong Kong Housing Authority's (HA's) PRH estates according to average living space (up to the 4th quarter of 2015)

Estate / Court		Average living space per person (Internal Floor Area (m ²))				Total
		less than 5.5	5.5 to below 7.0	7.0 to below 8.0	8.0 or above	
Ap Lei Chau	no. of households	^	100	500	3 700	4 300
	no. of authorised persons	200	600	2 100	9 700	12 600
Butterfly	no. of households	^	400	^	4 900	5 300
	no. of authorised persons	200	1 500	^	9 800	11 600
Cheung Ching	no. of households	^	200	300	4 400	4 800
	no. of authorised persons	^	800	1 200	12 200	14 300
Cheung Fat	no. of households	^	^	100	900	1 100
	no. of authorised persons	^	100	600	1 900	2 700
Choi Fook	no. of households	^	^	300	3 000	3 400
	no. of authorised persons	100	200	1 500	7 000	8 800
Cheung Hong	no. of households	^	300	1 100	6 700	8 200
	no. of authorised persons	300	1 400	4 100	15 900	21 700
Cheung Wang	no. of households	^	100	300	3 800	4 200
	no. of authorised persons	100	500	1 300	10 600	12 600
Choi Hung	no. of households	^	200	400	6 700	7 400
	no. of authorised persons	200	1 100	1 600	15 700	18 600
Choi Ha	no. of households	^	^	^	500	500
	no. of authorised persons	^	100	100	1 000	1 200
Choi Fai	no. of households	^	^	^	1 200	1 300
	no. of authorised persons	^	200	200	3 900	4 300
Cheung Hang	no. of households	^	200	300	3 800	4 300
	no. of authorised persons	100	1 000	1 400	11 400	13 900
Ching Ho	no. of households	100	100	800	6 000	7 100
	no. of authorised persons	400	600	3 400	15 400	19 900
Choi Ming Court	no. of households	^	100	^	2 700	2 800
	no. of authorised persons	100	500	200	8 200	9 000
Chai Wan	no. of households	^	^	100	1 500	1 600
	no. of authorised persons	^	200	200	3 300	3 800
Chung On	no. of households	^	100	100	2 500	2 700
	no. of authorised persons	100	700	500	7 700	9 000
Choi Ying	no. of households	^	100	300	3 500	4 000
	no. of authorised persons	100	300	1 400	8 500	10 400
Cheung Kwai	no. of households	^	100	100	300	500
	no. of authorised persons	^	400	300	800	1 500
Cheung Lung Wai	no. of households	^	^	100	1 100	1 300
	no. of authorised persons	^	100	700	2 800	3 500
Chun Shek	no. of households	^	100	200	1 800	2 100
	no. of authorised persons	^	400	700	4 400	5 500
Chak On	no. of households	^	100	200	1 500	1 800
	no. of authorised persons	100	300	600	3 100	4 100
Cheung On	no. of households	^	^	100	1 000	1 200
	no. of authorised persons	^	200	500	2 300	3 000
Cheung Shan	no. of households	^	100	100	1 500	1 600
	no. of authorised persons	^	400	400	4 300	5 100
Cheung Sha Wan	no. of households	^	^	100	1 200	1 400
	no. of authorised persons	100	100	500	2 600	3 300
Choi Tak	no. of households	^	100	500	5 100	5 700
	no. of authorised persons	200	400	1 800	11 700	14 100
Cheung Wah	no. of households	^	100	200	1 400	1 700
	no. of authorised persons	100	400	700	3 200	4 300
Choi Wan (1)	no. of households	^	100	500	5 200	5 800
	no. of authorised persons	100	500	2 600	15 100	18 300
Choi Wan (2)	no. of households	^	100	100	2 700	2 900
	no. of authorised persons	^	600	700	7 800	9 000
Choi Yuen	no. of households	^	100	600	4 300	5 000
	no. of authorised persons	100	700	2 100	9 800	12 700
Chok Yuen North	no. of households	^	^	100	1 100	1 200
	no. of authorised persons	^	200	300	2 700	3 200
Chok Yuen South	no. of households	^	200	500	5 300	6 000
	no. of authorised persons	100	1 000	1 800	12 400	15 400

The number of households and authorised persons living in HA's PRH estates according to average living space (up to the 4th quarter of 2015)

Estate / Court		Average living space per person (Internal Floor Area (m ²))				Total
		less than 5.5	5.5 to below 7.0	7.0 to below 8.0	8.0 or above	
Easeful Court	no. of households	0	^	^	500	500
	no. of authorised persons	0	100	100	1 800	2 000
Fu Cheong	no. of households	^	100	100	5 800	5 900
	no. of authorised persons	100	400	400	15 200	16 200
Fortune	no. of households	^	^	^	2 000	2 100
	no. of authorised persons	100	200	100	4 400	4 800
Fu Hang	no. of households	^	100	200	1 300	1 600
	no. of authorised persons	^	300	800	2 900	4 100
Fuk Loi	no. of households	^	100	100	2 800	3 100
	no. of authorised persons	200	700	300	6 300	7 500
Fu Shan	no. of households	^	^	^	1 500	1 600
	no. of authorised persons	100	200	100	3 700	4 100
Fu Shin	no. of households	^	200	300	1 600	2 100
	no. of authorised persons	100	700	1 100	3 500	5 500
Fung Tak	no. of households	^	100	100	1 000	1 200
	no. of authorised persons	^	200	300	1 900	2 500
Fu Tai	no. of households	^	100	100	4 800	5 000
	no. of authorised persons	^	400	800	16 900	18 100
Fu Tung	no. of households	0	^	^	1 600	1 700
	no. of authorised persons	0	^	200	5 500	5 700
Fung Wo	no. of households	^	^	200	1 400	1 600
	no. of authorised persons	100	100	600	2 800	3 500
Fung Wah	no. of households	^	^	^	300	400
	no. of authorised persons	^	100	100	600	900
Grandeur Terrace	no. of households	0	100	200	3 900	4 100
	no. of authorised persons	0	400	900	13 600	14 900
Hoi Fu Court	no. of households	^	100	200	2 500	2 800
	no. of authorised persons	100	500	800	6 800	8 200
Hung Fook	no. of households	^	^	200	3 600	3 800
	no. of authorised persons	^	^	900	8 100	9 000
Hung Hom	no. of households	^	^	200	2 400	2 700
	no. of authorised persons	100	300	1 000	5 600	7 000
Hoi Lai	no. of households	^	100	200	4 600	4 900
	no. of authorised persons	100	500	1 100	15 500	17 200
Hin Keng	no. of households	^	^	100	500	600
	no. of authorised persons	^	100	400	1 400	1 800
Hing Man	no. of households	^	100	200	1 700	2 000
	no. of authorised persons	100	300	1 100	4 700	6 100
Ho Man Tin	no. of households	^	100	100	4 500	4 700
	no. of authorised persons	100	300	400	12 200	13 000
Hang On	no. of households	0	^	100	700	800
	no. of authorised persons	0	100	400	1 900	2 400
High Prosperity Terrace	no. of households	0	^	^	700	800
	no. of authorised persons	0	100	100	2 700	2 900
Hing Tin	no. of households	^	^	^	400	400
	no. of authorised persons	^	100	200	1 000	1 200
Hau Tak	no. of households	^	100	100	3 900	4 100
	no. of authorised persons	^	500	700	11 900	13 100
Hing Tung	no. of households	^	100	^	2 000	2 100
	no. of authorised persons	^	400	300	5 800	6 500
Hong Tung	no. of households	^	^	^	400	500
	no. of authorised persons	^	^	200	700	900
Hing Wah (1)	no. of households	^	100	100	2 100	2 300
	no. of authorised persons	^	300	300	6 400	7 100
Hing Wah (2)	no. of households	^	100	400	3 000	3 500
	no. of authorised persons	100	400	1 500	6 500	8 600
Hin Yiu	no. of households	^	^	100	700	800
	no. of authorised persons	^	100	400	1 500	2 000
Kai Ching	no. of households	100	100	500	4 600	5 200
	no. of authorised persons	200	300	1 800	10 100	12 400

The number of households and authorised persons living in HA's PRH estates according to average living space (up to the 4th quarter of 2015)

Estate / Court		Average living space per person (Internal Floor Area (m ²))				Total
		less than 5.5	5.5 to below 7.0	7.0 to below 8.0	8.0 or above	
Ka Fuk	no. of households	^	100	100	1 800	1 900
	no. of authorised persons	^	400	300	5 500	6 200
Kai Tin	no. of households	^	^	^	2 100	2 200
	no. of authorised persons	^	300	300	5 800	6 300
Kwai Chung	no. of households	100	300	1 200	11 900	13 500
	no. of authorised persons	400	1 600	5 300	29 100	36 400
Kwai Fong	no. of households	^	100	300	5 700	6 200
	no. of authorised persons	100	600	1 600	15 700	18 000
Kwong Fuk	no. of households	^	300	400	5 500	6 100
	no. of authorised persons	100	1 400	1 300	15 000	17 800
Kwai Hing	no. of households	^	^	^	300	300
	no. of authorised persons	^	^	100	600	700
King Lam	no. of households	^	100	100	1 300	1 500
	no. of authorised persons	^	200	400	2 200	3 000
Kin Ming	no. of households	^	100	800	6 100	7 000
	no. of authorised persons	200	700	3 400	16 400	20 700
Ko Cheung Court	no. of households	^	^	100	1 600	1 800
	no. of authorised persons	^	200	700	5 900	6 800
Kam Peng	no. of households	^	^	^	200	300
	no. of authorised persons	^	^	^	700	800
Kwai Shing East	no. of households	^	100	200	5 900	6 200
	no. of authorised persons	100	800	1 000	15 800	17 600
Kin Sang	no. of households	^	^	100	400	500
	no. of authorised persons	^	100	200	1 000	1 400
Kwai Shing West	no. of households	^	100	500	4 500	5 200
	no. of authorised persons	100	700	2 200	11 700	14 700
Kwong Tin	no. of households	^	^	^	2 200	2 300
	no. of authorised persons	^	200	300	6 700	7 100
Kwai Luen	no. of households	^	^	300	2 600	3 000
	no. of authorised persons	100	200	1 100	6 100	7 600
Kwong Yuen	no. of households	^	100	100	1 000	1 100
	no. of authorised persons	100	200	400	2 100	2 700
Kai Yip	no. of households	^	100	400	3 600	4 200
	no. of authorised persons	200	700	1 300	7 200	9 300
Ko Yee	no. of households	^	^	^	1 100	1 200
	no. of authorised persons	^	100	100	3 100	3 400
Lai On	no. of households	^	^	^	1 300	1 300
	no. of authorised persons	^	100	200	3 300	3 600
Lam Tin	no. of households	^	100	300	2 700	3 000
	no. of authorised persons	100	300	1 300	6 400	8 100
Lei Cheng Uk	no. of households	^	^	100	1 000	1 200
	no. of authorised persons	^	200	500	2 100	2 800
Lee On	no. of households	^	200	100	3 400	3 600
	no. of authorised persons	100	900	300	10 000	11 300
Lok Fu	no. of households	^	100	200	3 400	3 600
	no. of authorised persons	100	400	800	8 800	10 100
Lung Yat	no. of households	^	^	100	900	1 000
	no. of authorised persons	^	100	400	2 200	2 700
Lung Hang	no. of households	^	100	300	4 000	4 300
	no. of authorised persons	100	400	1 400	11 700	13 600
Lai King	no. of households	^	100	400	3 600	4 200
	no. of authorised persons	100	700	1 700	8 800	11 300
Leung King	no. of households	^	100	200	2 200	2 500
	no. of authorised persons	100	300	1 000	4 700	6 000
Lai Kok	no. of households	^	100	300	2 400	2 800
	no. of authorised persons	200	600	900	5 100	6 800
Lei Muk Shue (1)	no. of households	^	^	^	2 200	2 300
	no. of authorised persons	^	200	300	6 300	6 800
Lei Muk Shue (2)	no. of households	^	100	300	3 800	4 300
	no. of authorised persons	100	700	1 400	10 800	13 000

The number of households and authorised persons living in HA's PRH estates according to average living space (up to the 4th quarter of 2015)

Estate / Court		Average living space per person (Internal Floor Area (m ²))				Total
		less than 5.5	5.5 to below 7.0	7.0 to below 8.0	8.0 or above	
Lei Muk Shue	no. of households	^	100	400	3 400	3 900
	no. of authorised persons	200	400	1 600	7 600	9 800
Lower Ngau Tau Kok	no. of households	100	100	600	3 900	4 500
	no. of authorised persons	200	300	2 200	8 300	11 100
Long Pin	no. of households	^	100	500	2 900	3 500
	no. of authorised persons	100	700	1 900	7 400	10 100
Lei Tung	no. of households	^	100	300	1 600	2 100
	no. of authorised persons	100	500	1 200	3 400	5 100
Lai Yiu	no. of households	0	100	100	2 600	2 800
	no. of authorised persons	0	600	700	7 000	8 300
Lung Tin	no. of households	^	^	^	400	400
	no. of authorised persons	^	^	^	1 000	1 000
Lok Wah North	no. of households	^	200	200	2 600	3 000
	no. of authorised persons	^	900	900	7 600	9 400
Lok Wah South	no. of households	100	200	1 000	5 500	6 800
	no. of authorised persons	300	900	3 200	9 500	13 900
Lek Yuen	no. of households	^	100	300	2 700	3 200
	no. of authorised persons	^	500	1 400	6 500	8 400
Lei Yue Mun	no. of households	^	100	200	2 900	3 200
	no. of authorised persons	100	300	800	7 900	9 100
Model Housing	no. of households	^	^	100	600	700
	no. of authorised persons	^	100	400	1 900	2 300
Ma Hang	no. of households	^	^	^	900	900
	no. of authorised persons	^	100	100	2 700	2 900
Mei Lam	no. of households	^	100	400	3 500	4 100
	no. of authorised persons	100	500	1 500	8 300	10 400
Mei Tung	no. of households	^	100	200	2 100	2 400
	no. of authorised persons	^	300	1 000	4 900	6 100
Mei Tin	no. of households	100	100	600	5 900	6 700
	no. of authorised persons	200	600	2 500	14 600	18 000
Ming Tak	no. of households	0	^	^	1 400	1 500
	no. of authorised persons	0	200	200	3 900	4 300
Ma Tau Wai	no. of households	^	100	100	1 900	2 100
	no. of authorised persons	100	400	300	4 300	5 200
Nam Cheong	no. of households	^	^	100	600	600
	no. of authorised persons	^	100	200	1 300	1 700
Nga Ning Court	no. of households	0	^	^	400	400
	no. of authorised persons	0	100	100	1 300	1 400
Nam Shan	no. of households	^	200	100	2 400	2 700
	no. of authorised persons	100	700	400	5 700	6 900
Ngan Wan	no. of households	0	^	^	400	400
	no. of authorised persons	0	^	200	1 100	1 300
Oi Man	no. of households	^	300	200	5 800	6 300
	no. of authorised persons	100	1 500	800	16 500	18 800
On Ting	no. of households	^	100	600	4 300	5 000
	no. of authorised persons	100	500	2 100	9 600	12 200
On Tin	no. of households	^	^	100	600	700
	no. of authorised persons	^	200	300	2 500	3 000
Oi Tung	no. of households	^	^	100	3 700	3 900
	no. of authorised persons	200	200	400	8 300	9 100
On Yam	no. of households	^	100	100	5 000	5 200
	no. of authorised persons	^	400	800	14 900	16 200
Pok Hong	no. of households	^	100	100	900	1 100
	no. of authorised persons	100	300	500	2 100	3 000
Po Lam	no. of households	^	100	200	1 300	1 600
	no. of authorised persons	100	300	800	3 300	4 500
Po Tin	no. of households	100	200	300	4 900	5 500
	no. of authorised persons	300	600	900	6 600	8 300
Ping Shek	no. of households	^	100	500	3 900	4 500
	no. of authorised persons	200	600	2 300	9 100	12 200

The number of households and authorised persons living in HA's PRH estates according to average living space (up to the 4th quarter of 2015)

Estate / Court		Average living space per person (Internal Floor Area (m ²))				Total
		less than 5.5	5.5 to below 7.0	7.0 to below 8.0	8.0 or above	
Pak Tin	no. of households	^	300	400	6 700	7 400
	no. of authorised persons	200	1 300	1 600	16 900	20 100
Ping Tin	no. of households	^	100	100	5 300	5 500
	no. of authorised persons	100	400	500	14 300	15 300
Po Tat	no. of households	^	200	300	7 000	7 400
	no. of authorised persons	100	800	1 300	20 600	22 800
Sun Tsui	no. of households	^	300	500	5 800	6 600
	no. of authorised persons	100	1 300	2 000	14 500	17 900
Shui Chuen O	no. of households	^	^	200	2 700	2 900
	no. of authorised persons	^	100	1 000	6 400	7 500
Shun Lee	no. of households	^	300	100	3 900	4 400
	no. of authorised persons	^	1 400	500	9 800	11 700
Sha Kok	no. of households	^	200	900	5 200	6 300
	no. of authorised persons	100	1 100	3 000	11 200	15 400
Shan King	no. of households	^	200	1 000	4 500	5 700
	no. of authorised persons	100	1 000	3 300	9 500	13 800
Shek Kip Mei	no. of households	^	300	600	7 900	8 900
	no. of authorised persons	200	1 500	2 300	18 500	22 400
Shek Lei (1)	no. of households	^	100	400	4 200	4 800
	no. of authorised persons	100	700	1 500	11 000	13 300
Shek Lei (2)	no. of households	^	200	600	7 400	8 300
	no. of authorised persons	200	900	2 800	19 900	23 700
Sheung Lok	no. of households	0	^	^	300	300
	no. of authorised persons	0	^	^	500	600
Shek Mun	no. of households	^	^	200	1 700	1 900
	no. of authorised persons	^	200	700	3 900	4 800
Shin Ming	no. of households	^	^	100	1 800	2 000
	no. of authorised persons	100	100	500	3 500	4 200
Sau Mau Ping	no. of households	^	300	200	11 500	12 000
	no. of authorised persons	200	1 500	1 000	33 000	35 600
Sau Mau Ping South	no. of households	^	100	300	3 600	4 000
	no. of authorised persons	100	300	1 400	8 700	10 500
Shun On	no. of households	^	100	200	2 600	3 000
	no. of authorised persons	100	700	600	6 100	7 500
Shatin Pass	no. of households	^	^	100	1 200	1 300
	no. of authorised persons	^	100	400	2 700	3 200
Shek Pai Wan	no. of households	^	100	700	4 400	5 200
	no. of authorised persons	100	500	3 000	12 200	15 800
Shui Pin Wai	no. of households	^	^	200	2 100	2 300
	no. of authorised persons	^	200	900	4 800	5 900
Sam Shing	no. of households	^	^	200	1 600	1 800
	no. of authorised persons	^	200	900	4 000	5 100
Siu Sai Wan	no. of households	^	100	400	5 500	6 000
	no. of authorised persons	100	700	2 000	17 000	19 800
Shun Tin	no. of households	^	200	400	6 200	6 900
	no. of authorised persons	200	1 200	1 700	15 900	19 100
Sheung Tak	no. of households	^	200	100	5 200	5 500
	no. of authorised persons	100	1 000	600	16 700	18 300
Sun Tin Wai	no. of households	^	100	200	3 100	3 400
	no. of authorised persons	100	600	700	8 300	9 700
Sai Wan	no. of households	^	^	^	600	600
	no. of authorised persons	^	100	200	1 800	2 100
Shek Wai Kok	no. of households	^	200	700	5 500	6 300
	no. of authorised persons	100	800	2 500	13 300	16 700
Shek Yam	no. of households	^	100	100	2 500	2 600
	no. of authorised persons	^	300	500	7 500	8 300
Shek Yam East	no. of households	^	^	^	2 300	2 300
	no. of authorised persons	^	300	200	5 800	6 300
Tai Ping	no. of households	^	^	^	200	200
	no. of authorised persons	^	^	200	600	800

The number of households and authorised persons living in HA's PRH estates according to average living space (up to the 4th quarter of 2015)

Estate / Court		Average living space per person (Internal Floor Area (m ²))				Total
		less than 5.5	5.5 to below 7.0	7.0 to below 8.0	8.0 or above	
Tsz Ching	no. of households	^	200	100	7 700	8 000
	no. of authorised persons	200	900	800	21 000	22 900
Tin Ching	no. of households	100	100	700	5 300	6 100
	no. of authorised persons	200	300	2 900	13 100	16 500
Tin Chak	no. of households	^	^	^	3 900	4 000
	no. of authorised persons	^	300	200	11 600	12 100
Tsing Yi	no. of households	^	^	100	500	600
	no. of authorised persons	^	100	300	1 100	1 500
Tai Hing	no. of households	^	400	700	7 200	8 400
	no. of authorised persons	200	1 800	2 500	15 000	19 500
Tai Hang Tung	no. of households	^	^	200	1 800	2 000
	no. of authorised persons	100	200	700	4 000	4 800
Tin Yan	no. of households	100	200	100	5 200	5 500
	no. of authorised persons	200	600	400	9 900	11 100
Tin King	no. of households	0	^	100	700	800
	no. of authorised persons	0	100	600	1 800	2 500
Tsz Lok	no. of households	^	200	100	5 800	6 100
	no. of authorised persons	100	800	700	17 000	18 600
Tak Long	no. of households	100	100	600	7 400	8 100
	no. of authorised persons	200	400	2 200	16 000	18 800
Tsui Lok	no. of households	0	^	^	300	300
	no. of authorised persons	0	^	^	700	800
Tsui Lam	no. of households	^	^	100	1 300	1 500
	no. of authorised persons	100	200	400	3 800	4 500
Tsz Man	no. of households	^	^	100	1 900	2 000
	no. of authorised persons	^	200	300	5 600	6 100
Tin Hang	no. of households	^	100	300	5 400	5 700
	no. of authorised persons	100	400	1 200	20 800	22 400
Tin Yiu (1)	no. of households	^	100	200	4 300	4 600
	no. of authorised persons	^	400	1 100	12 300	13 800
Tin Yiu (2)	no. of households	^	100	100	3 700	3 800
	no. of authorised persons	^	300	300	12 100	12 800
Tin Ping	no. of households	^	^	100	800	1 000
	no. of authorised persons	^	200	600	2 200	3 000
Tsui Ping North	no. of households	^	100	300	2 800	3 200
	no. of authorised persons	100	400	1 000	5 500	7 000
Tsui Ping South	no. of households	^	100	200	4 300	4 700
	no. of authorised persons	100	600	1 000	11 800	13 400
Tin Shui (1)	no. of households	^	100	100	4 500	4 600
	no. of authorised persons	^	300	300	13 900	14 600
Tin Shui (2)	no. of households	^	^	^	3 100	3 200
	no. of authorised persons	^	300	200	10 100	10 500
Tsui Wan	no. of households	0	^	^	500	500
	no. of authorised persons	0	100	200	1 100	1 300
Tung Tau (2)	no. of households	^	100	100	1 900	2 100
	no. of authorised persons	100	300	600	3 900	4 900
Tak Tin	no. of households	^	100	100	1 800	2 000
	no. of authorised persons	100	200	400	3 200	3 900
Tin Tsz	no. of households	^	100	^	3 200	3 300
	no. of authorised persons	^	300	200	8 500	9 000
Tung Wui	no. of households	^	^	100	1 200	1 300
	no. of authorised persons	^	100	400	2 200	2 700
Tin Wan	no. of households	^	^	^	3 000	3 100
	no. of authorised persons	100	300	300	8 300	8 900
Tin Wah	no. of households	^	100	^	3 500	3 700
	no. of authorised persons	100	300	300	10 800	11 500
Tai Wo Hau	no. of households	^	200	500	6 900	7 500
	no. of authorised persons	100	800	2 100	18 300	21 300
Tai Wo	no. of households	^	100	200	1 400	1 700
	no. of authorised persons	100	400	700	3 100	4 300

The number of households and authorised persons living in HA's PRH estates according to average living space (up to the 4th quarter of 2015)

Estate / Court		Average living space per person (Internal Floor Area (m ²))				Total
		less than 5.5	5.5 to below 7.0	7.0 to below 8.0	8.0 or above	
Tai Yuen	no. of households	^	100	500	4 100	4 700
	no. of authorised persons	100	500	2 200	11 700	14 600
Tin Yat	no. of households	^	100	^	3 200	3 300
	no. of authorised persons	^	300	300	11 700	12 300
Tin Yuet	no. of households	^	100	^	4 000	4 200
	no. of authorised persons	100	400	100	11 800	12 500
Tsz Hong	no. of households	^	^	200	1 800	2 000
	no. of authorised persons	100	200	700	6 500	7 500
Un Chau	no. of households	^	100	300	7 100	7 600
	no. of authorised persons	200	500	1 600	17 100	19 400
Upper Ngau Tau Kok	no. of households	^	100	200	6 300	6 600
	no. of authorised persons	100	500	700	14 700	16 100
Uppder Wong Tai Sin	no. of households	^	100	100	4 600	4 800
	no. of authorised persons	100	500	500	11 600	12 700
Wah Fu (1)	no. of households	^	100	400	4 200	4 800
	no. of authorised persons	100	500	1 900	10 400	12 900
Wah Fu (2)	no. of households	^	200	200	3 900	4 300
	no. of authorised persons	^	1 100	1 000	11 200	13 400
Wah Lai	no. of households	^	^	100	1 300	1 400
	no. of authorised persons	100	200	300	4 100	4 700
Wo Che	no. of households	^	300	300	5 600	6 200
	no. of authorised persons	100	1 400	1 700	16 400	19 500
Wing Cheong	no. of households	^	^	200	1 300	1 500
	no. of authorised persons	100	100	700	2 800	3 700
Wan Hon	no. of households	^	^	^	900	1 000
	no. of authorised persons	^	100	100	1 800	2 000
Wu King	no. of households	0	200	100	4 000	4 300
	no. of authorised persons	0	1 100	400	12 400	14 000
Wah Kwai	no. of households	^	^	100	900	1 000
	no. of authorised persons	^	100	300	1 900	2 300
Wo Lok	no. of households	^	100	100	1 800	1 900
	no. of authorised persons	100	300	300	3 900	4 700
Wah Ming	no. of households	^	100	100	1 200	1 400
	no. of authorised persons	^	200	600	3 100	3 900
Wah Sum	no. of households	^	100	^	1 400	1 500
	no. of authorised persons	^	300	200	4 200	4 700
Wan Tsui	no. of households	^	200	200	3 200	3 600
	no. of authorised persons	100	900	800	8 600	10 400
Wang Tau Hom	no. of households	^	100	300	5 400	5 800
	no. of authorised persons	100	500	1 600	15 500	17 700
Lower Wong Tai Sin (1)	no. of households	^	^	100	1 300	1 500
	no. of authorised persons	100	100	600	2 800	3 600
Lower Wong Tai Sin (2)	no. of households	^	200	300	6 100	6 500
	no. of authorised persons	200	900	1 300	16 700	19 000
Wan Tau Tong	no. of households	^	^	^	500	600
	no. of authorised persons	^	100	200	1 000	1 300
Yau Lai	no. of households	100	200	600	7 600	8 500
	no. of authorised persons	300	800	2 700	19 100	22 900
Yan On	no. of households	^	^	200	2 300	2 600
	no. of authorised persons	100	100	900	5 100	6 200
Yau Tong	no. of households	^	100	100	3 400	3 600
	no. of authorised persons	100	400	500	9 400	10 300
Yee Ming	no. of households	^	^	200	1 800	2 000
	no. of authorised persons	^	100	900	4 400	5 400
Yau Oi	no. of households	^	200	700	8 200	9 100
	no. of authorised persons	100	1 000	3 300	21 800	26 300
Yiu On	no. of households	^	^	100	800	900
	no. of authorised persons	^	100	400	2 100	2 700
Yung Shing Court	no. of households	^	^	100	1 600	1 700
	no. of authorised persons	100	200	500	5 300	6 100

The number of households and authorised persons living in HA's PRH estates according to average living space (up to the 4th quarter of 2015)

Estate / Court		Average living space per person (Internal Floor Area (m ²))				Total
		less than 5.5	5.5 to below 7.0	7.0 to below 8.0	8.0 or above	
Yiu Tung	no. of households	^	200	100	4 800	5 100
	no. of authorised persons	^	800	800	14 100	15 800
Yat Tung (1)	no. of households	^	100	100	5 400	5 600
	no. of authorised persons	^	300	700	19 500	20 600
Yat Tung (2)	no. of households	^	100	500	5 700	6 300
	no. of authorised persons	100	700	2 300	17 100	20 300
Yue Wan	no. of households	^	100	200	1 900	2 200
	no. of authorised persons	^	400	700	4 900	6 100
Total	no. of households	3 500	19 600	48 000	665 100	736 100
	no. of authorised persons	17 000	96 300	203 000	1 739 200	2 055 400

Remarks: Figures are rounded to the nearest hundred. Thus the sum of figures may not add up to the total.

^denoting less than 50

- End -

CONTROLLING OFFICER'S REPLY

THB(H)037

(Question Serial No. 1411)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated under this Programme that the Housing Department is responsible for administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711 and the work includes monitoring of the delivery of projects according to schedule and within budget. In 2016-17, the two key indicators for measuring the performance of support services will be raised while the related financial provision, instead of being increased, will be reduced by as much as 30%. In this connection, please advise whether the Government has fully assessed if the significant reduction of resources will affect the efficient provision of support services by the Department, or excessively increase the work pressure of relevant professional grades in the civil service. If yes, what are the details? If not, what are the reasons?

Asked by: Hon LO Wai-kwok (Member Question No. 31)

Reply:

There is no significant reduction of financial provision in 2016-17 for the team which is responsible for administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711. Provision for 2016-17 is \$14.1 million (30.0%) lower than the revised estimate for 2015-16. This is mainly due to the lapse of the Special Duties Unit (the Unit) on 1 April 2016. The Unit was set up to co-ordinate and to implement follow-up actions arising from the Long Term Housing Strategy.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)038

(Question Serial No. 1412)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

The Government estimates that the potential land supply for private housing in 2016-17 will have a capacity to produce 29 000 units. Nevertheless, besides addressing the supply issue, the Government should also review and restructure the housing ladder as soon as possible to meet the housing needs of different strata of society. In this connection, please inform this Committee:

- (1) whether the Government will consider taking specific subsidised home ownership measures, such as re-launching the Home Starter Loan Scheme and the Sandwich Class Housing Scheme after enhancement, to meet the aspirations of the middle-class for home ownership. If yes, of the details; if not, of the reasons; and
- (2) whether the Government will explore the possibility of working with developers to build small and affordable flats with buy or rent option to help young people meet their housing needs. If yes, of the details; if not, of the reasons.

Asked by: Ir Dr Hon LO Wai-kwok (Member Question No. 34)

Reply:

- (1) With a serious demand-supply imbalance in the housing market, any kind of government loan scheme will only have the effect of pushing up housing prices and the result may be counterproductive. In addition, development of land and housing requires substantial amount of public resources, including land, financial and manpower resources. With limited resources, the Government's priorities are to house public rental housing (PRH) applicants to PRH, and to assist low to middle-income families for home ownership. The Government therefore has no plan to re-introduce Home Starter Loan Scheme or Sandwich Class Housing Scheme.

- (2) Taking into account experiences, the Government has examined the feasibility of leveraging private sector's capacity to expedite the supply of subsidised sale flats. One of the problems of the then Private Sector Participation Scheme (PSPS) was the lack of sufficient financial incentive to encourage the private sector to ensure flat quality, and the Hong Kong Housing Authority (HA) had to devote extensive supervisory resources. Reviving PSPS would require extensive manpower from the Government and HA to devote extensive resources to supervise the flat quality, which could otherwise be deployed to develop other public housing projects. The effectiveness of leveraging the private sector's capacity is therefore questionable. In addition, given the current tight supply of land, it is unclear whether using the private sector's capacity will meaningfully expedite the supply of subsidised sale flats.

In view of the above, the Government will continue to collaborate with HA and other relevant organisations with a view to achieving the public housing supply target under the Long Term Housing Strategy in order to address the long term housing demand of, amongst others, young people.

As for private housing, as at end December 2015, the projected supply in the first-hand private residential property market for the coming 3 to 4 years is approximately 87 000 units. Steady land supply and appropriate demand-side management measures will help stabilise property price and rental level, which in turn benefit people who intend to buy or rent private residential flats from all walks of life, including young people.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)039****(Question Serial No. 0135)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (5) Support ServicesControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

In recent years, the Government has been actively building more public rental housing (PRH) flats and Home Ownership Scheme (HOS) flats to meet the pressing housing needs of the public. However, both construction and labour costs have been rising rapidly. In this connection, please inform this Committee of the number of new PRH and HOS flats completed in each of the years from 2011 to 2016, with a breakdown by district; and the average construction costs per square foot of individual PRH and HOS estates completed during the same period.

Asked by: Hon Alice MAK Mei-kuen (Member Question No. 3)Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The number of newly completed public rental housing (PRH) units by HA in each year from 2011-12 to 2014-15 by district is listed in the table below:

Year of Completion / District	Number of PRH units in each district
2011-12	
Sham Shui Po	5 540
Kowloon City	780
Wong Tai Sin	1 333
Kwun Tong	3 533
Total	11 186
2012-13	
Sham Shui Po	1 390
Kowloon City	5 204
Kwun Tong	2 707
Sha Tin	2 823

Year of Completion / District	Number of PRH units in each district
Tuen Mun	990
Total	13 114
2013-14	
Sham Shui Po	1 488
Kowloon City	8 164
Kwai Tsing	2 346
Sai Kung	2 059
Total	14 057
2014-15	
Wong Tai Sin	990
Sha Tin	4 395
North	1 358
Yuen Long	3 195
Total	9 938

The estimated number of newly completed PRH units by HA in 2015-16 by district is listed in the table below:

District	Estimated number of PRH units in each district^(Note)
Kwun Tong	6 100
Sham Shui Po	2 900
Sha Tin	2 600
Tai Po	500
Yuen Long	3 400
Total	15 500

Note: Based on Public Housing Construction Programme of HA as at December 2015. Numbers are rounded to the nearest hundred and thus may not add up to total.

There was no Home Ownership Scheme court completed by HA from 2011-12 to 2015-16.

The average construction cost per square foot of the PRH units completed during the period from 2011-12 to 2014-15 is set out as below:

Financial Year	Average construction cost of PRH units completed (\$/square foot)
2011-12	704
2012-13	786
2013-14	850
2014-15	1,015

- End -

CONTROLLING OFFICER'S REPLY

THB(H)040

(Question Serial No. 0139)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

The pressing housing needs of the public have given rise to an ever increasing number of subdivided units in various districts, the rent level per square foot of which is even higher than that of luxury flats. In this connection, please provide in tabular form the latest statistics on the number of subdivided units, the number of households living in these units and rent per square foot of these units by district. Please advise whether the Government has any plans to conduct a larger scale survey on subdivided units this year; if yes, on the existing and additional manpower involved, as well as the estimated expenditure.

Asked by: Hon Alice MAK Mei-kuen (Member Question No. 1)

Reply:

In 2014-15, we commissioned the Census and Statistics Department (C&SD) to conduct a "Thematic Household Survey (THS) on Housing Conditions in 2014" under a contracting-out mode. The main objective of the survey was to estimate the total number of sub-divided units (SDUs) in private domestic / composite buildings aged 25 years and above in Hong Kong. Information on the socio-economic characteristics and housing conditions of households residing in SDUs was also collected in the survey. Major findings of the survey were released via the THS Report No. 57 in July 2015. The required survey findings are as follows -

Region	Estimated number of SDUs	Estimated number of households living in SDUs
Hong Kong Island	17 200	17 100
Kowloon	49 800	49 100
New Territories	19 300	19 200
Total	86 400	85 500

Note: Owing to rounding, there may be a slight discrepancy between the sum of individual items and the total as shown in the table.

The survey had collected information on monthly rental payment and area of SDUs. However, information on area of SDUs was provided by respondents to the best of their knowledge. Hence, its accuracy does not support the compilation of reliable figures on rental payment per square foot.

In 2015-16, we continued to commission C&SD to conduct a THS on SDUs under a contracting-out mode. The information collected in the survey is being processed and the related report is expected to be released in the first quarter of 2016.

As C&SD will collect information on population residing in SDUs and the socio-economic characteristics of the households concerned in the 2016 Population By-census, we have no plan to conduct another round of THS on SDUs in 2016-17. The 2016 Population By-census covers all quarters in Hong Kong. As such, C&SD cannot provide a breakdown on the estimated expenditure specifically for collecting information on SDUs.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)041

(Question Serial No. 0142)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the public housing estates completed in the past 5 years (from 2011-12 to 2015-16) and those scheduled for completion in the coming 3 years, please advise on the annual flat production, the number of premises and area reserved for commercial and market purposes, and the number of parking spaces provided in car parks (with a breakdown by vehicles type) and the area involved.

Asked by: Hon Alice MAK Mei-kuen (Member Question No. 4)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority funds its public housing programmes with its own resources, including the relevant retail, car parking facilities, etc.

The numbers of units, premises and areas designated for commercial and market purposes and parking spaces provided in public housing estates completed in each of the past 5 years (2011-2015) are listed as follows:

Completion Year	Name of public housing estate	Units completed in the year concerned	Commercial Premises (including Markets)		No. of Parking Spaces			
			No.	Area (m ²)	Private Car	Light Goods Vehicle	Motor cycle	Total
2010-11 to 2011-12	Yan On Estate	2 587	7	486	94	10	14	118
2010-11 to 2011-12	Shin Ming Estate	1 974	2	119	34	0	6	40
2010-11 to 2011-12	Yau Lai Estate	2 002	0	0	239	25	30	294
2010-11 to 2014-15	Mei Tung Estate	1 789	0	0	31	6	11	48
2010-11 to 2014-15	Kwai Luen Estate	2 977	1	52	0	5	13	18
2011-12	Shatin Pass Estate	1 278	1	53	4	5	5	14
2011-12	Hung Hom Estate	1 938	0	0	44	5	8	57
2011-12	Un Chau Estate	1 486	0	0	80	12	10	102
2011-12 to 2015-16	Lower Ngau Tau Kok Estate	4 805	9	407	158	20	21	199
2011-12 to 2012-13	Tung Wui Estate	1 333	1	20	23	2	7	32
2012-13	Shek Kip Mei Estate	4 054	9	1 282	1	14	14	29
2013-14	Ching Long Shopping Centre	-	106	8 201	-	-	-	-
2013-14	Lung Yat Estate	990	2	78	34	4	8	46
2013-14	Mei Tin Estate	1 216	6	390	297	27	27	351
2013-14	Cheung Sha Wan Estate	1 390	1	80	30	6	8	44
2013-14	Kai Ching Estate	5 204	6	184	140	16	30	186
2013-14	Fung Wo Estate	1 607	0	0	33	3	8	44
2013-14	Shek Lei (II) Estate	839	0	0	35	12	19	66
2013-14 to 2014-15	Tak Long Estate	8 164	2	64	195	28	48	271
2014-15	Yee Ming Estate	2 059	5	268	51	6	13	70
2014-15	Wing Cheong Estate	1 488	0	0	34	4	9	47
2014-15	Cheung Lung Wai Estate	1 358	12	725	36	4	8	48
2014-15	Shui Chuen O Estate	4 395	46	4 903	85	3	21	109
2014-15 to 2015-16	Hung Fuk Estate	4 905	21	3 510	139	13	21	173

And the numbers of units, areas reserved for commercial and market purposes and parking spaces provided in public housing estates to be completed in 2015-2018 are listed as follows:

Anticipated year of completion/ Project name	Number of units ¹	Internal Floor Area reserved for commercial purposes (including Markets) (approx.)(m ²) ²	No. of Parking Spaces (approx.) ²			
			Private car	Light Goods Vehicle	Motor- cycle	Total
2015-16						
Anderson Road Site E Phase 1	2 600	400	-	-	-	-
Anderson Road Site E Phase 2	2 500	-	-	-	-	-
Shatin Area 52 Phase 2	2 100	7 610	100	<5	10	120
Shatin Area 52 Phase 4	500	-	-	-	-	-
Ex-Yuen Long Estate	400	370	10	<5	<5	10
Lei Yue Mun Phase 3	400	-	-	-	-	-
Po Heung Street, Tai Po	500	670	120	10	20	150
So Uk Phase 1	2 900	220	50	10	40	100
Au Tau Departmental Quarters	1 200	690	40	<5	10	50
Anderson Road Site D	0	4 020	280	30	80	390
2016-17						
Conversion of Chai Wan Factory Estate to Public Rental Housing	200	580	<5	-	10	10
Shatin Area 52 Phase 3	2 000	-	110	10	20	140
Shatin Area 52 Phase 4	2 100	-	100	20	10	130
Tung Chung Area 56	3 600	3 100	90	10	20	120
Anderson Road Site A	1 500	-	-	-	-	-
Anderson Road Site C1	1 400	-	30	-	20	50
Anderson Road Site D	3 500	-	-	-	-	-
Anderson Road Site E Phase 2	800	-	-	-	-	-
Tuen Mun Area 54 Site 2 Phase 1	2 600	520	40	-	10	50
Tuen Mun Area 54 Site 2 Phase 2	1 000	3 440	80	10	10	100
2017-18						
Tuen Mun Area 54 Site 2 Phase 2	1 000	-	-	-	-	-
So Uk Phase 1	400	80	-	-	-	-
So Uk Phase 2	3 700	3 980	130	-	10	140

Anticipated year of completion/ Project name	Number of units ¹	Internal Floor Area reserved for commercial purposes (including Markets) (approx.)(m ²) ²	No. of Parking Spaces (approx.) ²			
			Private car	Light Goods Vehicle	Motor- cycle	Total
Anderson Road Site B Phase 1	3 100	3 270	-	-	-	-
Anderson Road Site B Phase 2	2 600	-	210	30	80	320
Ex-Kwai Chung Police Married Quarters	900	100	20	<5	10	30
Lin Shing Road	300	-	10	-	<5	10

Note:

1. Numbers of units are rounded to the nearest hundred.
2. The Internal Floor Area (IFA) of the reserved commercial premises (including market) and numbers of car parking spaces are rounded to the nearest ten and thus may not add up to the total due to rounding. The area of these uses is subject to detailed design and may change in future.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)042

(Question Serial No. 0144)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

In view of the exuberant low-priced property market in Hong Kong in the past 2 years, will the Government inform this Committee of:

- (1) the number of complaints against estate agents received in the past 2 years, the main reasons for the complaints, whether statistics on the total amount of money involved in property transactions are available;
- (2) the licence revocation mechanism of the Estate Agents Authority (EAA), the number of estate agents with their licence revoked and the main reasons for revocation, the specific work that the EAA will carry out this year to enhance the quality and standard of estate agents, and the expenditure involved?

Asked by: Hon Alice MAK Mei-kuen (Member Question No. 5)

Reply:

- (1) In 2014-15 to 2015-16 (as at end February 2016), the Estate Agents Authority (EAA) received 659 complaints against licencees. The complaints mainly involve provision of inaccurate or misleading property information (e.g. area of property and mortgage application); improper handling of the provisional agreement for sale and purchase/provisional agreement for lease or failure to explain such agreement to clients; failure to sign with clients or explain to them the estate agency agreement; and failure to honour the promise of a rebate, etc. The EAA does not have statistics on the amount of money involved in property transactions relating to the complaints.
- (2) If the EAA considers that a licensee is not fit to continue holding a licence, it may revoke his/her licence in accordance with the Estate Agents Ordinance (EAO)

(Cap.511). The EAO also stipulates that a person whose licence has been revoked is not entitled to apply for a licence within the period of 12 months commencing from the date of the revocation.

In 2014-15 to 2015-16 (as at end February 2016), licences of 95 licencees were revoked as they were considered by the EAA to be not fit to continue holding a licence due to various reasons, including 36 licencees whose licences were revoked due to conviction of criminal offences.

The EAA is committed to enhancing the professionalism and service standard of estate agents. In 2016-17, the EAA will continue to review the contents of the qualifying examinations; update the existing practice circulars or issue new ones in the light of the latest situation and laws; educate the trade on new standards and regulations; monitor their compliance through regular inspections of estate agencies; monitor licencees' conduct in relation to the sale of first-hand residential properties; and enhance the voluntary Continuing Professional Development Scheme. Moreover, the EAA will continue to take disciplinary actions against licencees who are found to have breached the EAO, the Code of Ethics or practice circulars issued by the EAA. The EAA will review the effectiveness of these measures from time to time and introduce new measures as necessary.

Enhancing the professionalism and service standard of estate agents is an on-going work of the EAA. As an independent and self-financing body, the EAA will deploy its manpower and resources to meet its operational requirements.

The Transport and Housing Bureau will continue to liaise with the EAA to enhance the professionalism and service standard of estate agents. This on-going work forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have a breakdown on the expenditure for this particular duty.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)043

(Question Serial No. 1493)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

1. The Government is committed to a public housing supply target of 280 000 units for the 10-year period from 2016-17 to 2025-26. In this regard, what is the average construction cost for a public housing unit in each of the past 5 years? With the economic slowdown on the Mainland in recent years, there is a downward trend in the prices of various building materials. Based on the Government's latest estimation, what will be the changes in the average construction cost per public housing unit in the coming 5 years?
2. In the aspects of design, construction techniques and building procedures of public housing units, what measures have been taken to achieve better efficiency, cost saving or quality enhancement in recent years? Are there any supporting quantitative data for implementing these measures? Please give reasons if no measures have been taken.

Asked by: Hon NG Leung-sing (Member Question No. 12)

Reply:

1. As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Housing Department, as the executive arm of HA, reports the construction costs in relation to public housing projects to HA on a regular basis.

The average construction cost per public rental housing (PRH) unit completed during the period from 2010-11 to 2014-15 are set out as below:

Financial Year	Average construction cost (\$) per PRH unit completed
2010-11	312,700
2011-12	355,100
2012-13	383,200
2013-14	416,300
2014-15	509,800

Whereas the estimated average construction cost per PRH unit to be completed during the period from 2015-16 to 2019-20 are set out as below:

Financial Year	Estimated average construction cost (\$) per PRH unit to be completed
2015-16	646,900
2016-17	625,600
2017-18	728,700
2018-19	879,300
2019-20	1,076,900

2. In the past decades, HA had adopted a standard-block design approach in public housing developments. Starting from 2000, due to the limited availability of land resources, the topography, size and configuration of PRH sites have become more complicated. To better utilise land resources, HA had gradually shifted from the standard-block design approach to a site-specific design approach in order to adapt to site constraints more effectively and to optimise site development potentials. In 2008, HA developed a series of Modular Flat Design (MFD) as a production strategy for PRH.

MFD is designed with standardised dimensions, spatial arrangement and provisions which gives greater flexibility in applying precast units¹. Standardised layout and finishes for the kitchen and bathroom will promote the application of volumetric precast bathroom and kitchen. This will facilitate mechanisation in construction and dry construction method resulting in higher construction efficiency, more effective planning of the construction cycle and better economies of scale. The design can enhance works efficiency on one hand, and at the same time provide a safer working environment on site.

In addition, HA also apply Building Information Modeling (BIM) to develop a series of standard provisions and models which facilitate our planning and design.

- End -

¹ Precast technology has been adopted for façade, staircase, semi-precast slab and precast beam, volumetric precast like bathroom and kitchen.

CONTROLLING OFFICER'S REPLY

THB(H)044

(Question Serial No. 1494)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

The Financial Secretary has set aside the investment returns in 2015 as an injection into the Housing Reserve (the Reserve). Taking this injection together with the 2014 allocation and accumulated investment returns, the balance of the Reserve now stands at \$74 billion. If the Reserve is entirely used for public rental housing (PRH) development, how many PRH flats will be built? To ensure that the Reserve will not be “emptied” too quickly, what are the Government’s strategies on scheduling the provision of PRH flats and subsidised sale flats to enhance the stability and sustainability of the Reserve? Under these strategies, what are the ratio between the above 2 types of flats to be provided in the next 5 years and their respective numbers? What are the justifications?

Asked by: Hon NG Leung-sing (Member Question No. 13)

Reply:

As stated in the Long Term Housing Strategy Annual Progress Report 2015, the public housing supply target of the Government for the ten-year period from 2016-17 to 2025-26 will be 280 000 units, comprising 200 000 public rental housing (PRH) units and 80 000 subsidised sale flats. Based on the latest figures, the total public housing production of the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society for the five-year period from 2015-16 to 2019-20 is estimated to be about 97 100 units, comprising 76 700 PRH units and 20 400 subsidised sale flats.

As a financially autonomous body, HA funds its public housing programmes with its own resources. It will remain vigilant and continue to adhere to the principles of financial prudence and diversified investment to ensure adequate liquidity to meet its operational needs. Funds not immediately required will be put into longer-term investments to yield better returns in the long run. However, HA will come under fiscal pressure in the longer

term as its funds dwindle, and the Government's financial support will become necessary. HA will continue to assess its financial position and future funding requirements, and will maintain a close dialogue with the Government on financial support arrangements. When a consensus is reached, the Government will seek approval of the Finance Committee of the Legislative Council for funding to be drawn from the Housing Reserve to support the public housing development programmes of HA.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)045

(Question Serial No. 0838)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

How many staff members are there in the establishment of the Independent Checking Unit?

Asked by: Hon TAM Yiu-chung (Member Question No. 37)

Reply:

The Independent Checking Unit (ICU) has been redeployed to directly under the Office of the Permanent Secretary for Transport and Housing (Housing) since June 2015 so as to reinforce the public understanding of its independent role.

Under Government Estimates Head 62, in 2015-16, there are a total of 122 established posts in the ICU responsible for carrying out building control under the delegation of the Director of Buildings.

The manpower expenditure for carrying out other administrative control work of the ICU is charged under the Hong Kong Housing Authority's account.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)046

(Question Serial No. 0839)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

At present, how many backlogged cases have yet to be served with inspection notices under the Mandatory Window Inspection Scheme? How many non-compliance cases require enforcement action in 2016? Please provide a list of the number of non-compliance cases in individual housing estates.

Asked by: Hon TAM Yiu-chung (Member Question No. 38)

Reply:

The Independent Checking Unit (ICU) has been redeployed to directly under the Office of the Permanent Secretary for Transport and Housing (Housing) since June 2015 so as to reinforce the public understanding of its independent role.

In accordance with the practice of the Buildings Department, the ICU first selects target buildings under the Mandatory Window Inspection Scheme (MWIS) and will issue pre-notification letters to the owners or Incorporated Owners (IO) of the target buildings to give them ample time to get prepared and organized for carrying out the prescribed inspection and repair, before issuing statutory notices.

As at end 2015, the ICU had issued statutory notices to the owners or the IOs of the first 3 batches of target buildings. The ICU plans to issue statutory notices to the owners or the IOs of the fourth and fifth batches of target buildings (i.e. those selected and with pre-notification letters issued in 2014 but not yet been issued with statutory notices) within 2016. This amounts to about 54 000 cases.

Having regard to the progress of implementation of the scheme since June 2012 and the general view of the community that the pace of implementation of the scheme should be

slowed down to give more time for building owners to understand the new requirements on building maintenance and get prepared., the ICU had therefore issued reminders, warning letters, etc. around the due dates of the first batch of statutory notices were, so as to encourage the compliance with the statutory notices. As a result, the number of non-compliant cases of the first batch of statutory notices had decreased from about 1 500 to about 300.

In 2016, the ICU plans to take enforcement action against those owners or IOs of the first 2 batches of target buildings who have failed to comply with the requirements of the statutory notices. The ICU will issue penalty notices to the owners or IOs of non-compliant cases for a fine of \$1,500 according to the sequence which statutory notices were issued in the two batches of target buildings. As some statutory notices might eventually be complied with at a later stage, the anticipated number of non-compliance cases in individual courts/estates that requires the issuance of penalty notices is tabulated below -

First Batch Target Buildings		Second Batch Target Buildings	
Courts/Estates	Anticipated No. of Cases that Require Issue of Penalty Notice	Courts/Estates	Anticipated No. of Cases that Require Issue of Penalty Notice
Sui Wo Court	75	Tsui Yiu Court	6
Po Lai Court	10	Shan Tsui Court	25
Hong Wah Court	55	Siu On Court	36
Kam Hay Court	28	Siu Hei Court	59
Yan Ming Court	52	Tin Ma Court	52
San Wai Court	58	Ching Wah Court	67
Yin Lai Court	21	Long Ping Estate	90
Ka Lung Court	34	On Shing Court	17
Fu Keung Court	27	Hiu Tsui Court	18
		Kwong Lam Court	18
Total No. of Flats 13 791	No. of Cases 360	Chun Wah Court	6
		Siu Kwai Court	40
		Ho Ming Court	20
		King Tsui Court	17
		Yat Nga Court	29
		Pang Ching Court	23
		Lung Yan Court	7
		Ko Chun Court	40
		Total No. of Flats 33 350	No. Cases 570

- End -

CONTROLLING OFFICER'S REPLY

THB(H)047

(Question Serial No. 0840)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

What are the plan and financial provision for improving the calibre and professionalism of local estate agents in 2016-17?

Asked by: Hon TAM Yiu-chung (Member Question No. 39)

Reply:

The Estate Agents Authority (EAA) is committed to enhancing the professionalism and service standard of estate agents. In 2016-17, the EAA will continue to review the contents of the qualifying examinations; update the existing practice circulars or issue new ones in the light of the latest situation and laws; educate the trade on new standards and regulations; monitor their compliance through regular inspections of estate agencies; monitor licencees' conduct in relation to the sale of first-hand residential properties; and enhance the voluntary Continuing Professional Development Scheme. Moreover, the EAA will continue to take disciplinary actions against licencees who are found to have breached the Estate Agents Ordinance (Cap.511), the Code of Ethics or practice circulars issued by the EAA. The EAA will review the effectiveness of these measures from time to time and introduce new measures as necessary.

Enhancing the professionalism and service standard of estate agents is an on-going work of the EAA. As an independent and self-financing body, the EAA will deploy its manpower and resources to meet its operational requirements.

The Transport and Housing Bureau will continue to liaise with the EAA to enhance the professionalism and service standard of estate agents. This on-going work forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have a breakdown on the expenditure for this particular duty.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)048

(Question Serial No. 0841)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (3) Appeal Panel (Housing)

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

In respect of the appeals lodged against the termination of leases in 2015, what was the time required for arranging a hearing of an appeal? Noting that the estimated number of hearings to be arranged in 2016 is almost less than half of the estimated number of appeals, will the number of hearings be further increased?

Asked by: Hon TAM Yiu-chung (Member Question No. 40)

Reply:

For the appeals heard in 2015, the average time from the lodge of an appeal to its determination is 130 calendar days.

Arrangement of hearings is not required for appeal cases which are subsequently withdrawn. For example, in some rent default cases, the appellant fully settled the outstanding rental after lodging the appeal and the notice-to-quit was thus cancelled by the Hong Kong Housing Authority (HA). There are also cases where the appeals were withdrawn by the appellants. The estimate of the number of hearings to be arranged in 2016 was projected based on the withdrawal rate of appeal cases in the first 10 months of 2015.

HA will closely monitor the situation and increase the number of hearings as necessary to ensure the effective handling of appeals.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)049

(Question Serial No. 0107)

Head: (62) Housing Department

Subhead (No. & title): (000) Operational expenses

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Given the large number of applicants on the Waiting List (WL) for public rental housing (PRH), recovering and refurbishing old PRH flats for allocation to WL applicants is one of the major sources of flat supply. In this connection, please inform this Committee:

- (1) of the number of PRH flats recovered by the Government in the past 3 years and the reasons of recovery (with the information set out in a table);
- (2) of the target turnaround time (in terms of working days) for refurbishment of recovered PRH flats according to the performance pledge of the Government; the average turnaround time (in terms of working days) for refurbishment of PRH flats in the past 3 years (if figures are available); and the staff establishment and expenditure involved in the refurbishment works during the same period; and
- (3) whether the Government plans to increase the staff establishment in this financial year to meet future manpower requirements; if yes, of the details and expenditure involved.

Asked by: Hon TANG Ka-piu (Member Question No. 5)

Reply:

- (1) A breakdown on the number of public rental housing (PRH) units recovered by the Hong Kong Housing Authority (HA) in the past 3 years is set out as follows:

	Reasons / Year	2012-13	2013-14	2014-15
I	Voluntary Surrender	4 732	4 720	5 012
II	Issuance of Notice-to-Quit	1 246	1 395	1 453
III	Purchase of Home Ownership Scheme (HOS) flats offered by HA and Purchase of HOS/Tenants Purchase Scheme flats from HOS Secondary Market with premium not yet paid	1 328	1 243	1 051
IV	Transfer and others*	5 719	5 721	6 126
	Total	13 025	13 079	13 642
	Less figures from Item IV as there is no net gain in housing stock	5 719	5 721	6 126
	Net Recovery	7 306	7 358	7 516

* “Others” refer to PRH units recovered from sitting PRH tenants who submitted a fresh PRH application together with relatives who were not PRH residents and are allocated with another PRH flats.

- (2) When a PRH unit is vacated, it will be refurbished for re-letting to another tenant. The refurbishment period depends on the scope and complexity of the works. The target turnaround time of vacant flat refurbishment is 44 days on average, which are well achieved by the Housing Department (HD) in the past few years. The average turnaround time for the past 3 years is 44 days in 2012-13, 43 days in 2013-14 and 44 days in 2014-15. The works staff responsible for vacant flat refurbishment is also responsible for other maintenance and improvement projects. As the said work is one of the many routine duties of the HD staff concerned, we do not have a breakdown on the staff establishment and expenditure spent for vacant flat refurbishment works.
- (3) HD does not have plan to increase the staff establishment for vacant flat refurbishment works in this financial year.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)050

(Question Serial No. 1786)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

During 2016-17, the Independent Checking Unit (ICU) will continue to conduct the Planned Survey in HOS/ TPS buildings. In this connection, will the Government inform this Committee of:

- (1) the total number of buildings surveyed by the ICU and the number of cases that required follow-up actions (including issuing advisory letters or removal orders) in each of the past 3 years;
- (2) the expenditure incurred by the Planned Survey each year; and
- (3) the estimated number of buildings to be surveyed, manpower requirement and expenditure to be incurred in 2016-17?

Asked by: Hon James TIEN Pei-chun (Member Question No. 6)

Reply:

The Independent Checking Unit (ICU) has been redeployed to directly under the Office of the Permanent Secretary for Transport and Housing (Housing) since June 2015 so as to reinforce the public understanding of its independent role.

ICU had implemented a Planned Survey Programme (PSP) for residential buildings in Home Ownership Scheme (HOS) courts and Tenant Purchase Scheme (TPS) estates since 2004. The surveys include inspection and identification of unauthorized and dangerous building works, as well as the condition of common areas, external walls and drainage pipes. The ICU carries out enforcement action against unauthorized building works (UBWs) or condition of disrepair of common areas in accordance with the Buildings

Ordinance, the current policy and guidelines of the Buildings Department under the delegated authority from the Director of Buildings.

In the past 3 years (i.e. 2013 to 2015), the ICU completed surveys of 20, 18 and 18 residential buildings respectively under the PSP, and had issued 3 307 advisory letters and 1 174 removal orders requiring removal of UBWs. In the same period, 1 378 advisory letter and 1 094 removal orders were complied with (i.e. cases complied with in the past 3 years but not necessarily those with advisory letters or removal orders issued by the ICU in the same period). As no serious disrepair had been identified, no repair order was issued during the period, while 54 advisory letters were issued advising the carrying out of repair works.

At present, the ICU has an establishment of 29 posts (including 6 Professionals, 18 Technical or Site Supervisory staff and 5 Clerical staff) to carry out the building control works for existing buildings. Apart from the staff cost, the total operation expenditure for the building control works is about \$1.5m per year. The ICU does not maintain the breakdown of expenditure solely for implementing the PSP as it is part of the routine work of the ICU.

Same as in 2015, the ICU plans to survey 18 residential buildings in 2016. The required manpower and estimated expenditure are approximately the same as in 2015.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)051

(Question Serial No. 1787)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

During 2016-17, the Housing Department will continue to undertake the work of rehousing clearerees referred by the Lands Department and the Buildings Department. In this connection, will the Government advise on:

- (1) the total number of clearerees rehoused by the Housing Department and the expenditure incurred in the rehousing exercises in each of the past 3 years; and
- (2) the anticipated number of clearerees to be rehoused, the staffing requirement and the estimated expenditure to be incurred in 2016-17?

Asked by: Hon James TIEN Pei-chun (Member Question No. 7)

Reply:

- (1) The number of persons affected by Lands Department's (LandsD) squatter clearance or Building Department's (BD) enforcement action against illegal rooftop structures and with rehousing assistance provided by the Housing Department (HD) in the past 3 years, as well as the related operating expenditure are listed below -

	2013-14	2014-15	2015-16
Number of clearerees	341 persons	287 persons	466 persons
HD's operating expenditure on rehousing clearerees	\$19.8 million	\$21.2 million	\$24.2 million

- (2) LandsD and BD are responsible for the relevant clearance programmes. Details of the clearance programs will only be made public when LandsD conducts the pre-clearance registration or when BD issues the Statutory Order, in order to ensure

that the occupants to be rehoused are those who are genuinely affected. Hence, LandsD and BD are unable to provide the relevant information for 2016-17. A staff establishment of 29 non-directorate posts in HD undertakes duties relating to Programme (4) Rehousing of Occupants upon Clearance of Head 62. Related staff cost and other operating expenditure in 2016-17 is estimated to be \$23.9 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)052

(Question Serial No. 0673)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

The Government's transit centres provide a temporary place of stay to those rendered homeless, such as clearerees affected by rooftop structure clearance who are unable to find affordable accommodation. The environment and facilities of these transit centres, however, are poor. They are remotely located with no convenient transport links, and the lack of partitioning inside the transit centre gives no protection of privacy. In this connection, please advise this Committee on:

- (1) whether the Government has allocated resources in the 2016-17 Budget to improve the accessibility and the layout of the transit centres; if yes, the amount of resources to be involved, the facilities to be improved and the time required for improvement; if not, the reason(s);
- (2) the number of existing transit centres in Hong Kong and their respective locations, capacities and present occupancy rates.

Asked by: Hon James TO Kun-sun (Member Question No. 16)

Reply:

According to the prevailing policy of the Government, any persons who are rendered homeless as a result of Government actions (such as clearance of unauthorised structures, Court Bailiff's execution of court orders to repossess private building units, etc.), natural disasters or emergencies can apply to the Hong Kong Housing Authority (HA) for temporary accommodation in transit centres (TC) through the referral of relevant departments such as Buildings Department, Lands Department, Social Welfare Department, the Bailiff Section, etc., while awaiting eligibility vetting for further rehousing or in the

interim period while looking for alternative accommodation themselves. HA has two TCs at Po Tin Estate of Tuen Mun and Lung Tin Estate of Tai O respectively.

The 2 TCs aim to provide temporary shelters to people in need as mentioned above. The facilities therein are adequate to serve the basic need of a transitional and temporary accommodation. HA has no plan to change the layout of the TCs.

Information of the two TCs of HA is as follows -

Name of Transit Centre	District	Address	No. of bedspaces
1. Po Tin Transit Centre	Tuen Mun	G/F of Blocks 1-3, 7 and 8 in Po Tin Estate, Tuen Mun	340
2. Lung Tin Transit Centre	Tai O	G/F of Tin Fook House, Tin Tak House, Tin Hei House and Tin Kwai House in Lung Tin Estate, Tai O, Lantau Island	76

Since the occupancy position of transit centres fluctuates depending on the occurrence of incidents, the occupancy rate at different periods of time varies greatly. As such, the Housing Department has not kept the required statistics.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)053

(Question Serial No. 2944)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Under this Programme, the work of the Housing Department (HD) involves liaison with concerned departments at various stages from project inception, detailed design and construction to monitoring of the delivery of projects (to make sure they are on schedule and within budget). In view of the excess lead in drinking water incident last year, the HD will put in place some new measures as recommended by the Review Committee on Quality Assurance Issues Relating to Fresh Water Supply of Public Housing Estates in its final report to enhance the mechanism for ensuring the quality of drinking water supplied to housing estates. Please advise on the following:

1. in connection with the planned fresh water pipe replacement works in the 11 affected public housing developments to be carried out by the HD in 2016-17, the estimated expenditure to be incurred, whether additional manpower will be provided; and if yes, the grades and the number of staff to be involved, as well as among these staff, the number of civil servants and non-civil service contract staff; and
2. in respect of HD's commitment to train its site inspection team to inspect whether the main contractors have duly conducted their checks on the pipes, details of the estimated expenditure on training, the anticipated number of staff to be trained and their proportion to the total number of staff.

Asked by: Hon Tony TSE Wai-chuen (Member Question No. 29)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) has funded the various remedial measures arising from the "excess-lead-in-water" incident in public rental housing (PRH) estates with its own resources.

1. The 4 contractors concerned will be responsible for replacing the non-compliant pipes and fittings in the 11 PRH developments with excess lead in water, as well as the expenses incurred. Within the Housing Department (HD), the staff of the Development and Construction Division will be responsible for the relevant work, and the expenditure is funded by HA. HA will closely monitor the manpower requirement involved.
2. Training for the site inspection team is part of the duties of the Development and Construction Division of HD. HA funds the expenditure incurred. Based on the actual circumstances and needs, we will arrange training for the site inspection staff on inspecting whether the main contractors have duly conducted their supervisory checks, so as to implement the recommendation of HA's Review Committee on Quality Assurance Issues Relating to Fresh Water Supply of Public Housing Estates.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)054

(Question Serial No. 0031)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

As regards the work of “conducting the Planned Survey for overall improvements to HOS and TPS buildings”, please advise on the following:

- (1) the list of buildings surveyed by the Independent Checking Unit (ICU) in the past 3 years; and whether enforcement actions were taken in respect of the buildings surveyed; and
- (2) in the past 3 years, the total number of reports from members of the public received by the ICU, the numbers of reported cases investigated and subject to enforcement actions; and among them, the number of cases where unauthorised subdivided units were detected and the relevant details of these subdivided units.

Asked by: Hon WONG Kwok-hing (Member Question No. 1)

Reply:

The Independent Checking Unit (ICU) has been redeployed to directly under the Office of the Permanent Secretary for Transport and Housing (Housing) since June 2015 so as to reinforce the public understanding of its independent role.

The ICU has implemented a Planned Survey Programme (PSP) for residential buildings in Home Ownership Scheme (HOS) courts and Tenant Purchase Scheme (TPS) estates since 2004. The surveys include inspection and identification of unauthorized and dangerous building works, as well as the condition of common areas, external walls and drainage pipes. The ICU carries out enforcement action against unauthorized building works (UBWs) or condition of disrepair of common areas in accordance with the Buildings Ordinance, the current policy and guidelines of the Buildings Department under the delegated authority

from the Director of Buildings.

In the past 3 years (i.e. 2013 to 2015), the ICU completed surveys of 20, 18 and 18 residential buildings respectively under the PSP and had taken enforcement actions including removal of UBWs on the external wall of these buildings. Details of the surveyed buildings in the past 3 years are listed below:

<p><u>2013</u></p> <p>Cheung Wo Court :</p> <p>Chun Wah Court :</p> <p>Lei Cheng Uk Estate :</p> <p>Fu Heng Estate :</p> <p>Siu Hong Court :</p> <p>Fung Wah Estate :</p> <p>Wah Kwai Estate :</p>	<p>Wo Kwan House Wo Shing House Wo Tung House</p> <p>Wo Yuet House</p> <p>Chun Wah Court</p> <p>Shun Yee House Wo Ping Hosue Tao Tak House</p> <p>Heng Tai House Heng Tsui House</p> <p>Siu Hang House Siu Shun House Siu Fai House</p> <p>Siu Lok House Siu Lai House Siu Kei House</p> <p>Siu Ning House</p> <p>Sau Fung House</p> <p>Wah Yin House Wah Sin House</p>
<p><u>2014</u></p> <p>Hing Tin Estate :</p> <p>Lei Cheng Uk Estate :</p> <p>Fu Heng Estate :</p> <p>Siu Hong Court :</p> <p>San Wai Court :</p> <p>Wah Kwai Estate :</p>	<p>Choi Tin House Mei Tin House</p> <p>Lai Yeung House Lim Kit House Wo Muk House</p> <p>Yan Oi House</p> <p>Heng Wing House Heng Yiu House</p> <p>Siu Tai House Siu Ho House Siu Ping House</p> <p>Siu Cheong House</p> <p>San Bik House San Hoi House San Pui House</p> <p>Wah Lim House Wah Hau House Wah Lai House</p>
<p><u>2015</u></p> <p>Hing Tin Estate :</p> <p>Hong Wah Court :</p> <p>Lei Cheng Uk Estate :</p> <p>Fung Chuen Court :</p> <p>Fu Heng Estate :</p> <p>Yat Nga Court :</p> <p>San Wai Court :</p> <p>On Shing Court :</p> <p>Wah Kwai Estate :</p> <p>Yu Tung Court :</p>	<p>Yan Tin House</p> <p>Chung Hong House Wang Hong House</p> <p>Chung Hou House Hau Lim House Hau Chi House</p> <p>Fung Chuen Court</p> <p>Heng Yue House Heng Shing House</p> <p>Yat Wing House Yat Yan House</p> <p>San Shun House San Woon House San Yin House</p> <p>On Shing Court</p> <p>Wah Oi House</p> <p>Heung Tung House Hor Tung House</p>

Regarding the reported cases in the past 3 years (i.e. 2013 to 2015), the ICU had received 5 740 reports, carried out 11 180 site inspections, and issued 2 108 advisory letters and 334 statutory orders. The majority of cases were related to UBWs and defective drains of residential flats. Only very few cases were concerned with subdivided units. The ICU does not maintain separate statistical records on the cases involving subdivided units.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)055

(Question Serial No. 0032)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

In respect of the item of “dilapidated buildings” under Programme (1), it is stated that the number of “reports from members of the public attended to” in the past two years was 446 and 597 respectively, while the number of repairs orders issued was only 0 and 1. Please inform this Committee of:

- (1) the major categories of reports received and the number of reports received in these two years by category;
- (2) the average time taken to handle a report;
- (3) the reasons for the wide discrepancy between the number of repairs orders issued and the number of reports attended to, and whether the Government will deploy additional manpower and resources to improve the situation; and
- (4) whether the Government will consider allocating additional resources for education and publicity programmes.

Asked by: Hon WONG Kwok-hing (Member Question No. 2)

Reply:

The Independent Checking Unit (ICU) has been redeployed to directly under the Office of the Permanent Secretary for Transport and Housing (Housing) since June 2015 so as to reinforce the public understanding of its independent role.

Among the reported cases on dilapidated buildings received by the ICU, most of them are internal spalled concrete, while other cases include defective internal plastering, fallen

mosaic tiles or cracked concrete on external walls, etc. The ICU does not maintain statistical records of these reported cases by categories. Hence, the ICU cannot provide numbers of reports received by categories.

Upon the receipt of reports on dilapidated building, staff of the ICU will carry out site inspections and take appropriate actions in accordance with the Buildings Ordinance, the current policy and guidelines of the Buildings Department, including issuing advisory letters and repair orders to the relevant owners. In general, the ICU will reply the informants within 21 days while the actual handling time of each case differs depending on the complexity and particular circumstances of each case.

Most of the report cases received on dilapidated buildings involved minor defective internal plastering and internal spalled concrete. Therefore, in the past 2 years, only 1 serious disrepair case was identified which warranted the issue of a repair order. For other cases which are minor in nature and do not warrant the issue of repair orders, the ICU will issue advisory letters to the owners / occupiers concerned advising them to carry out the repair works.

The ICU will closely monitor the trend of the reports received on dilapidated buildings, suitably deploy manpower and resources to ensure proper handling of each case. At present, the ICU will focus on handling cases and has no plan to deploy additional resources for education and publicity programme.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)056

(Question Serial No. 0033)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise on the current progress of the programme for installing laundry racks, including:

- (1) the list of estates with installation works completed and the number of units, expenditure and manpower involved;
- (2) the list of estates with installation works in progress, the number of contracts awarded and the deadline for completion of the works, and the expenditure and manpower involved; and
- (3) the list of estates included in the tendering exercise to be conducted this year and the anticipated date of completion of the works.

Asked by: Hon WONG Kwok-hing (Member Question No. 4)

Reply:

- (1) As at February 2016, the replacement works have been completed in the 14 estates of the Hong Kong Housing Authority (HA) listed as follows:

1.	Chak On Estate	2.	Choi Hung Estate
3.	Hing Wah (II) Estate	4.	Lai King Estate
5.	Lower Wong Tai Sin (II) Estate	6.	Pak Tin Estate (Blocks 9, 10, 11 and 13)
7.	Sam Shing Estate	8.	Sha Kok Estate
9.	Shek Kip Mei Estate (old blocks)	10.	Shek Yam (East) Estate
11.	Sun Tin Wai Estate	12.	Tai Hing Estate

13.	Wah Fu (II) Estate	14.	Yue Wan Estate
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The number of units involved is about 26 000 with a works expenditure of about \$41 million. The replacement works are supervised by the staff of District Maintenance Offices of the Housing Department (HD) or Property Services Agents.

- (2) At present, the replacement works are being carried out in the 26 estates of HA listed as follows:

1.	Butterfly Estate	2.	Cheung Ching Estate
3.	Choi Yuen Estate	4.	Chuk Yuen (South) Estate
5.	Kai Yip Estate	6.	Kwong Fuk Estate
7.	Lai Kok Estate	8.	Lei Muk Shue (II) Estate
9.	Lung Hang Estate	10.	On Ting Estate
11.	Shek Lei (I) Estate	12.	Shek Lei (II) Estate
13.	Shek Yam Estate	14.	Sun Chui Estate
15.	Tai Wo Hau Estate	16.	Tin Shui (I) Estate
17.	Tin Shui (II) Estate	18.	Wah Fu (I) Estate
19.	Wo Che Estate	20.	Wu King Estate
21.	Yau Oi Estate	22.	Choi Ha Estate*
23.	Kwong Yuen Estate*	24.	Lower Wong Tai Sin (I) Estate*
25.	Tak Tin Estate*	26.	Tsui Ping (North) Estate*

* Tenants Purchase Scheme (TPS) estates in which the replacement works are restricted to PRH units only.

Meanwhile, contracts for the replacement works in the 25 estates of HA listed below have been awarded and the works will soon commence:

1.	Cheung Hong Estate	2.	Kai Tin Estate
3.	Ko Yee Estate	4.	Kwai Chung Estate
5.	Kwai Fong Estate	6.	Kwai Shing (East) Estate
7.	Kwong Tin Estate	8.	Lai Yiu Estate
9.	Lok Wah (South) Estate	10.	Lok Wah (North) Estate
11.	Mei Lam Estate	12.	Nam Shan Estate
13.	Oi Man Estate	14.	On Yam Estate
15.	Sau Mau Ping Estate	16.	Shek Wai Kok Estate
17.	Shun On Estate	18.	Tai Hang Tung Estate
19.	Wan Tsui Estate	20.	Cheung Fat Estate*
21.	Cheung On Estate*	22.	Chuk Yuen (North) Estate*
23.	Fung Tak Estate*	24.	Hing Tin Estate*
25.	Tsing Yi Estate*		

* TPS estates in which the replacement works are restricted to PRH units only.

The replacement works in the above 51 estates involve 6 contracts awarded through tenders with the stipulated completion time ranging from June to November in 2016. The total works expenditure is about \$135 million. The replacement works are supervised by the staff of District Maintenance Offices of HD or Property Services Agents.

- (3) Tenders returned for the replacement works in the 95 estates of HA listed below are under assessment. The contracts for these estates are expected to be awarded shortly. The anticipated completion time is August 2017.

1.	Cheung Hang Estate	2.	Cheung Kwai Estate	3.	Cheung Shan Estate
4.	Cheung Wang Estate	5.	Choi Fai Estate	6.	Choi Wan (I) Estate
7.	Chun Shek Estate	8.	Chung On Estate	9.	Fortune Estate
10.	Fu Cheong Estate	11.	Fu Tai Estate	12.	Fu Tung Estate
13.	Fuk Loi Estate	14.	Hau Tak Estate	15.	Hing Tung Estate
16.	Hing Wah (I) Estate	17.	Ho Man Tin Estate	18.	Hung Hom Estate (Phase 1)
19.	Ka Fuk Estate	20.	Kam Peng Estate	21.	Kin Ming Estate
22.	Lai On Estate	23.	Lee On Estate	24.	Lei Muk Shue (I) Estate
25.	Lei Yue Mun Estate	26.	Lek Yuen Estate	27.	Lok Fu Estate
28.	Lung Tin Estate	29.	Ma Hang Estate	30.	Mei Tung Estate
31.	Ming Tak Estate	32.	Ngan Wan Estate	33.	Oi Tung Estate
34.	Pak Tin Estate ^a	35.	Ping Tin Estate	36.	Po Tat Estate
37.	Po Tin Estate	38.	Sheung Lok Estate	39.	Sheung Tak Estate
40.	Shui Pin Wai Estate	41.	Shun Lee Estate	42.	Shun Tin Estate
43.	Siu Sai Wan Estate	44.	Tai Yuen Estate	45.	Tin Chak Estate
46.	Tin Hang Estate	47.	Tin Wah Estate	48.	Tin Wan Estate
49.	Tin Yan Estate	50.	Tin Yiu (I) Estate	51.	Tin Yiu (II) Estate
52.	Tsui Lok Estate	53.	Tsui Ping (South) Estate	54.	Tsz Ching Estate
55.	Tsz Lok Estate	56.	Tsz Man Estate	57.	Un Chau Estate (Phase 3)
58.	Upper Ngau Tau Kok Estate	59.	Upper Wong Tai Sin Estate	60.	Wah Lai Estate
61.	Wah Sum Estate	62.	Wan Hon Estate	63.	Wang Tau Hom Estate
64.	Yat Tung Estate	65.	Yau Tong Estate	66.	Yiu Tung Estate
67.	Choi Ming Court [#]	68.	Hoi Fu Court [#]	69.	Yung Shing Court [#]
70.	Cheung Wah Estate*	71.	Fu Heng Estate*	72.	Fu Shin Estate*
73.	Fung Wah Estate*	74.	Heng On Estate*	75.	Hin Keng Estate*
76.	Kin Sang Estate*	77.	King Lam Estate*	78.	Lei Cheng Uk Estate*
79.	Lei Tung Estate*	80.	Leung King Estate*	81.	Long Ping Estate*
82.	Po Lam Estate*	83.	Pok Hong Estate*	84.	Shan King Estate*
85.	Tai Ping Estate*	86.	Tai Wo Estate*	87.	Tin King Estate*
88.	Tin Ping Estate*	89.	Tsui Lam Estate*	90.	Tsui Wan Estate*
91.	Tung Tau (II) Estate*	92.	Wah Kwai Estate*	93.	Wah Ming Estate*
94.	Wan Tau Tong Estate*	95.	Yiu On Estate*		

^a Replacement works is only applicable to H1 and H3 block types.

[#] Buy or Rent Option estates in which the replacement works are restricted to PRH units only.

* TPS estates in which the replacement works are restricted to PRH units only.

Moreover, tenders for the replacement works in Ap Lei Chau Estate and Fu Shan Estate will be issued in mid-2016, and the replacement works will be completed within 2017.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)057

(Question Serial No. 2446)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

According to Programme(5), the work involves administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711 by providing intra-governmental services for implementation of these projects. The work involves liaison with concerned departments at various stages from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and within budget. In this connection, will the Government inform this Committee:

- (1) how many projects with cost overruns in the past 2 years by listing the projects that have run over budget, as well as the amount of and the reason for the overrun; and
- (2) whether the surfacing of incidents of lead in drinking water in public rental housing last year resulted in slippage of works and overruns in projects; if yes, of the details of the projects that experienced slippage and cost overruns?

Asked by: Hon WONG Kwok-hing (Member Question No. 3)

Reply:

- (1) In the past 2 years (i.e. 2013-14 and 2014-15), the relevant expenditures of all projects under Capital Works Reserve Fund Head 711 are within the project estimates and no project has run over budget.
- (2) The incidents of lead in drinking water did not cause slippage of works or cost overruns of the projects under Capital Works Reserve Fund Head 711.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)058

(Question Serial No. 0122)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise this Committee on:

- (1) details of the studies on housing-related policies conducted by the Government in the past 2 years, including names of the studies, the expenditure involved, the institution(s) commissioned in each of these studies and detailed implementation plans for existing properties or future projects; and
- (2) the studies planned to be conducted by the Government in the next 2 years as well as the manpower resources to be involved and estimated expenditure to be incurred in each of these studies.

Asked by: Hon WONG Kwok-kin (Member Question No. 1)

Reply:

- (1) In 2014-15, we commissioned the Census and Statistics Department (C&SD) to conduct a "Thematic Household Survey (THS) on Housing Conditions in 2014" under a contracting-out mode. The main objective of the survey was to estimate the total number of sub-divided units (SDUs) in private domestic / composite buildings aged 25 years and above in Hong Kong. Information on the socio-economic characteristics and housing conditions of households residing in SDUs was also collected in the survey. The cost was \$1.395 million. The institution conducting the survey was Policy 21 Limited. The estimated number of SDUs found in the survey was taken into account in the long term housing demand projection and published in the "Long Term Housing Strategy Implementation Milestones as at December 2014" in December 2014.

In 2015-16, we continued to commission C&SD to conduct a “THS on Housing Conditions in 2015” under a contracting-out mode to update the aforesaid statistics and related information on SDUs. The cost was \$1.35 million. The institution conducting the survey was Policy 21 Limited. The estimated number of households living in SDUs found in the survey was taken into account in the long term housing demand projection and published in the “Long Term Housing Strategy Annual Progress Report 2015” in December 2015.

- (2) We have no plan to commission new studies in 2016-17 and 2017-18.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)059

(Question Serial No. 0207)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the completions of various classes of private domestic flats, please advise this Committee on:

- (1) the total completions in the past 5 financial years and estimated total completions in the coming year, with a breakdown by the Government's current classification of flats (namely Class A (saleable area less than 40 square metres), Class B (saleable area of 40 to 69.9 square metres), Class C (saleable area of 70 to 99.9 square metres), Class D (saleable area of 100 to 159.9 square metres) and Class E (saleable area of 160 square metres or above)), and the distribution of various classes of flats completed or to be completed by District Council district; and
- (2) the average price per square foot in saleable area of various classes of flats in the past 5 financial years, with a breakdown by the Government's current classification of flats (namely Class A (saleable area less than 40 square metres), Class B (saleable area of 40 to 69.9 square metres), Class C (saleable area of 70 to 99.9 square metres), Class D (saleable area of 100 to 159.9 square metres) and Class E (saleable area of 160 square metres or above)) and District Council district.

Asked by: Hon WONG Kwok-kin (Member Question No. 5)

Reply:

- (1) The breakdown on the number of private domestic flats by class and district, including annual completions in the past 5 years (only calendar year figures are available) as well as the forecast completions in 2016, are set out in **Table 1** and **Table 2** respectively.

- 、
- (2) The breakdown on the average price of private domestic flats by class and region (only figures classified by Hong Kong, Kowloon and the New Territories are available) in the past 5 years is set out in **Table 3**.

Table 1: Annual completions by class and district in the past 5 years

District	2011					2012				
	A	B	C	D	E	A	B	C	D	E
Central and Western	33	237	11	51	44	79	175	71	198	54
Wan Chai	-	48	48	218	23	333	151	78	19	5
Eastern	135	158	19	5	-	31	74	3	-	-
Southern	-	4	5	11	19	-	23	37	296	125
Yau Tsim Mong	257	247	361	212	10	652	547	148	142	6
Sham Shui Po	-	-	-	-	-	212	82	-	2	-
Kowloon City	211	76	85	132	6	123	232	113	147	33
Wong Tai Sin	-	-	-	-	-	-	656	266	44	2
Kwun Tong	-	-	-	-	-	-	-	-	-	-
Kwai Tsing	-	-	-	-	-	-	-	-	-	-
Tsuen Wan	-	-	-	-	-	-	-	-	-	-
Tuen Mun	-	108	135	145	71	35	899	143	39	95
Yuen Long	-	774	132	1	-	46	220	57	14	51
North	-	-	-	-	-	-	-	-	-	-
Tai Po	-	-	-	-	-	-	70	289	654	210
Sha Tin	-	1 321	1 338	19	22	-	467	248	254	12
Sai Kung	-	1 613	761	65	8	-	900	267	1	-
Islands	-	-	206	60	4	-	-	-	17	2
OVERALL	636	4 586	3 101	919	207	1 511	4 496	1 720	1 827	595

Remarks

The figures above are provided by the Rating and Valuation Department (RVD).
All figures exclude village houses.

Class A - saleable area less than 40 square metre (m²)_

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table 1: Annual completions by class and district in the past 5 years (Cont'd)

District	2013					2014				
	A	B	C	D	E	A	B	C	D	E
Central and Western	14	46	104	27	39	402	240	51	52	5
Wan Chai	-	-	-	2	7	160	450	37	3	22
Eastern	112	83	1	90	2	136	335	7	5	-
Southern	-	-	-	-	5	-	-	-	-	12
Yau Tsim Mong	-	-	-	-	-	273	537	567	209	28
Sham Shui Po	-	390	222	1	1	361	387	10	36	1
Kowloon City	103	36	10	87	31	267	150	89	80	53
Wong Tai Sin	-	-	-	-	-	-	-	-	-	-
Kwun Tong	-	77	46	1	-	-	182	111	6	-
Kwai Tsing	-	-	-	-	-	-	-	-	-	-
Tsuen Wan	-	-	-	-	17	-	1 695	414	22	21
Tuen Mun	-	-	-	-	-	62	770	71	27	60
Yuen Long	1 194	1 684	388	252	78	220	1 369	460	14	7
North	-	-	-	107	146	83	709	48	31	1
Tai Po	-	24	95	6	3	196	337	507	20	11
Sha Tin	-	571	341	-	16	-	611	199	39	16
Sai Kung	-	1 777	-	-	1	-	674	1 636	122	3
Islands	-	-	-	-	17	-	-	-	-	-
OVERALL	1 423	4 688	1 207	573	363	2 160	8 446	4 207	666	240

Remarks

The figures above are provided by the RVD.
All figures exclude village houses.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table 1: Annual completions by class and district in the past 5 years (Cont'd)

District	2015				
	A	B	C	D	E
Central and Western	119	30	115	109	65
Wan Chai	481	795	103	13	26
Eastern	69	290	98	135	3
Southern	-	-	-	-	8
Yau Tsim Mong	114	-	-	-	-
Sham Shui Po	185	372	20	2	13
Kowloon City	347	215	212	356	48
Wong Tai Sin	-	-	-	-	-
Kwun Tong	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Tsuen Wan	-	-	-	-	-
Tuen Mun	-	-	2	2	3
Yuen Long	689	587	26	41	38
North	-	-	-	-	-
Tai Po	47	362	496	334	131
Sha Tin	1	1 234	652	136	62
Sai Kung	83	426	27	55	5
Islands	-	720	439	288	51
OVERALL	2 135	5 031	2 190	1 471	453

Remarks

The figures above are provided by the RVD.
All figures exclude village houses.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table 2: Forecast completions by class and district in 2016

District	A	B	C	D	E
Central and Western	470	575	271	54	52
Wan Chai	340	38	12	26	71
Eastern	103	42	-	1	-
Southern	127	127	2	6	145
Yau Tsim Mong	660	130	2	1	-
Sham Shui Po	361	531	-	-	-
Kowloon City	636	178	78	558	236
Wong Tai Sin	-	-	-	-	-
Kwun Tong	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Tsuen Wan	-	-	-	4	1
Tuen Mun	-	-	-	-	15
Yuen Long	1 113	2 827	932	353	49
North	-	-	-	-	-
Tai Po	-	-	-	-	-
Sha Tin	-	360	56	148	304
Sai Kung	385	1 867	905	287	327
Islands	543	1 869	-	5	20
OVERALL	4 738	8 544	2 258	1 443	1220

Remarks

The figures above are provided by the RVD.

All figures exclude village houses.

The figures are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2016" in April 2016.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table 3: Average price by class and region in the past 5 years(Price per m²) (Dollars)

Class		2011	2012	2013	2014	2015
A	Hong Kong	93,497	108,326	123,304	128,912	146,437
	Kowloon	67,594	79,928	94,808	104,403	117,993
	New Territories	58,093	67,828	83,132	91,436	107,754
B	Hong Kong	101,779	112,158	126,642	129,629	147,993
	Kowloon	81,941	92,997	103,401	108,820	121,000
	New Territories	56,305	65,319	75,449	81,476	94,343
C	Hong Kong	135,355	142,070	159,480	153,720	171,756
	Kowloon	123,511	128,259	138,823	138,586	148,758
	New Territories	68,022	75,416	85,640	89,607	101,374
D	Hong Kong	167,939	177,673	184,830	183,962	198,841
	Kowloon	154,327	158,106	157,700	160,259	166,913
	New Territories	73,228	76,953	79,818	85,479	96,960
E	Hong Kong	234,951	259,380	255,215	249,984	238,707
	Kowloon	214,806	185,727	194,285	235,620	206,485
	New Territories	80,178	87,598	78,664	73,677	89,054

Remarks

The figures for 2015 are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review Monthly Supplement (May 2016)".

The figures above are provided by the RVD.

All figures exclude village houses.

Changes in average prices between different periods may be due to variations in the characteristics of the different properties being analysed, and should not be taken as indicating a general change in value over the period.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

- End -

CONTROLLING OFFICER'S REPLY

THB(H)060

(Question Serial No. 2686)

Head: (62) Housing Department

Subhead (No. & title): (000) Operational expenses

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

An expert report recently released by the Commission of Inquiry into Excess Lead Found in Drinking Water revealed that in addition to the water samples collected from the affected estates, 11 of the tested “first draw” water samples collected from 5 other estates completed in or after 2005 were also found to contain excess lead. In this connection, please advise on:

1. whether another test will be conducted on “first draw” water samples from public housing estates completed after 2005; if yes, the estimated expenditure and number of flats to be involved; if not, the reason(s); and
2. whether provision will be set aside for supplying bottled water to tenants and deploying water wagons to the affected estates as well as working out the plan for rectification works; if yes, the estimated expenditure and number of flats to be involved; if not, the reason(s).

Asked by: Dr Hon Helena WONG Pik-wan (Member Question No. 23)

Reply:

Regarding the method for taking water samples for testing, the Water Supplies Department (WSD) considers that currently there is no single or universal standard practice throughout the world. Different countries adopt their own sampling procedures in accordance with their specific objectives. To ensure that the water samples are representative, WSD establishes its sampling procedures with reference to the international standard ISO 5667-Part 5 for the purposes of verifying whether the quality of drinking water is in compliance with the World Health Organisation (WHO) Guideline values. Samples taken before flushing are only indicative of the quality of water standing in the water pipes or

faucets for a period of time. They are not representative of the quality of water to be consumed by an individual throughout the day. It is not suitable to compare such water quality figures with WHO Guideline values.

Regarding the views of the experts of Commission of Inquiry into Excess Lead found in Drinking Water (COI), WSD will duly take into consideration their views in conjunction with the findings and recommendations of the COI when the latter's report is issued.

As for the "5 other" estates found to have excess lead in drinking water as asked in the question, we understand that this is based on the COI expert's report. We will keep in view COI's findings and recommendations. Meanwhile, we will continue with the follow-up work in connection with the 11 public rental housing developments found with excess lead in water based on systemic sampling, and will continue to keep the public informed of the developments.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)061

(Question Serial No. 2999)

Head: (62) Housing Department

Subhead (No. & title): (000) Operational expenses

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

What is the estimated number of buildings to be surveyed by the Independent Checking Unit this year? How will the Housing Department urge more owners or occupants of the residential flats concerned to comply with the advisory letters as soon as possible?

Asked by: Hon WONG Yuk-man (Member Question No. 48)

Reply:

The Independent Checking Unit (ICU) has been redeployed to directly under the Office of the Permanent Secretary for Transport and Housing (Housing) since June 2015 so as to reinforce the public understanding of its independent role.

ICU had implemented a Planned Survey Programme for residential buildings in Home Ownership Scheme (HOS) courts and Tenant Purchase Scheme (TPS) estates since 2004.

The ICU carries out enforcement action against unauthorized building works (UBWs) or condition of disrepair of common areas in accordance with the Buildings Ordinance (BO), the current policy and guidelines of the Buildings Department (BD) under the delegated authority from the Director of Buildings. In general, the ICU will issue advisory letters to owners or occupants or the Incorporated Owners (IOs) for UBWs and disrepair found in individual flats or common area of the buildings respectively, requiring them to carry out removal or repair works. Depending on individual circumstances, the ICU will issue removal or repair orders to the owners or IOs if they fail to comply with the advisory letters.

In order to facilitate the owners or occupants to proceed with the removal or repair works as soon as possible, apart from listing out the UBWs or repair works items, the advisory letters also provide relevant information to facilitate the owners or IOs to carry out the necessary

works. Since most of these works are minor works, a brief introduction to the “Minor Works Control System (MWCS)” under BO and BD’s website are given in the letters to provide details for the owners and IOs. If owners or IOs wish to engage the registered minor works contractors to carry out the works, they can obtain contractors’ contact information from the relevant Registers on BD’s website. Moreover, the hotline and the website of the “Integrated Building Maintenance Assistance Scheme” are given in the letters so that owners who require financial assistance can find out the details of that scheme. Furthermore, contact information of ICU’s officer is given in the advisory letters. Owners or occupants can contact ICU directly if they want to understand more about the content and requirements of the advisory letters, in order to expedite the required works.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)062

(Question Serial No. 3000)

Head: (62) Housing Department

Subhead (No. & title): (000) Operational expenses

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

What is the staff establishment involved in monitoring the construction progress of public rental housing developments this year and in the past 3 years? What is the estimated expenditure to be involved this year?

What measures will the Housing Department (HD) take to ensure that the developments progress on schedule without compromising the building structural safety? How often does HD conduct site inspections and what are the inspection details?

Asked by: Hon WONG Yuk-man (Member Question No. 49)

Reply:

The Housing Authority (HA) all along commits to providing quality public housing to the public and fulfilling to the statutory requirements under the Buildings Ordinance (BO) and its subsidiary legislation. The Independent Checking Unit under the Office of the Permanent Secretary for Transport and Housing (Housing) exercises administrative building control over public housing to ensure the safety standards of public housing to be in line with the BO and related requirements.

HA has formulated stringent safety requirements in its public housing development contracts and will manage the construction contracts and the contractors' performance so as to uphold the predetermined safety standard. In relation to site supervision and works monitoring, based on the scale, difficulties and risk factors of projects, HA will engage qualified professionals and technically competent persons to conduct site inspections and monitoring with frequency and details as stipulated in the "Code of Practice for Site Supervision" issued by the Buildings Department, so as to ensure effective supervision on

the site construction activities and to ensure that public housing is structurally safe in consistent with the BO.

As a financially autonomous public body, HA funds its public housing programme with its own resources. HA is wholly responsible for the cost of the staff establishment and the expenditure incurred in the development of public housing projects. The Development and Construction Division (DCD) of the Housing Department is responsible for the implementation of HA's public housing projects, including monitoring of the construction progress. The staff establishments of DCD in the past 3 years and the current year are 1 999 (2012-13), 2 145 (2013-14), 2 306 (2014-15) and 2 499 (2015-16) respectively. The estimated staff cost for 2015-16 is about \$1.9819 billion.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)063

(Question Serial No. 3001)

Head: (62) Housing Department

Subhead (No. & title): (000) Operational expenses

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Please list the sites expected to be available for public rental housing development in each of the 18 District Council districts of Hong Kong in the next 5 years, with information on the number of flats to be provided, as well as the distribution and location of sites, etc.

Asked by: Hon WONG Yuk-man (Member Question No. 50)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The estimated number of units and the location of the public rental housing projects under HA to be completed in the coming 5 years (2015-16 to 2019-20) are set out at the Annex.

Public Rental Housing (PRH) Production of the Hong Kong Housing Authority(2015-16 to 2019-20)

Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2015-16				
Urban	Kwun Tong	Lower Ngau Tau Kok Estate Phase 2	600	6 100
		Anderson Road Site E Phase 1	2 600	
		Anderson Road Site E Phase 2	2 500	
		Lei Yue Mun Phase 3	400	
	Sham Shui Po	So Uk Phase 1	2 900	2 900
Extended Urban	Sha Tin	Shatin Area 52 Phase 2	2 100	2 600
		Shatin Area 52 Phase 4	500	
New Territories	Tai Po	Po Heung Street, Tai Po	500	500
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	700	3 400
		Hung Shui Kiu Area 13 Phase 2	600	
		Hung Shui Kiu Area 13 Phase 3	500	
		Ex-Au Tau Departmental Quarters	1 200	
		Ex-Yuen Long Estate	400	
			Sub-total	15 500
2016-17				
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200
	Kwun Tong	Anderson Road Site A	1 500	7 100
		Anderson Road Site C1	1 400	
		Anderson Road Site D	3 500	
		Anderson Road Site E Phase 2	800	
Extended Urban	Sha Tin	Shatin Area 52 Phase 3	2 000	4 100
		Shatin Area 52 Phase 4	2 100	
	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	3 700
		Tuen Mun Area 54 Site 2 Phase 2	1 000	
			Sub-total	18 700
2017-18				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Site B Phase 1	3 100	5 700
		Anderson Road Site B Phase 2	2 600	
	Sham Shui Po	So Uk Phase 1	400	4 100
		So Uk Phase 2	3 700	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 2	1 000	1 000
			Sub-total	11 900

Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2018-19				
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	5 700
		Lai Chi Kok Road - Tonkin Street Phase 1	2 500	
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
Extended Urban	Sha Tin	Fo Tan Phase 1	4 800	7 800
		Shek Mun (Shek Mun Estate Phase 2)	3 000	
	Islands	Tung Chung Area 39	3 900	3 900
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	900	
			Sub-total	20 300
2019-20				
Urban	Eastern	Wing Tai Road, Chai Wan	800	800
	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000
		Northwest Kowloon Reclamation Site 6 Phase 1	900	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
		Pak Tin Phase 11	1 100	
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 700
		Fung Shing Street, Wong Tai Sin	800	
Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi Phase 1	1 600	1 600
			Sub-total	9 200
			Total	75 600

(Based on Public Housing Construction Programme of the Hong Kong Housing Authority as at December 2015)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)064

(Question Serial No. 3208)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Please list the sites expected to be available for Home Ownership Scheme development in each of the 18 District Council districts of Hong Kong in the next 5 years, with information on the number of flats to be provided, as well as the distribution and location of sites, etc.

Asked by: Hon WONG Yuk-man (Member Question No. 51)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The estimated number of flats and the location of the subsidised sale housing projects to be completed in the coming 5 years (2016-17 to 2019-20) are set out at the **Annex**.

Hong Kong Housing Authority's Subsidised Sale Flats Production

Annex

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2016-17				
Urban	Wong Tai Sin	Ex-San Po Kong Flatted Factory	900	900
Extended Urban	Kwai Tsing	Ching Hong Road	465*	465
	Tsuen Wan	Sha Tsui Road	962*	962
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C	216*	504
		Pik Tin Street, Sha Tin Area 4D	288*	
New Territories	Yuen Long	Wang Yip Street West	229*	229
			Sub-total	3 000
2017-18				
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31	200	200
			Sub-total	200
2018-19				
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300
		Sheung Lok Street	600	
	Kwun Tong	Choi Hing Road, Choi Hung	1 400	1 400
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	2 500
		Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan	2 400	2 400
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			Sub-total	8 300
2019-20				
Urban	Sham Shui Po	Fat Tseung Street West	800	800
Extended Urban	Kwai Tsing	Texaco Road	500	500
	Sha Tin	Au Pui Wan Street	800	2 400
		Hang Kin Street, Ma On Shan	700	
		Wo Sheung Tun Street, Fo Tan	800	
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400
	Islands	Tung Chung Area 27	1 200	1 200
			Sub-total	6 300
			Total	17 800

(Based on Public Housing Construction Programme of the Hong Kong Housing Authority as at December 2015)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

*These subsidised sale flats were offered for pre-sale in 2014. Figures provided are actual number of flats.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)065

(Question Serial No. 3209)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

According to the Housing Department's estimate, there will be 27 infrastructure projects under construction in 2016, reflecting a significant increase over the previous year. In this connection, please list the locations of these 27 projects with relevant project details.

Asked by: Hon WONG Yuk-man (Member Question No. 52)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Government's expenses under the Capital Works Reserve Fund Head 711 are for the implementation of housing-related infrastructural and community facility projects, while HA would fund the construction cost of public housing.

Under The Capital Works Reserve Fund Head 711, there will be 27 infrastructural and community facility projects under construction in 2016. The projects and their details are shown in **Annex**.

List of housing-related infrastructural and community facility projects under construction in 2016

<u>Projects in Construction Stage</u>		<u>Approved Project Estimate (\$)</u>	<u>Anticipated Completion Date</u>
1.	Public transport interchange at Area 3A, Tung Chung	69.9 million	Mid-2016
2.	Development at Anderson Road	3.4672 billion	Mid-2016
3.	Main engineering infrastructure in association with the proposed developments in Area 56, Tung Chung	54.8 million	Mid-2016
4.	Development at Anderson Road – consultants’ fees and site investigation	57.5 million	Mid-2016
5.	Development near Choi Wan Road and Jordan Valley	2.0093 billion	End 2016
6.	Public transport interchange at Container Port Road and junction improvement works along Kwai Chung Road, Kwai Chung	72.7 million	End 2017
7.	Demolition and ground contamination works for development at North West Kowloon Site 1, Sham Shui Po – Phase 1*	113.8 million	Early 2018
8.	Public transport interchange and associated works at Kiu Cheong Road East, Ping Shan	602.2million	Early 2018
9.	Footbridge link at Sau Ming Road, Kwun Tong*	130.1 million	Mid-2018
10.	Community hall at Sau Ming Road, Kwun Tong	134.9 million	End 2018
11.	Reprovisioning of Pak Tin Community Hall and special child care centre-cum-early education and training centre in Pak Tin Estate redevelopment site, and construction of footbridge link at Nam Cheong Street, Sham Shui Po	318.3 million	End 2018
12.	Roads and drains in Area 16 and Area 58D, Sha Tin	224.5 million	End 2018
13.	Footbridge improvement works at Siu Hong Road, Tuen Mun*	129.7 million	Mid-2019
14.	Sports centre, 5-a-side soccer pitch and public library facilities at Northwest Kowloon Reclamation Site 6, Sham Shui Po*	1.5646 billion	End 2019
15.	Public transport interchange at Pak Wan Street, Sham Shui Po*	108.2 million	End 2019
16.	Infrastructure works for development at Queen’s Hill, Fanling*	1.4595 billion	End 2020
17.	Sports centre at Choi Wing Road, Kwun Tong*	650.4 million	Early 2021
18.	Public transport interchange at Northwest Kowloon Reclamation Site 6, Sham Shui Po*	174.0 million	Mid-2021
19.	Road and infrastructure works for development at Lin Cheung Road, Sham Shui Po*	114.8 million	Mid-2021
*We plan to seek funding approval for these projects from the Legislative Council in 2016.			

<u>Projects in Final Account Stage</u>		<u>Approved Project Estimate (\$)</u>	<u>Completion Date</u>
20.	Reprovisioning of the Police Dog Unit and Force Search Unit from the Burma Lines Site to Sha Ling	159.7 million	End 2003
21.	Development near Choi Wan Road and Jordan Valley – consultants’ fees and site investigation	43.7 million	Mid-2005
22.	Tin Shui Wai further development—road junction improvement, site formation and main engineering infrastructure	3.1632 billion	Mid-2005
23.	Road improvement works in association with the proposed re-alignment of Ngau Tau Kok Fourth Street and Fifth Street and construction of nearby footbridge links	96.1 million	End 2012
24.	Public transport interchange at Area 13, Hung Shui Kiu	48.1 million	Early 2015
25.	Water supply to housing development at Anderson Road	231.5 million	Early 2015
26.	Mainlaying within development at Anderson Road	103.8 million	Mid-2015
27.	District open space adjoining Lower Ngau Tau Kok Public Housing Redevelopment	125.0 million	Mid-2015

- End -

CONTROLLING OFFICER'S REPLY

THB(H)066

(Question Serial No. 3210)

Head: (62) Housing Department

Subhead (No. & title): (000) Operational expenses

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme, what are the estimated expenditure and manpower required as well as the number of targeted buildings this year?

Asked by: Hon WONG Yuk-man (Member Question No. 53)

Reply:

The Independent Checking Unit (ICU) has been redeployed to directly under the Office of the Permanent Secretary for Transport and Housing (Housing) since June 2015 so as to reinforce the public understanding of its independent role.

The establishment of the ICU responsible for implementing the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) is 22 posts. The operational expenditure is approximately \$16.6 million (excluding staff cost). The number of targeted buildings for MBIS is 35 while the targeted flats for MWIS is 33 200 respectively in 2016.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)067

(Question Serial No. 2947)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

- A: Since July 2015, the Housing Department has distributed bottled water to tenants of public housing estates found with excess lead content in drinking water. In this regard, how many bottled water suppliers were invited to submit a tender? How many bottles of water were distributed in total (with a breakdown by estate)? And what was the expenditure involved?
- B: Following the lead in drinking water incident, additional administrative work has to be undertaken in various estates, e.g. distributing bottled water and arranging blood tests, etc. What are the staff establishment and expenditure involved?
- C: What is the progress of water pipe replacement works in the affected estates? Please advise on the estimated completion date of the replacement works, and the staff establishment and expenditure involved.

Asked by: Hon Alvin YEUNG Ngok-kiu (Member Question No. 20)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) has funded the various remedial measures arising from the “excess-lead-in-water” incident in public rental housing (PRH) estates with its own resources.

A and B:

As a result of the incident, HA distributed a total of 9.96 million bottles of bottled water to the 11 PRH developments with excess lead in water, involving a total cost of around \$60 million. The bottled water were purchased in accordance with HA's established procurement procedures, and a total of four suppliers participated in the procurement

process. The Housing Department (HD) also recruited temporary staff for handling the additional work arising from the incident, which involved around \$20 million. HA is responsible for funding all of the above expenses.

C:

The 4 contractors concerned will begin replacing the non-compliant pipes and fittings in the 11 PRH developments with excess lead in water on 14 March this year. The contractors will be responsible for the expenses incurred. The contractors will replace the non-compliant pipes and fittings in the common areas first, while those inside individual units will only be replaced at the next stage. The actual time required for replacing the non-compliant pipes and fittings in the common areas in each estate would depend on factors such as the number and design of the blocks involved, weather conditions and allocation of resources including workers. Within HD, the staff of the Development and Construction Division will be responsible for the relevant work, and the expenditure will be funded by HA.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)068

(Question Serial No. 0998)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (3) Legal Advice

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Transport and Housing

Question:

What is the number of uncompleted residential developments with pre-sale consent given in each of the years from 2012 to 2015 and the number of flats involved in each of these developments, and what are their respective pre-sale periods? The Government anticipated that pre-sale consent will be given to 13 000 uncompleted flats in 2016. How is this projected figure worked out?

Asked by: Hon CHAN Hak-kan (Member Question No. 5)

Reply:

The numbers of approved presale consents for residential developments by calendar year from 2012 to 2015 were 20, 20, 31 and 32 respectively. The total number of residential units involved and the length of presale consent period in each case are set out at **Annex**.

In 2016, the estimated number of residential units involved for presale consents for residential developments is 13 000. The figure is based on the number of residential units in respect of those presale applications the processing of which is expected to be completed during the year.

Residential Developments with Presale Consents Approved in 2012 to 2015

	Name of Residential Development	Lot Number	Total Number of Residential Units	Presale Period (<u>Note 1</u>) (in days)
<u>2012</u>				
1	The Green	LOT 1882 RP in DD 100	253	593
2	Park Summit	KIL 11192	462	303
3	Heya Green	NKIL 6448	327	593
4	The Riverpark	STTL 519	981	342
5	PROVIDENCE PEAK	TPTL 188	548	307
6	Grand Riviera	LOT 496 in DD 399	13	397
7	The Beaumont	TKOTL 90	1 777	565
8	The Wings II (<u>Note 2</u>)	TKOTL 76	782	577
9	Phase 1 of Century Gateway Development (Century Gateway I - Towers 1, 2, 3 & 5)	TMTL 447	1 075	338
10	Double Cove	STTL 502	928	481
11	Kadoorie Hill	KIL 2340 RP	66	409
12	The Reach	YLTL 526 RP	2 580	473
13	The Graces . Providence Bay	TPTL 187	193	187
14	The Grandeur	NKIL 6500	28	95
15	Ocean One	YTL 20 RP	124	201
16	Dunbar Place	KIL 3303 sA	53	584
17	One West Kowloon	NKIL 6354	286	403
18	Greenview Villa (<u>Note 3</u>)	TYTL 138	988	945
19	Riva	LOT 2099 in DD 109	780	396
20	The Wings II (<u>Note 2</u>)	TKOTL 76	784	584
<u>2013</u>				
1	RESIDENCE 88	LOT 5371 in DD 116	352	547
2	Park Ivy	KIL 11200	113	607
3	Green Code	FSSTL 177	728	594
4	Mount Parker Residences	SIL 761 RP	92	504
5	The Woodsville	LOT 419 RP in DD 127	236	307
6	The Visionary (<u>Note 4</u>)	TCTL 37	1 419	930
7	The Rise	KCTL 157 RP	402	767
8	Park Signature	LOT 4043 RP in DD 120	1 620	518
9	Phase 2 of Century Gateway Development-Century Gateway II (Towers 6-8)	TMTL 447	911	426
10	Park Metropolitan	NKIL 6499 RP	299	445
11	MOUNT ONE	FSSTL 202	144	488
12	Harmony Place	SIL 850	274	488
13	The Austin	KIL 11126	576	591

	Name of Residential Development	Lot Number	Total Number of Residential Units	Presale Period (Note 1) (in days)
14	No. 2 Cape Drive	RBL 1139	7	245
15	Phase 2 of The Avenue (Towers 1, 2 and 3)	IL 9018	1 096	747
16	Phase 1 of The Avenue (Tower 5)	IL 9018	179	414
17	The Woodside	LOT 421 in DD 127	98	407
18	Phase I of Mont Vert (Towers 3, 5, 6, 7, 8 and 9)	TPTL 183 RP	1 071	474
19	Double Cove Starview (Phase 2 of Double Cove) - Blocks 18-21	STTL 502	865	380
20	Trinity Towers	NKIL 6494 RP	402	571
<u>2014</u>				
1	Phase IIIA of LOHAS Park - HEMERA	TKOTL 70 RP	1 648	710
2	1 Tsing Lung Road	TMTL 422	75	33
3	City Point	TWTL 403 RP	1 717	379
4	BOTANICA BAY	LOT 245 in DD 331 L	16	335
5	Phase 2 of Grand Austin Development - Grand Austin	KIL 11129	691	544
6	Homantin Hillside	KIL 11184	173	818
7	Mayfair By The Sea II	TPTL 200	545	478
8	Mayfair By The Sea I	TPTL 201	546	478
9	1 & 3 Ede Road	NKIL 6306	41	201
10	Metro6	HHIL 555	95	440
11	Kau To HIGHLAND	STTL 562	20	585
12	THE PAVILIA HILL	IL 2411 sB ss1 sA, IL 2411 sB ss1 sB, IL 2411 sB ss1 RP, IL 2411 sB ss2, IL 2411 sB ss3, IL 2411 sB ss4, IL 2411 sB ss5, IL 2411 sB ss6, IL 2411 sB RP, IL 2411 sC ss1 sA, IL 2411 sC ss1 sB, IL 2411 sC ss1 RP, IL 2411 sC ss2, IL 2411 sC RP, IL 2411 sD ss1, IL 2411 sE ss1, IL 2411 sE ss2, IL 2411 sE RP	358	616
13	The Wings IIIA	TKOTL 113	960	865

	Name of Residential Development	Lot Number	Total Number of Residential Units	Presale Period (Note 1) (in days)
14	Phase II of Mont Vert (Towers 1 and 2)	TPTL 183 RP	279	499
15	Dragons Range	STTL 525	973	659
16	Double Cove (Phase 3) - Double Cove Starview Prime	STTL 502	1 092	562
17	The Parkside	TKOTL 119	591	804
18	The Nova	IL 9023	255	592
19	The Wings IIIB	TKOTL 114	326	839
20	My Place	KIL 11211 RP	168	586
21	L . Harbour 18	KIL 9673	84	334
22	Heya Delight	NKIL 6489 RP	130	320
23	Mount Nicholson (Phase I)	IL 9007	17	673
24	Mount Nicholson (Phase II)	IL 9007	26	673
25	Mount Nicholson (Phase III)	IL 9007	24	673
26	Heya Star	NKIL 6490 RP	175	421
27	Inverness Park	NKIL 6493	134	485
28	Century Link Development (Phase 1)	TCTL 36	1 407	719
29	La Lumière	HHIL 556	216	745
30	One Kowloon Peak (Phase 1)	TWTL 352	49	732
31	One Kowloon Peak (Phase 2)	TWTL 352	5	732

2015

1	Stars by the Harbour	KIL 11120	321	513
2	Twin Peaks	TKOTL 115	372	656
3	Peninsula East	YTIL 40 RP	256	867
4	Riverwalk	LOT 726 in DD 4 MWL	50	372
5	Phase 1 of Ultima Development - Ultima	KIL 11175	256	526
6	The Beaumont II	TKOTL 111	872	522
7	Century Link Development (Phase 2)	TCTL 36	932	613
8	---	LOT 724 in DD 332, LOT 726 in DD 332	28	290
9	65-89 Tan Kwai Tsuen Road	LOT 4309 in DD 124	170	339
10	SKYPARK	KIL 11212	439	672
11	CORINTHIA BY THE SEA	TKOTL 117	536	541
12	Heya Crystal	NKIL 6492 RP	350	637
13	Heya Aqua	NKIL 6487 RP	275	630
14	Phase 4 of Double Cove - Double Cove Grandview	STTL 502	474	406
15	The Paseo	KIL 11229	66	616
16	Cluny Park	IL 2138 RP	27	230
17	THE PARKHILL	LOT 2139 RP in DD 121	141	183
18	Capri	TKOTL 125	428	682
19	The Bloomsway	TMTL 423	1 100	800

	Name of Residential Development	Lot Number	Total Number of Residential Units	Presale Period (Note 1) (in days)
20	Marina South	APLIL 135	114	381
21	Yuccie Square	YLTL 518	1 129	518
22	La Mansion	LOT 2129 in DD 121	41	306
23	Phase 1A of Park Vista Development	LOT 1927 RP in DD 107	362	354
24	Phase 1B of Park Vista Development	LOT 1927 RP in DD 107	499	354
25	Phase 1C of Park Vista Development	LOT 1927 RP in DD 107	166	354
26	The Zumurud	KIL 11125	228	316
27	煥然壹居	NKIL 6515	146	217
28	煥然壹居 (Note 3)	NKIL 6515	338	217
29	The Mediterranean	LOT 1949 in DD 221	297	783
30	Phase 5 of Double Cove - Double Cove Summit	STTL 502	176	445
31	MOUNT PAVILIA	LOT 898 in DD 227	680	379
32	Phase 2 of Ultima Development	KIL 11175	271	281

Note 1 : The presale period is based on the interval between the date of presale consent and the estimated date of compliance with the land grant conditions as certified by the Authorized Person.

Note 2 : The presale consent issued for this development on 31 July 2012 was subsequently replaced by another consent issued on 24 December 2012.

Note 3 : These are subsidised sale flats projects and are not subject to restriction on presale period.

Note 4 : After the presale consent was issued, the estimated date of compliance with the land grant conditions was revised by the Authorized Person. The presale period was extended correspondingly, yet within a maximum of 30 months at the time of revision.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)069

(Question Serial No. 1315)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (3) Legal Advice

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Transport and Housing

Question:

The Lands Department will explore further ways to streamline the existing procedures in relation to its Consent Scheme and Programme (1):

- What was achieved through such work in 2015-16, including what administrative procedures were streamlined, what benefits did the streamlined procedures bring to the Department, and how can they actually help to alleviate the pressure on staff?
- Will there be any expected increase in resources and manpower in order to step up the work in 2016-17? If yes, what are the expenditure and number of staff involved in each grade?

Asked by: Hon Tony TSE Wai-chuen (Member Question No. 35)

Reply:

- In 2015-16, the Legal Advisory and Conveyancing Office (LACO) of the Lands Department issued a set of consolidated instructions and guidance notes for Deeds of Mutual Covenant, a guide to monitor compliance of consent terms after issue of presale consent and guidelines for handling conflict of interest situations under the Lands Department Consent Scheme for reference by staff. For Programme (1), in 2015-16, LACO streamlined procedures on engrossment of land documents. It also built up a database on completed lease modifications. With the above measures, staff is able to complete the work more effectively and efficiently.
- We will continue to explore ways to streamline work procedures in 2016-17. No additional financial resources or manpower will be involved.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)070****(Question Serial No. 3066)**Head: (162) Rating and Valuation DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (4) Landlord and Tenant ServicesControlling Officer: Commissioner of Rating and Valuation (TANG Ping Kwong)Director of Bureau: Secretary for Transport and HousingQuestion:

Please inform the Committee of the number of cases of tenancy enquiries and mediatory services provided by the Rating and Valuation Department in the last 3 years, and how many of the mediation cases result in a successful outcome.

Asked by: Hon CHAN Kam-lam (Member Question No. 53)Reply:

The respective numbers of advisory and mediatory services on tenancy matters provided by the Rating and Valuation Department (RVD) in the past 3 years (i.e. 2013-14 to 2015-16) are as below:

<u>Year</u>	<u>Number of advisory services provided</u>	<u>Number of mediatory services provided</u>
2013-14	About 163 000	140
2014-15	About 156 000	171
2015-16 (up till February 2016)	About 130 000	85

The RVD has not asked the service users on whether they consider the mediation successful.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)071

(Question Serial No. 1352)

Head: (711) Capital Works Reserve Fund: Housing

Subhead (No. & title): (-) Not specified

Programme: (-) Not specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

In the Brief Description under Programme (3), the Civil Engineering and Development Department (CEDD) mentioned that CEDD continued with the investigation of site formation and infrastructure works for the Initial Sites at Kam Tin South for potential public housing development; commenced the engineering feasibility studies on potential public housing sites in Yuen Long; and commenced the preliminary development review of public housing sites in Tuen Mun Central.

What are the details, progress, land area, proposed number of public housing units and timetable?

Asked by: Hon LEUNG Che-cheung (Member Question No. 8)

Reply:

Under the Brief Description under Programme (3) of Head 33 Controlling Officer Report, the investigation of site formation and infrastructure works for the Initial Sites at Kam Tin South for potential public housing development, the engineering feasibility studies on potential public housing sites in Yuen Long and the preliminary development review of public housing sites in Tuen Mun Central are funded by Head 711 Subhead B100HX. Details of these projects are as follows:

Name of Project	Details	Progress	Site Area (Ha)	Number of flats	Anticipated Completion Date
Site Formation and Infrastructural Works for the Initial Sites at Kam Tin South, Yuen Long – Design and Investigation	To carry out investigation and design for site formation and associated infrastructure works	The Design and Investigation commenced in the fourth quarter of 2014 and are in progress	About 19	About 7 900	The investigation is expected to be completed in mid-2016
Engineering Feasibility Studies on Potential Public Housing Sites in Yuen Long	To explore the feasibility of the proposed housing development	The Studies commenced in the third quarter of 2015 and are in progress.	About 24	Under Review	Feasibility Studies are expected to be completed in second quarter of 2017
Preliminary Development Review of Housing Sites at Tuen Mun Central	To explore the feasibility of the proposed housing development	The Review commenced in the third quarter of 2015 and is in progress.	About 11	Under Review	The review is expected to be completed in fourth quarter of 2016

- End -

CONTROLLING OFFICER'S REPLY

THB(H)072

(Question Serial No. 3486)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide, in tabular form, the details of the public housing estates scheduled for redevelopment, including the names and age of the estates, the number of flats to be affected and the estimated year of redevelopment. How will the Government rehouse the affected residents?

Please also provide, in tabular form, the details of the public housing estates currently under construction and under planning, including the names of the estates, the districts in which they are located, the number of flats to be provided and the estimated year of completion. What are the expenditure and manpower involved in each of these projects?

Asked by: Hon CHAN Chi-chuen (Member Question No. 33)

Reply:

According to Long Term Housing Strategy promulgated in December 2014, while redevelopment may increase public rental housing (PRH) supply over the long term, it will in the short term reduce PRH stock available for allocation. This will inevitably add further pressure on the Hong Kong Housing Authority (HA)'s ability in maintaining the Average Waiting Time target at about 3 years. The net gain in flat supply from redevelopment will take a long time to realise, and very often towards the latter if not the last phase of the redevelopment. Hence, redevelopment could at best serve as a supplementary source of PRH supply. It is also not advisable to carry out any massive redevelopment programme which will result in freezing a large number of PRH units that may otherwise be allocated to needy households, given the current high demand for PRH. HA needs to consider the redevelopment of aged estates very carefully.

If it is decided to proceed with redevelopment of individual aged PRH Estates, HA will give sufficient advance notice to affected tenants and provide them with financial or other

assistance. After making announcement of the redevelopment of an individual estate, HA will explain the rehousing arrangements to all affected tenants and will provide them with suitable reception housing. Where resources permit, they will be rehoused to PRH units within the same district, or they can choose PRH units in other districts.

The estimated number of units and the location of the PRH projects under HA to be completed in the coming 5 years (2015-16 to 2019-20) are set out at the **Annex**.

As a financially autonomous public body, HA funds its public housing programmes with its own resources. The Development and Construction Division of the Housing Department is responsible for the implementation of HA's public housing projects. There are 2 499 staff members in the Division and the estimated staff cost for 2015-16 is about \$1.9819 billion. HA would monitor the manpower requirement for the development of public housing.

Public Rental Housing (PRH) Production of the Hong Kong Housing Authority (2015-16 to 2019-20)

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2015-16				
Urban	Kwun Tong	Lower Ngau Tau Kok Estate Phase 2	600	6 100
		Anderson Road Site E Phase 1	2 600	
		Anderson Road Site E Phase 2	2 500	
		Lei Yue Mun Phase 3	400	
	Sham Shui Po	So Uk Phase 1	2 900	2 900
Extended Urban	Sha Tin	Shatin Area 52 Phase 2	2 100	2 600
		Shatin Area 52 Phase 4	500	
New Territories	Tai Po	Po Heung Street, Tai Po	500	500
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	700	3 400
		Hung Shui Kiu Area 13 Phase 2	600	
		Hung Shui Kiu Area 13 Phase 3	500	
		Ex-Au Tau Departmental Quarters	1 200	
		Ex-Yuen Long Estate	400	
			Sub-total	15 500
2016-17				
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200
	Kwun Tong	Anderson Road Site A	1 500	7 100
		Anderson Road Site C1	1 400	
		Anderson Road Site D	3 500	
		Anderson Road Site E Phase 2	800	
Extended Urban	Sha Tin	Shatin Area 52 Phase 3	2 000	4 100
		Shatin Area 52 Phase 4	2 100	
	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	3 700
		Tuen Mun Area 54 Site 2 Phase 2	1 000	
			Sub-total	18 700
2017-18				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Site B Phase 1	3 100	5 700
		Anderson Road Site B Phase 2	2 600	
	Sham Shui Po	So Uk Phase 1	400	4 100
		So Uk Phase 2	3 700	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 2	1 000	1 000
			Sub-total	11 900

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2018-19				
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	5 700
		Lai Chi Kok Road - Tonkin Street Phase 1	2 500	
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
Extended Urban	Sha Tin	Fo Tan Phase 1	4 800	7 800
		Shek Mun (Shek Mun Estate Phase 2)	3 000	
	Islands	Tung Chung Area 39	3 900	3 900
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	900	
			Sub-total	20 300
2019-20				
Urban	Eastern	Wing Tai Road, Chai Wan	800	800
	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000
		Northwest Kowloon Reclamation Site 6 Phase 1	900	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
		Pak Tin Phase 11	1 100	
		Wong Tai Sin	Tung Tau Estate Phase 8	
	Fung Shing Street, Wong Tai Sin		800	
	Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi Phase 1	1 600
			Sub-total	9 200
			Total	75 600

(Based on Public Housing Construction Programme of the Hong Kong Housing Authority as at December 2015)

Note: Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)073

(Question Serial No. 7264)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the public housing development project at the former Tai Hom Village site to be launched this year, please advise on:

- (1) the target numbers of rental blocks and sale blocks to be built on the lot and their respective plot ratio and planned numbers of flats, the size range and numbers of various types of flats, the area and number of premises within the lot for retail purposes, the area within the lot for provision of a publicly managed market and the number of stalls, and the area within the lot for welfare, recreation and culture facilities (with information set out in a table); and
- (2) in respect of the project, the details and amount of the estimated expenditure this year, the estimated expenditure for the coming 2 years as well as the detailed timetable for completion and intake.

Asked by: Hon CHAN Yuen-han (Member Question No. 5)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Housing Department, as the executive arm of HA, reports the construction costs, expenditures and progress, etc., in relation to the development of the public housing to HA on a regular basis.

The required information about the public housing development at “Comprehensive Development Area” Site in Diamond Hill (i.e. the former Tai Hom Village) is as follows:

		Public Rental Housing	Subsidised Sale Flats
No. of Domestic Blocks		5	2
Plot Ratio	Domestic	About 6.51	About 7.17
	Non Domestic	About 1.31	About 0.12
No. of Flats		3 130	920
Flat-mix (No. of Flats)	Type A (1/2-person Flat) Internal Floor Area (14.0 metre square (m²) to 14.5 m²)	445	-
	Type B (2/3-persons Flat) Internal Floor Area (21.0 m² to 22.0 m²)	1 198	214
	Type C (3/4-persons Flat) Internal Floor Area (28.0 m² to 31.0 m²)	897	426
	Type D (4/5-persons Flat) Internal Floor Area (35.0 m² to 38.0 m²)	590	280
Retail Gross Floor Area (including Market)		About 15 590 m ²	-
No. of Commercial Premises (including Retail Shops and Market Stalls)		124	-
Welfare, Recreational and Cultural Facilities		The Government has proposed a separate Joint-user Building at Sze Mei Street opposite to the public housing site to accommodate the welfare facilities. Water Feature Park and Landscaped Walk with Cultural Theme have also been proposed adjacent to the public housing site to provide recreational and cultural facilities.	

The detailed timetable for the completion of the housing development at “Comprehensive Development Area” Site in Diamond Hill (i.e. the former Tai Hom Village) is as follows:

Anticipated completion of Public Rental Housing Phase 1 is 2020-21.

Anticipated completion of Public Rental Housing Phase 2 is 2022-23.

Anticipated completion of Subsidized Sale Flats is 2022-23.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)074****(Question Serial No. 3662)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

For each of the past 5 years, please provide the number of households living in Home Ownership Scheme (HOS) flats as well as the number of HOS flats in each of the 18 districts.

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 225)Reply:

The Hong Kong Housing Authority (HA) is a financially autonomous public body and funds its public housing programmes with its own resources.

The number of Home Ownership Schemes (HOS) flats (including flats with premium paid) in the past 5 years (2010-11 to 2014-15) are as follows –

District Council district	As at end March of the year				
	2011	2012	2013	2014	2015
Central & Western	-	-	-	-	-
Wan Chai	-	-	-	-	-
Eastern	31 900	31 900	31 900	31 900	31 900
Southern	9 900	9 900	9 900	9 900	9 900
Yau Tsim Mong	4 500	4 500	4 500	4 500	4 500
Sham Shui Po	3 800	3 800	3 800	3 800	3 800
Kowloon City	2 900	2 900	2 900	2 900	2 900
Wong Tai Sin	32 500	32 500	32 500	32 500	32 500
Kwun Tong	33 500	33 500	33 500	33 500	33 500

	As at end March of the year				
District Council district	2011	2012	2013	2014	2015
Kwai Tsing	15 600	15 600	15 600	15 600	15 600
Tsuen Wan	-	-	-	-	-
Tuen Mun	40 500	40 500	40 500	40 500	40 500
Yuen Long	21 900	21 900	21 900	21 900	21 900
North	19 200	19 200	19 200	19 200	19 200
Tai Po	17 000	17 000	17 000	17 000	17 000
Sha Tin	52 000	52 000	52 000	52 000	52 000
Sai Kung	35 900	35 900	35 900	35 900	35 900
Islands	3 000	3 000	3 000	3 000	3 100
Total	324 100	324 100	324 100	324 100	324 200

Note: (1) Figures include flats under the HOS, Private Sector Participation Scheme, Middle Income Housing Scheme, Buy or Rent Option Scheme and Mortgage Subsidy Scheme. Figures also include surplus HOS flats (e.g. rescinded cases, individual unsold flats).
(2) Figures are rounded to the nearest hundred.

HA does not have statistics on the number of households living in HOS flats in each of the 18 districts.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)075

(Question Serial No. 3663)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide the number of Home Ownership Scheme flats left vacant in each of the past 5 years.

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 226)

Reply:

The Hong Kong Housing Authority does not have statistics on the vacancy situation of Home Ownership Scheme flats.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)076****(Question Serial No. 3664)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide the number of Home Ownership Scheme flats in Hong Kong in each of the past 5 years, as well as the numbers of households and people living in these flats.

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 227)

Reply:

The Hong Kong Housing Authority (HA) is a financially autonomous public body and funds its public housing programmes with its own resources.

In the past 5 years (2010-11 to 2014-15), the number of Home Ownership Scheme (HOS) flats (including flats with premium paid) are as follows –

As at end March of the year	No. of HOS flats ⁽¹⁾⁽²⁾
2011	324 100
2012	324 100
2013	324 100
2014	324 100
2015	324 200

Note: (1) Figures include flats under the HOS, Private Sector Participation Scheme, Middle Income Housing Scheme, Buy or Rent Option Scheme and Mortgage Subsidy Scheme. Figures also include surplus HOS flats (e.g. rescinded cases, individual unsold flats).

(2) Figures are rounded to the nearest hundred.

HA does not have statistics on the total number of households or population living in all HOS flats (including flats with premium paid).

- End -

CONTROLLING OFFICER'S REPLY**THB(H)077****(Question Serial No. 3665)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide the number of Home Ownership Scheme flats in Hong Kong with the premium paid in each of the past 5 years, as well as the numbers of households and people living in these flats.

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 228)Reply:

The number of Home Ownership Scheme (HOS) flats with premium paid to the Hong Kong Housing Authority (HA) in the past 5 years (2010-11 to 2014-15) is as follows –

	No. of HOS flats with premium paid ⁽¹⁾⁽²⁾
2010-11	2 660
2011-12	1 480
2012-13	1 590
2013-14	770
2014-15	1 140

Note: (1) Figures include flats under HOS, Private Sector Participation Scheme, Middle Income Housing Scheme, Buy or Rent Option Scheme and Mortgage Subsidy Scheme.

(2) Figures are rounded to the nearest ten.

HA does not have statistics on the number of households or population in HOS flats with premium paid.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)078****(Question Serial No. 3667)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Please advise on the average and median sizes of Home Ownership Scheme flats in Hong Kong in each of the past 10 years.

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 245)Reply:

The Hong Kong Housing Authority (HA) is a financially autonomous public body and funds its public housing programmes with its own resources.

In the past 5 years (2010-11 to 2014-15), the average and median sizes of Home Ownership Schemes (HOS) flats (including flats with premium paid) are as follows –

As at end March of the year	2011	2012	2013	2014	2015
Average flat size (square metre)(m ²) ⁽¹⁾	47.9	47.9	47.9	47.9	47.9
Median flat size (m ²) ⁽¹⁾	49.0	49.0	49.0	49.0	49.0

Note: (1) Figures include flats under the HOS, Private Sector Participation Scheme, Middle Income Housing Scheme, Buy or Rent Option Scheme and Mortgage Subsidy Scheme. Figures also include surplus HOS flats (e.g. rescinded cases, individual unsold flats).

- End -

CONTROLLING OFFICER'S REPLY

THB(H)079

(Question Serial No. 3668)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

What are the average and median living space per person of the residents of Home Ownership Scheme flats in Hong Kong in each of the past 10 years?

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 246)

Reply:

The Hong Kong Housing Authority does not have statistics on the living space per person of residents living in Home Ownership Scheme flats.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)080****(Question Serial No. 3702)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide details of the public housing estates aged 40 or above but not included in the redevelopment programme of the Housing Authority, including the name and site area of the estates, as well as the number of residential units.

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 404)Reply:

At present, the Hong Kong Housing Authority has no plan or timetable on the redevelopment of any other aged estate apart from the study underway in Wah Fu Estate. The list of the public housing estates aged 40 or above is set out below:

Estate/Court	Gross Site Area (m²) (rounded figures)	No. of Flats (rounded figures)
Model Housing	9 600	670
Sai Wan	15 000	640
Choi Hung	64 300	7 440
Ma Tau Wai	28 200	2 080
Wo Lok	30 000	1 940
Fuk Loi	38 200	3 130
Wah Fu (I)	67 100	4 800
Ping Shek	57 800	4 580
Wah Fu (II)	46 800	4 350
Mei Tung ^{Note}	21 600	670

Estate/Court	Gross Site Area (m²) (rounded figures)	No. of Flats (rounded figures)
Oi Man	86 800	6 300
Kwai Shing West	80 900	5 260
Lai King	70 100	4 220
Lei Muk Shue ^{Note}	59 100	3 410
Lek Yuen	65 900	3 230
Pak Tin	140 800	7 810
Hing Wah (II)	63 000	3 590
Lai Yiu ^{Note}	53 900	2 410

Note: Information only refers to the portion of the estate with blocks of 40 years and above.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)081****(Question Serial No. 3703)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide details of the public housing estates aged 50 or above but not included in the redevelopment programme of the Housing Authority, including the name and site area of the estates, as well as the number of residential units.

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 405)Reply:

At present, the Hong Kong Housing Authority has no plan or timetable on the redevelopment of any other aged estate apart from the study underway in Wah Fu Estate. The list of the public housing estates aged 50 or above is set out below:

Estate/Court	Gross Site Area (m²) (rounded figures)	No. of Flats (rounded figures)
Model Housing	9 600	670
Sai Wan	15 000	640
Choi Hung	64 300	7 440
Ma Tau Wai	28 200	2 080
Wo Lok	30 000	1 940
Fuk Loi	38 200	3 130

- End -

CONTROLLING OFFICER'S REPLY**THB(H)082****(Question Serial No. 3704)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide the flat production cost of public housing developments by flat type (i.e. 1-person flat, 2-person flat and so on) in the past 5 years, setting out the land premium cost, construction cost, etc.

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 407)Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Housing Department, as the executive arm of HA, reports the construction costs in relation to the construction of the public housing to HA on a regular basis. For public rental housing (PRH), HA is not required to pay land costs to the Government.

The average construction cost per square foot of the PRH units completed during the period from 2010-11 to 2014-15 are set out as follows:

Financial Year	Average construction cost of PRH units completed (\$/square foot)
2010-11	640
2011-12	704
2012-13	786
2013-14	850
2014-15	1,015

- End -

CONTROLLING OFFICER'S REPLY

THB(H)083

(Question Serial No. 3705)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide the flat production cost of Home Ownership Scheme projects by flat types (i.e. 1-person flat, 2-person flat and so on) in the past 5 years, setting out the land premium cost, the construction cost, etc.

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 408)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Housing Department, as the executive arm of HA, reports the construction costs in relation to the construction of the public housing to HA on a regular basis. For Home Ownership Scheme (HOS) flats, HA has to pay land costs calculated at 35% of the development costs to the Government.

During the period from 2010-11 to 2014-15, there was no HOS court completed by HA.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)084

(Question Serial No. 3939)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

In respect of non-domestic premises in public housing estates, please provide the following information:

1. the number of non-domestic premises in public housing estates, and the respective numbers and percentages of such premises used for various purposes (such as commercial uses, welfare services and councillors' ward offices) in the past 10 years;
2. the number of non-domestic premises in public housing estates for welfare services by service type (such as elderly services, family and child welfare, rehabilitation and medical social services, youth services and probation services) in the past 5 years and their respective percentages;
3. the number and percentage of successful applications by non-governmental organisations (NGOs) for welfare lettings at concessionary rents in the past 5 years, and for unsuccessful applications, the reason(s) for refusal;

Since the listing of The Link, the number of public housing units completed, and the number of applications by NGOs for welfare lettings at concessionary rents and the number of successful cases as well as the reason(s) for refusal, with a breakdown by year set out in table form.

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 620)

Reply:

1. The categorised breakdown of the number and percentage of non-domestic premises in public housing estates being used for various purposes in the past 10 years (from 2006-07 to 2015-16) is set out as follows –

Year		2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16 (as at Feb 16)
Retail	No. of Stock	3 148	3 051	2 996	2 720	2 720	2 731	2 852	2 987	2 976	2 987
	%	13.1	13.4	13.7	13.2	13.1	13.1	13.8	14.3	14.1	14.0
Councillor's Office	No. of Stock	273	275	285	293	297	308	311	318	319	322
	%	1.1	1.2	1.3	1.4	1.5	1.5	1.5	1.5	1.5	1.5
Factory Buildings	No. of Stock	11 269	10 204	9 350	8 526	8 541	8 541	8 163	8 163	8 163	8 163
	%	46.9	44.8	42.8	41.2	41.0	41.0	39.4	39.1	38.8	38.4
Educational Use	No. of Stock	614	599	580	552	525	496	491	491	493	496
	%	2.6	2.6	2.7	2.7	2.5	2.4	2.4	2.3	2.3	2.3
Welfare Use	No. of Stock	1 342	1 347	1 283	1 319	1 355	1 391	1 404	1 429	1 452	1 463
	%	5.6	5.9	5.9	6.4	6.5	6.6	6.8	6.8	6.9	6.9
Government Lettings	No. of Stock	299	342	343	334	331	332	331	328	311	313
	%	1.2	1.5	1.6	1.6	1.6	1.6	1.6	1.6	1.5	1.5
Miscellaneous*	No. of Stock	7 094	6 976	6 980	6 929	7 044	7 043	7 148	7 191	7 365	7 520
	%	29.5	30.6	32.0	33.5	33.8	33.8	34.5	34.4	34.9	35.4
Total No. of Stock		24 039	22 794	21 817	20 673	20 813	20 842	20 700	20 907	21 079	21 264

* Includes storerooms, offices for contractors, Mutual Aid Committee offices, advertising panels, telephone kiosk, bus regulators' offices and canteens, community halls and telecommunication base stations, etc.

2. The number and percentage of non-domestic premises in public estates let for welfare services, with a breakdown of their service areas in the past 5 years (i.e. from 2011-12 to 2015-16) is set out as follows –

Year		2011-12	2012-13	2013-14	2014-15	2015-16 (as at Feb 16)
Children & Youth Services	No. of Stock	253	252	252	255	256
	%	18.2	18.0	17.6	17.6	17.5
Community Services	No. of Stock	306	317	330	333	335
	%	22.0	22.6	23.1	22.9	22.9
Elderly Services	No. of Stock	294	295	300	305	304
	%	21.1	21.0	21.0	21.0	20.8
Family Welfare Services & Child Care	No. of Stock	260	259	261	262	265
	%	18.7	18.4	18.3	18.1	18.1
Rehabilitation Services	No. of Stock	247	250	255	266	272
	%	17.8	17.8	17.8	18.3	18.6
Medical Services	No. of Stock	31	31	31	31	31
	%	2.2	2.2	2.2	2.1	2.1
Others	No. of Stock	0	0	0	0	0
	%	0	0	0	0	0
Total No. of Stock		1 391	1 404	1 429	1 452	1 463

3. Concessionary rent will be offered to all the successful applicants for welfare lettings. In the past 5 years, a total of 192 new welfare lettings were approved. The reasons for refusal included premises concerned have been allocated to other welfare organisations or reserved for other welfare use, applicants failing to secure support or recommendation from relevant government departments, applicants not being a non-profit making organisation or self-withdrawal, etc.

4. Since the listing of Link Real Estate Investment Trust (Link) (formerly named the Link) on 25 November 2015 up to end 2015, there were a total of about 130 000 new public housing units completed by the Hong Kong Housing Authority (HA). The number of welfare letting applications for premises under HA at concessionary rent since the listing of Link is as follows –

Year	Number of Applications	Approved Cases	Refusal Cases	Reasons for Refusal				
				Not Securing support from relevant government departments	Subject premises allocated to other non-governmental organisations	Self-withdrawal by non-governmental organisations	Not non-profit making organisations	Subject premises reserved for other welfare use
2005-06 (Upon listing of Link)	19	12	7	5	0	2	0	0
2006-07	66	52	14	5	7	2	0	0
2007-08	112	58	54	27	14	11	1	1
2008-09	94	31	63	24	30	6	2	1
2009-10	93	48	45	16	16	8	3	2
2010-11	68	43	25	10	7	6	1	1
2011-12	85	34	51	21	20	2	2	6
2012-13	61	35	26	9	11	2	1	3
2013-14	94	46	48	10	21	7	0	10
2014-15	107	49	58	4	18	15	3	18
2015-16 (up to Feb 2016)	67	28	39	20	7	4	2	6
Total	866	436	430	151	151	65	15	48

- End -

CONTROLLING OFFICER'S REPLY**THB(H)085****(Question Serial No. 3962)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Will the Housing Authority please provide in the table below a list of public rental housing (PRH) estates with flats reserved for the Urban Renewal Authority (URA) in the past 6 years and the number of flats reserved in each of these estates?

Year	PRH estates with flats reserved for the URA and the number of flats reserved (e.g. Estate A: 60 flats; Estate B: 5 flats; Estate C: 15 flats)
2015-2016	
2014-2015	
2013-2014	
2012-2013	
2011-2012	
2010-2011	

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 758)Reply:

In accordance with the Memorandum of Understanding entered between Urban Renewal Authority (URA) and the Hong Kong Housing Authority (HA) in June 2002 and revised in June 2012, public rental housing (PRH) units will be reserved for rehousing clearerees of the URA. URA shall pay HA reservation fees equivalent to the amount of monthly rent payable for the units reserved. Tenants rehoused to PRH must have been genuinely living in the project area before and since the Freezing Survey of the project conducted by the URA and have no alternative accommodation. They must also fulfill the prevailing eligibility criteria for PRH.

HA draws up the annual PRH allocation plan every year to project the number of PRH units required for various categories in the coming year. The number of units set aside for URA's clearance projects in the approved annual PRH allocation plan in the past 5 years is as follows. Since there are often changes in URA's redevelopment projects, the actual reservation of PRH units in individual estates will change from time to time accordingly. Hence, HA does not keep a record of the relevant statistics.

Year	No. of PRH units reserved for rehousing URA's clearance projects in the approved Annual PRH Allocation Plan
2011-2012	180
2012-2013	180
2013-2014	280
2014-2015	150
2015-2016	240

- End -

CONTROLLING OFFICER'S REPLY**THB(H)086****(Question Serial No. 5975)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Pease provide by household size the number of households in Hong Kong with income below the income limits for public rental housing in the past 4 years.

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 403)Reply:

The Housing Department (HD) does not have the number of households with income levels below the income limits of public rental housing (PRH) by household size in Hong Kong. However, during the review of PRH income limits in the recent 4 years, HD provided the Subsidised Housing Committee of the Hong Kong Housing Authority with the estimated number of non-owner occupied households living in private accommodation with income lower than the PRH income limits for 2013-14, 2014-15, 2015-16 and 2016-17, based on the latest available statistics at the time of review (i.e. the results of the Census and Statistics Department's General Household Survey as at the fourth quarter of 2012, 2013, 2014 and 2015 respectively). The relevant information is set out in the table below –

Household size	Year			
	2013-14	2014-15	2015-16	2016-17
1 person	38 600	43 600	37 200	42 000
2 persons or above	86 600	103 500	100 300	104 500

However, the above figures are of limited reference value. The number of non-owner occupied households living in private accommodation will change over time, so will the proportion of them eligible for PRH. Households meeting the PRH income limits may not necessarily be able to meet other eligibility criteria (e.g. assets limits, residence requirement, etc.). Eligible households may choose not to apply for PRH while some eligible

households may have already applied for PRH. In addition, apart from existing non-owner occupied households, members of existing PRH households, owner-occupier households of Home Ownership Scheme and owner-occupier households living in private accommodation may also form new households and apply for PRH.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)087****(Question Serial No. 7265)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

What is the net increase in the number of public rental housing (PRH) flats in the past 5 years? Please provide, in tabular form, the number of new PRH flats, the number of PRH flats demolished and the net increase in the number of PRH flats in each of these years.

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 582)Reply:

As a financially autonomous public body, the Hong Kong Housing Authority funds its public housing programmes with its own resources.

The actual increase in the number of public rental housing (PRH) units in each of the past 5 years (2010-11 to 2014-15) is as follows:

	2010-11	2011-12	2012-13	2013-14	2014-15
Number of newly completed PRH units	13 672	11 186	13 114	14 057	9 938
Number of PRH units demolished	0	0	3 406	0	953
Actual increase in the number of PRH units (number of new units less number of units demolished)	13 672	11 186	9 708	14 057	8 985

- End -

CONTROLLING OFFICER'S REPLY

THB(H)088

(Question Serial No. 6838)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control, (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Since the United Nations Convention on the Rights of Persons with Disabilities entered into force for China, including Hong Kong, on 31 August 2008, the equal right of persons with disabilities to live independently and being included in the community has been recognised (Article 19 of the Convention). In view of the fact that persons with disabilities have an equal right to live in the community, the Hong Kong Government should, in its policy on accommodation and care for these persons, adhere to this principle and arrange for them to live in the community instead of in large-scale institutions. As at 31 December 2015, only a limited number of 127 blind people were queuing up for the care-and-attention homes for the aged blind. If the Government is willing to commit and adjust its housing policy, persons with disabilities will enjoy the equal right to live in the community. Please inform this Committee of:

- a. whether the Housing Department (HD) or the Housing Society (HS) has changed the land use of the existing public housing estates in the years between 2013 and 2016 for converting some of the flats on the lower floors for provision of small group homes (i.e. homes for 5 or 10 persons) for the aged blind to enable them to live in a community they are familiar with; if yes, the details; if not, the reasons;
- b. whether the HD or the HS has any plans to change the land use of the existing public housing estates in the next 5 years for converting some of the flats on the lower floors for provision of small group homes (i.e. homes for 5 or 10 persons) for the aged blind to enable them to live in a community they are familiar with; if yes, the details; if not, the reasons;
- c. whether the Government has formulated any policies to earmark flats on the lower floors in public housing estates to be completed in the next 5 years for provision of

small group homes (i.e. homes for 5 or 10 persons) for the aged blind to enable them to live in a community they are familiar with; if yes, the details; if not, the reasons.

Asked by: Hon CHEUNG Kwok-che (Member Question No. 1065)

Reply:

It is the objective of the Government and the Hong Kong Housing Authority (HA) to provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation. PRH applications have been on the rise. As at end-December 2015, there were already 147 000 general applications, and another 143 700 non-elderly one-person applications under the Quota and Points System. This indicates the keen demand for PRH. With limited housing land resources, HA has to focus its resources in order to fulfill its responsibility of providing PRH to eligible persons to address the housing needs of low-income families who cannot afford private rental accommodation. The Government will plan the provision of the social welfare facilities mentioned in the question under the established mechanism. Both HA and the Hong Kong Housing Society have no plan to convert PRH units into social welfare use.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)089

(Question Serial No. 6840)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control, (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Since the United Nations Convention on the Rights of Persons with Disabilities entered into force for China, including Hong Kong, on 31 August 2008, the equal right of persons with disabilities to live independently and being included in the community has been recognised (Article 19 of the Convention). In view of the fact that persons with disabilities have an equal right to live in the community, the Hong Kong Government should, in its policy on accommodation and care for these persons, adhere to this principle and arrange for them to live in the community instead of in large-scale institutions. As at 31 December 2015, only a limited number of 1644 persons with disabilities were queuing up for the supported hostels. If the Government is willing to commit and adjust its housing policy, persons with disabilities will enjoy the equal right to live in the community. Please inform this Committee of:

- a. whether the Housing Department (HD) or the Housing Society (HS) has changed the land use of the existing public housing estates in the years between 2013 and 2016 for converting some flats to small-sized supported hostels for the mentally handicapped persons, the physically handicapped persons, the mentally handicapped persons with visual impairment and the ex-mentally ill persons to enable them to continue to live in a community they are familiar with; if yes, the details; if not, the reasons;
- b. whether the HD or the HS has any plans to change the land use of the existing public housing estates in the next 5 years for converting some flats to small-sized supported hostels for the mentally handicapped persons, the physically handicapped persons, the mentally handicapped persons with visual impairment and the ex-mentally ill persons to enable them to continue to live in a community they are familiar with; if yes, the details; if not, the reasons;

- c. whether the Government has formulated any policies to earmark some of the flats in public housing estates to be completed in the next 5 years for provision of small-sized supported hostels for the mentally handicapped persons, the physically handicapped persons, the mentally handicapped persons with visual impairment and the ex-mentally ill persons to enable them to continue to live in a community they are familiar with; if yes, the details; if not, the reasons.

Asked by: Hon CHEUNG Kwok-che (Member Question No. 1067)

Reply:

It is the objective of the Government and the Hong Kong Housing Authority (HA) to provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation. PRH applications have been on the rise. As at end-December 2015, there were already 147 000 general applications, and another 143 700 non-elderly one-person applications under the Quota and Points System. This indicates the keen demand for PRH. With limited housing land resources, HA has to focus its resources in order to fulfill its responsibility of providing PRH to eligible persons to address the housing needs of low-income families who cannot afford private rental accommodation. The Government will plan the provision of the social welfare facilities mentioned in the question under the established mechanism. Both HA and the Hong Kong Housing Society have no plan to convert PRH units into social welfare use.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)090

(Question Serial No. 6842)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control, (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Since the United Nations Convention on the Rights of Persons with Disabilities entered into force for China, including Hong Kong, on 31 August 2008, the equal right of persons with disabilities to live independently and being included in the community has been recognised (Article 19 of the Convention). In view of the fact that persons with disabilities have an equal right to live in the community, the Hong Kong Government should, in its policy on accommodation and care for these persons, adhere to this principle and arrange for them to live in the community instead of in large-scale institutions. As at the end of December 2014, only a limited number of 80 children with disabilities were queuing up for the small group homes and integrated small group homes for mildly mentally handicapped children. If the Government is willing to commit and adjust its housing policy, persons with disabilities will enjoy the equal right to live in the community. Please inform this Committee of:

- a. whether the Housing Department (HD) or the Housing Society (HS) has changed the land use of the existing public housing estates in the years between 2013 and 2016 for converting some of the flats on the lower floors to small group homes (i.e. homes for 5 or 10 persons) for mildly mentally handicapped children to enable them to live in a community they are familiar with; if yes, the details; if not, the reasons;
- b. whether the HD or the HS has any plans to change the land use of the existing public housing estates in the next 5 years for converting some of the flats on the lower floors to small group homes (i.e. homes for 5 or 10 persons) for mildly mentally handicapped children to enable them to live in a community they are familiar with; if yes, the details; if not, the reasons;
- c. whether the Government has formulated any policies to earmark flats on the lower floors in public housing estates to be completed in the next 5 years for provision of

small group homes (i.e. homes for 5 or 10 persons) for mildly mentally handicapped children; if yes, the details; if not, the reasons.

Asked by: Hon CHEUNG Kwok-che (Member Question No. 1069)

Reply:

It is the objective of the Government and the Hong Kong Housing Authority (HA) to provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation. PRH applications have been on the rise. As at end-December 2015, there were already 147 000 general applications, and another 143 700 non-elderly one-person applications under the Quota and Points System. This indicates the keen demand for PRH. With limited housing land resources, HA has to focus its resources in order to fulfill its responsibility of providing PRH to eligible persons to address the housing needs of low-income families who cannot afford private rental accommodation. The Government will plan the provision of the social welfare facilities mentioned in the question under the established mechanism. Both HA and the Hong Kong Housing Society have no plan to convert PRH units into social welfare use.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)091

(Question Serial No. 6844)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control, (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Since the United Nations Convention on the Rights of Persons with Disabilities entered into force for China, including Hong Kong, on 31 August 2008, the equal right of persons with disabilities to live independently and being included in the community has been recognised (Article 19 of the Convention). In view of the fact that persons with disabilities should have access to a range of community support services to facilitate their inclusion in the community, the Hong Kong Government should adhere to this principle in its policy on these persons. According to the Social Welfare Department, a special child care centre (SCCC) provides special training and care for moderately and severely disabled children to facilitate their growth and development, helping them prepare for primary education. However, as at January 2016, there were a total of 1 489 disabled children queuing up for this service. It is estimated that the number of places for day service of the SCCC will increase by 142 in 2016-17, representing about 10% of the number of children currently on the waitlist. The average waiting time was 18.5 months in 2013-14. The Government always uses the land issue as an excuse for the failure to provide sufficient special training and care for the disabled children. The period before the age of 6 is an important stage of a child's development. If the Government is willing to commit and adjust its housing policy, it can help promote the healthy growth and development of the disabled children. Please inform this Committee of:

- a. whether the Housing Department (HD) or the Housing Society (HS) has changed the land use of the existing public housing estates in the years between 2013 and 2016 for converting some of the flats on the lower floors for provision of small SCCC (i.e. facilities serving 10 or 20 children) to enable these disabled children to grow up in a community they are familiar with; if yes, the details; if not, the reasons;
- b. whether the HD or the HS has any plans to change the land use of the existing public housing estates in the next 5 years for converting some of the flats on the lower floors

for provision of small SCCCs (i.e. facilities serving 10 or 20 children) to enable these children to grow up in a community they are familiar with; if yes, the details; if not, the reasons;

- c. whether the Government has formulated any policies to earmark flats on the lower floors in public housing estates to be completed in the next 5 years for the setting up of small SCCCs (i.e. facilities serving 10 or 20 children) to enable these children to grow up in a community they are familiar with; if yes, the details; if not, the reasons;
- d. how the Government will implement the Convention through its future policy on accommodation and care for persons with disabilities to recognise their equal rights to live independently and being included in the community, given that there are views that the Government's prevailing policy in this area is in breach of the Convention.

Asked by: Hon CHEUNG Kwok-che (Member Question No. 1071)

Reply:

It is the objective of the Government and the Hong Kong Housing Authority (HA) to provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation. PRH applications have been on the rise. As at end-December 2015, there were already 147 000 general applications, and another 143 700 non-elderly one-person applications under the Quota and Points System. This indicates the keen demand for PRH. With limited housing land resources, HA has to focus its resources in order to fulfill its responsibility of providing PRH to eligible persons to address the housing needs of low-income families who cannot afford private rental accommodation. The Government will plan the provision of the social welfare facilities mentioned in the question under the established mechanism. Both HA and the Hong Kong Housing Society have no plan to convert PRH units into social welfare use.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)092

(Question Serial No. 6846)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control, (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Since the United Nations Convention on the Rights of Persons with Disabilities entered into force for China, including Hong Kong, on 31 August 2008, the equal right of persons with disabilities to live independently and being included in the community has been recognised (Article 19 of the Convention). In view of the fact that persons with disabilities should have access to a range of community support services to facilitate their inclusion in the community, the Hong Kong Government should adhere to this principle in its policy on these people. According to the Social Welfare Department, the early education and training centres (EETCs) are designed mainly for disabled children from birth to the age of 2, providing them with early intervention programmes with particular emphasis on the role of the disabled children's families. Disabled children aged 2 to under 6 can also receive the service if they are not concurrently receiving other pre-school rehabilitation services, which will facilitate their integration into the mainstream education system.

However, as at January 2016, there were a total of 5 205 children with disabilities queuing up for this service. It is estimated that the number of places for day service of the EETCs will increase by 287 in 2016-17, representing about 5.3% of the number of children currently on the waitlist. The average waiting time was 19 months in 2013-14. The Government always uses the land issue as an excuse for the failure to provide early intervention programmes. The period before the age of 6 is an important stage of a child's development. If the Government is willing to commit and adjust its housing policy, it can help promote the healthy growth and development of the disabled children. Please inform this Committee of:

- a. whether the Housing Department (HD) or the Housing Society (HS) has changed the land use of the existing public housing estates in the years between 2013 and 2016 for converting some of the flats on the lower floors for provision of small EETCs (i.e.

facilities serving 10 or 20 children) to enable these disabled children to grow up in a community they are familiar with; if yes, the details; if not, the reasons;

- b. whether the HD or the HS has any plans to change the land use of the existing public housing estates in the next 5 years for converting some of the flats on the lower floors for provision of small EETCs (i.e. facilities serving 10 or 20 children) to enable these children to grow up in a community they are familiar with; if yes, the details; if not, the reasons;
- c. whether the Government has formulated any policies to earmark flats on the lower floors in public housing estates to be completed in the next 5 years for the setting up of small EETCs (i.e. facilities serving 10 or 20 children) to enable these children to grow up in a community they are familiar with; if yes, the details; if not, the reasons;
- d. how the Government will implement the Convention through its future policy on accommodation and care for persons with disabilities to recognise their equal right to live independently and being included in the community, given that there are views that the Government's prevailing policy in this area is in breach of the Convention.

Asked by: Hon CHEUNG Kwok-che (Member Question No. 1073)

Reply:

It is the objective of the Government and the Hong Kong Housing Authority (HA) to provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation. PRH applications have been on the rise. As at end-December 2015, there were already 147 000 general applications, and another 143 700 non-elderly one-person applications under the Quota and Points System. This indicates the keen demand for PRH. With limited housing land resources, HA has to focus its resources in order to fulfill its responsibility of providing PRH to eligible persons to address the housing needs of low-income families who cannot afford private rental accommodation. The Government will plan the provision of the social welfare facilities mentioned in the question under the established mechanism. Both HA and the Hong Kong Housing Society have no plan to convert PRH units into social welfare use.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)093****(Question Serial No. 4894)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Please advise on the number of complaints received by the Sales of First-hand Residential Properties Authority each year since the commencement of the Residential Properties (First-hand Sales) Ordinance, as well as the number of cases substantiated, under investigation and not substantiated.

Asked by: Dr Hon KWOK Ka-ki (Member Question No. 66)Reply:

The Sales of First-hand Residential Properties Authority ("SRPA") received 159 complaints since it came into full operation on 29 April 2013 and up to end 2015.

A breakdown of the complaints by year and categories are as follows:

	Categories of complaints	2013 (from 29 April onwards)	2014	2015	Accumulative Total
(a)	Sales brochure	4	10	12	26
(b)	Price list	1	1	0	2
(c)	Sales arrangements	14	10	6	30
(d)	Show flats	0	0	0	0
(e)	Viewing of completed residential properties	0	5	1	6
(f)	Preliminary agreement for sale and purchase and/or agreement for sale and purchase	1	0	1	2

	Categories of complaints	2013 (from 29 April onwards)	2014	2015	Accumulative Total
(g)	Register of transactions	1	1	0	2
(h)	Advertisements	2	6	15	23
(i)	Websites	1	0	0	1
(j)	Misrepresentation and/or dissemination of false or misleading information	6	15	9	30
(k)	Others	5	24	8	37
	Total	35	72	52	159

Among the 159 complaints aforementioned, 122 are related to the Residential Properties (First-hand Sales) Ordinance (the Ordinance), while the remaining 37 are not. Amongst those 122 complaints relating to the Ordinance, one is substantiated. 109 complaints are not substantiated. The SRPA is still following up on the remaining 12 complaints.

Contraventions of the provisions in the Ordinance are criminal offences. The SRPA carries out investigations on cases which are suspected of contravening the Ordinance and, depending on the investigation results, refers cases to the Prosecutions Division of the Department of Justice for follow-up action as appropriate.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)094****(Question Serial No. 4895)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide the details of all substantiated complaints since the commencement of the Residential Properties (First-hand Sales) Ordinance, the progress of follow-up actions, and the penalties imposed on non-compliant persons and developers.

Asked by: Dr Hon KWOK Ka-ki (Member Question No. 67)Reply:

The Sales of First-hand Residential Properties Authority ("SRPA") received 159 complaints since it came into full operation on 29 April 2013 and up to end 2015.

A breakdown of the complaints by year and categories are as follows:

	Categories of complaints	2013 (from 29 April onwards)	2014	2015	Accumulative Total
(a)	Sales brochure	4	10	12	26
(b)	Price list	1	1	0	2
(c)	Sales arrangements	14	10	6	30
(d)	Show flats	0	0	0	0
(e)	Viewing of completed residential properties	0	5	1	6
(f)	Preliminary agreement for sale and purchase and/or agreement for sale and purchase	1	0	1	2
(g)	Register of transactions	1	1	0	2

	Categories of complaints	2013 (from 29 April onwards)	2014	2015	Accumulative Total
(h)	Advertisements	2	6	15	23
(i)	Websites	1	0	0	1
(j)	Misrepresentation and/or dissemination of false or misleading information	6	15	9	30
(k)	Others	5	24	8	37
	Total	35	72	52	159

Among the 159 complaints aforementioned, 122 are related to the Residential Properties (First-hand Sales) Ordinance (the Ordinance), while the remaining 37 are not. Amongst those 122 complaints relating to the Ordinance, one is substantiated. 109 complaints are not substantiated. The SRPA is still following up on the remaining 12 complaints.

Contraventions of the provisions in the Ordinance are criminal offences. The SRPA carries out investigations on cases which are suspected of contravening the Ordinance and, depending on the investigation results, refers cases to the Prosecutions Division of the Department of Justice for follow-up action as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)095

(Question Serial No. 4896)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise on the expenditure and number of staff members of the Sales of First-hand Residential Properties Authority in each of the past 5 years and in 2016-17.

Asked by: Dr Hon KWOK Ka-ki (Member Question No. 68)

Reply:

The Sales of First-hand Residential Properties Authority (SRPA) came into full operation on 29 April 2013. The SRPA has an establishment of 32 staff members as at 31 March 2016.

The recurrent expenditure of the SRPA was/will be:

Recurrent Expenditure/ Year	2013-14 (Actual)	2014-15 (Actual)	2015-16 (Revised Estimate)	2016-17 (Estimate)
Operational Expenses (\$m)	10.09	11.28	11.06	11.08
Personal Emoluments (\$m)	27.96	28.99	30.95	38.80
Total (\$m)	38.05	40.27	42.01	49.88

The establishment of the SRPA in 2016-17 will be increased by 10 posts for implementing the Residential Properties (First-hand Sales) Ordinance (the Ordinance). The new posts will be created in the SRPA, including Building Surveyor, Estate Surveyor, Executive Officer, Housing Manager and Survey Officer grades. They will be mainly responsible for conducting investigations and collecting evidence under the Ordinance.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)096

(Question Serial No. 5914)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the sites intended for public housing and Home Ownership Scheme developments in 2016-17, please set out in detail the location and size of each of these sites, as well as their respective numbers of units to be provided.

Asked by: Dr Hon KWOK Ka-ki (Member Question No. 123)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. Information on the location, the site area and the estimated flat production of HA's public rental housing projects and subsidised sale housing projects scheduled for completion from 2016-17 to 2017-18 is shown in the Annex.

Hong Kong Housing Authority's Public Rental Housing (PRH) Production (2016-17 to 2017-18)

Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Site Area (hectare) (about)
2016-17				
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	0.4
	Kwun Tong	Anderson Road Site A	1 500	1.4
		Anderson Road Site C1	1 400	1.4
		Anderson Road Site D	3 500	2.6
		Anderson Road Site E Phase 2	800	3.3 [#]
Extended Urban	Sha Tin	Shatin Area 52 Phase 3	2 000	16.1 [#]
		Shatin Area 52 Phase 4	2 100	
	Islands	Tung Chung Area 56	3 600	3.2
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4.2 [#]
		Tuen Mun Area 54 Site 2 Phase 2	1 000	
Sub-total			18 700	
2017-18				
Urban	Eastern	Lin Shing Road	300	0.2
	Kwun Tong	Anderson Road Site B Phase 1	3 100	3.9
		Anderson Road Site B Phase 2	2 600	
	Sham Shui Po	So Uk Phase 1	400	7.9 [#]
		So Uk Phase 2	3 700	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	1.0
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 2	1 000	4.2 [#]
Sub-total			11 900	

(Based on Public Housing Construction Programme of the Hong Kong Housing Authority as at December 2015)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

Figure includes all phases.

Hong Kong Housing Authority's Subsidised Sale Flats (SSF) Production (2016-17 to 2017-18)

Year of Completion / District	Sub-district	SSF Project	Planned Flat Number	Site Area (hectare) (about)
2016-17				
Urban	Wong Tai Sin	Ex-San Po Kong Flatted Factory	900	0.7
Extended Urban	Kwai Tsing	Ching Hong Road	465*	0.5
	Tsuen Wan	Sha Tsui Road	962*	1.0
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C	216*	0.2
		Pik Tin Street, Sha Tin Area 4D	288*	0.3
New Territories	Yuen Long	Wang Yip Street West	229*	0.5
Sub-total			3 000	
2017-18				
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31	200	0.3
Sub-total			200	

(Based on Public Housing Construction Programme as at December 2015)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

*These subsidised sale flats were offered for pre-sale in 2014. Figures provided are actual number of flats.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)097

(Question Serial No. 6709)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Will the Government build more interim housing (IH) units in 2016-17 to ensure an adequate supply of IH units to accommodate all clearerees?

Asked by: Dr Hon KWOK Ka-ki (Member Question No. 530)

Reply:

The Hong Kong Housing Authority anticipates that its Interim Housing should be able to meet the needs of those households who will be affected by government clearance programmes and enforcement actions. Hence, there is currently no plan to build new interim housing.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)098

(Question Serial No. 6710)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

In 2016-17, will the Government ensure that the occupants of interim housing eligible for public rental housing (PRH) will be allocated PRH flats in the shortest time possible? If yes, what are the details and expenditure involved?

Asked by: Dr Hon KWOK Ka-ki (Member Question No. 531)

Reply:

In accordance with the prevailing policy, households living in Interim Housing (IH) are required to register for public rental housing (PRH) applications. As with all applicants for PRH, for general applicants (i.e. family or elderly one-person applicants) who are living in IH, their applications will be processed according to the order of their PRH registration dates, household sizes and their choices of district. For non-elderly one-person applicants who are living in IH, their relative priority will be determined by the points which they obtained under the Quota and Points System and the quota available; the higher the points accumulated, the earlier the applicant will be offered a PRH unit. Eligible applicants are entitled to 3 housing offers (1 at a time). The waiting time for PRH hinges on the number of PRH applicants in individual districts and the supply of new and refurbished PRH units in the districts concerned.

No additional financial expenses will be incurred as IH households are rehoused through PRH applications.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)099

(Question Serial No. 6711)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise whether the Housing Department will, in 2016-2017, co-ordinate well with the Urban Redevelopment Authority, the Buildings Department and the Lands Department to ensure that the clearers are rehoused before clearance and land resumption exercises are carried out.

Asked by: Dr Hon KWOK Ka-ki (Member Question No. 532)

Reply:

The Urban Renewal Authority (URA), the Buildings Department (BD) and the Lands Department (LandsD) are respectively responsible for the clearance programmes under their own purview. They will provide assistance to affected clearers in accordance with their established arrangements. Rehousing to public rental housing (PRH) is only one of the various forms of assistance rendered to the affected clearers. The Hong Kong Housing Authority has all along maintained close liaison with URA, LandsD and BD and will flexibly deploy resources to provide rehousing assistance to affected clearers who are eligible for PRH.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)100

(Question Serial No. 7262)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

What are the specific findings of the feasibility studies conducted by the Government on the redevelopment of Wah Fu Estate and on the potential public housing sites in Pok Fu Lam South? What is the detailed schedule for the estate redevelopment and re-provision for residents? What are the staffing requirements to be involved by division of work and the estimated expenditure to be incurred?

Asked by: Hon KWOK Wai-keung (Member Question No. 1)

Reply:

Following the partial lifting of the administrative moratorium on the development of Pok Fu Lam in 2014, the Government is exploring developing public housing at 6 government sites (i.e. Wah King Street, Wah Fu North, Wah Lok Path, Kai Lung Wan, Near Chi Fu Road and the future redevelopment of Wah Fu Estate). The former 5 sites would serve as the reception resources for the redevelopment of Wah Fu Estate and provide additional public rental housing units and subsidised sale flats. We expect this would provide about 11 900 additional units which will meet the keen demand for public housing from the public.

The Government has commenced various technical assessments on the above 5 sites. The assessments cover ecology, environment, infrastructure, transport, visual impacts, air ventilation, etc. to study the feasibility of public housing development. The study was tendered in 2014, commenced in early 2015 and is about to be completed.

Upon the completion of the study, local consultation, rezoning/planning applications and planning briefs for the public housing developments on the 5 sites, we will then be able to formulate the flat production, programme and housing types for individual sites, followed by the study on the redevelopment plan of Wah Fu Estate and its programme. We will

consult the Southern District Council and local communities regarding the redevelopment of Wah Fu Estate at appropriate time.

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. HA is responsible for the staff establishment and expenditure incurred in the abovementioned redevelopment and reprovision for residents. The Development and Construction Division of the Housing Department is responsible for the implementation of HA's public housing projects. There are 2 499 staff members in the Division and the estimated staff cost for 2015-16 is about \$1.9819 billion. HA would monitor the manpower requirement for the development of public housing.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)101

(Question Serial No. 4146)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the liaison with the Estate Agents Authority to enhance the professionalism and service standard of estate agents as stated under this Programme, please advise on the details of the work done in 2015, and the specific plan and timetable of work as well as the estimated manpower and resources requirements in 2016.

Asked by: Prof Hon Joseph LEE Kok-long (Member Question No. 86)

Reply:

The Estate Agents Authority (EAA) is committed to enhancing the professionalism and service standard of estate agents. The EAA has carried out the following work in 2015 and will continue with such work in 2016: review the contents of the qualifying examinations; update the existing practice circulars or issue new ones in the light of the latest situation and laws; educate the trade on new standards and regulations; monitor their compliance through regular inspections of estate agencies; monitor licencees' conduct in relation to the sale of first-hand residential properties; and enhance the voluntary Continuing Professional Development Scheme. Moreover, the EAA will continue to take disciplinary actions against licencees who are found to have breached the Estate Agents Ordinance (Cap. 511), the Code of Ethics or practice circulars issued by the EAA. The EAA will review the effectiveness of these measures from time to time and introduce new measures as necessary.

Enhancing the professionalism and service standard of estate agents is an on-going work of the EAA. As an independent and self-financing body, the EAA will deploy its manpower and resources to meet its operational requirements.

The Transport and Housing Bureau will continue to liaise with the EAA to enhance the professionalism and service standard of estate agents. This on-going work forms part of

the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have a breakdown on the expenditure for this particular duty.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)102

(Question Serial No. 4177)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated that the provision for 2016-17 is \$4.8 million (3.5%) higher than the revised estimate for 2015-16. This is mainly due to the increase of 10 posts for coping with additional workload in building control on buildings of HA and former HA buildings which are subject to the Buildings Ordinance. In this connection, will the Government advise on the nature and scope of work of these new posts?

Asked by: Prof Hon Joseph LEE Kok-long (Member Question No. 92)

Reply:

The Independent Checking Unit (ICU) has been redeployed to directly under the Office of the Permanent Secretary for Transport and Housing (Housing) since June 2015 in order to reinforce the public understanding of its independent role.

The ICU is under the delegated authority from the Director of Buildings to exercise building control according to the Buildings Ordinance on properties sold under Home Ownership Scheme, Tenant Purchase Scheme, and properties in public rental housing with divested retail and car-parking facilities.

In respect of the above-mentioned functions, the newly established posts in the ICU are for processing applications for alteration and addition works, monitoring for site safety, controlling existing buildings regarding dilapidation and unauthorized building works, processing licensing applications and associated clerical works.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)103

(Question Serial No. 4178)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

The Government has mentioned that it will “liaise with other government departments to ensure necessary Multi-Disciplinary Response Team measures are in readiness for any outbreak of communicable diseases in Hong Kong”. What are the manpower and expenditure involved, and the planned contingency arrangements?

Asked by: Prof Hon Joseph LEE Kok-long (Member Question No. 93)

Reply:

To provide cleansing and anti-epidemic services in the outbreak of communicable diseases, provision of disinfection service for estate and block common area in public rental estates has been incorporated in the Housing Department (HD)'s Property Services Contracts and Cleansing Services Contracts. Such disinfection service is a job specified in relevant contracts to be undertaken by the contractors and is covered by the total charge for the contract. There is no separate record on the charge for this item. HD will formulate contingency plans based on the guidelines issued by the Centre for Health Protection and arrange our staff and contractors to take action in a timely manner.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)104

(Question Serial No. 4179)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (4) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated that the Government will provide temporary shelter to victims affected by natural disasters, emergency incidents and other government actions, and co-ordinate the use of the transit centres. Please advise on the manpower and expenditure involved, as well as the detailed plans.

Asked by: Prof Hon Joseph LEE Kok-long (Member Question No. 94)

Reply:

According to the prevailing policy of the Government, persons who are rendered homeless due to natural disasters; emergency cases or enforcement action by the government can apply to the Housing Department (HD) for admission to the Transit Centre through referrals by the government departments concerned (e.g. Lands Department, Buildings Department, etc.) while awaiting eligibility vetting for further rehousing or while they look for alternative accommodation themselves. Providing temporary shelter to the homeless persons is one of the duties performed by HD under Programme (4) of Head 62. A staff establishment of 29 non-directorate posts in HD undertakes the relevant duties. Related staff cost and other operating expenditure in 2016-17 is estimated to be \$23.9 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)105

(Question Serial No. 5700)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Please inform this Committee of:

- (1) the current ratio of private housing stock to public housing stock in Hong Kong (including the flats under construction);
- (2) the number of individual buyers and company buyers of private flats in the past 5 years, with a breakdown by origin of buyers (i.e. local, Mainland and overseas) and their respective proportions;
- (3) the transaction amount of individual buyers and company buyers of private flats in the past 5 years, with a breakdown by origin of buyers (i.e. local, Mainland and overseas) and their respective proportions.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 506)

Reply:

- (1) As at end 2015, the ratio of private housing stock to public housing stock in Hong Kong is as follows –

Type of Housing	Percentage of permanent housing stock ¹
Public Housing ²	44%
Private Housing ³	56%
Total	100%

(2) and (3) The required figures are as below –

Year	Total number of agreements for sale and purchase ⁴	Individual buyers ⁴				Company buyers ⁴			
		Local ⁵		Non-local		Local ⁶		Non-local	
		No. of cases	Amount involved (in million)	No. of cases	Amount involved (in million)	No. of cases	Amount involved (in million)	No. of cases	Amount involved (in million)
2011	96 034	79 805 (83%)	\$321,550 (65%)	5 194 (5%)	\$39,549 (8%)	9 990 (11%)	\$117,187 (23%)	1 045 (1%)	\$19,313 (4%)
2012	91 264	78 951 (86%)	\$357,524 (72%)	3 524 (4%)	\$25,643 (5%)	8 094 (9%)	\$97,222 (20%)	695 (1%)	\$15,952 (3%)
2013	57 500	54 635 (95%)	\$291,635 (92%)	1 079 (2%)	\$9,225 (3%)	1 715 (3%)	\$14,002 (4%)	71 (0%)	\$1,299 (1%)
2014	71 250	68 867 (97%)	\$424,567 (93%)	1 156 (2%)	\$12,122 (3%)	1 104 (1%)	\$17,235 (4%)	123 (0%)	\$2,616 (0%)
2015	61 524	59 302 (96%)	\$400,298 (92%)	778 (1%)	\$7,893 (2%)	1 273 (2%)	\$21,639 (5%)	171 (0%)	\$7,307 (2%)

- End -

¹ The figures do not include housing units under construction.

² The figure on public housing stock is based on the administrative records of the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS). The figure includes –

- (a) public rental housing (PRH) units under HA and HKHS, interim housing of HA, as well as flats of Senior Citizen Residences Scheme estates of HKHS;
- (b) HA's Home Ownership Scheme (HOS), Private Sector Participation Scheme (PSPS), Middle Income Housing Scheme (MIHS), Buy or Rent Option Scheme (BRO) and Mortgage Subsidy Scheme (MSS) flats with premium not yet paid;
- (c) HKHS's Flat-for-Sale Scheme (FFSS), Sandwich Class Housing Scheme (SCHS) and Subsidised Sale Flats Projects flats with premium not yet paid; and
- (d) HA's Tenants Purchase Scheme (TPS) flats sold but with premium not yet paid.

³ The figure on private housing stock is based on statistics from the Census & Statistics Department. The figure includes –

- (a) private permanent residential units with Occupation Permit;
- (b) HOS, PSPS, MIHS, BRO, MSS, TPS, FFSS and SCHS flats with premium paid or those which are tradable on the open market without payment of premium; and
- (c) flats under HKHS's Urban Improvement Scheme.

The figure does not include non-domestic quarters.

⁴ We do not have separate statistics on Mainland buyers. The figures are the number of stamping applications for agreements for sale and purchase received by the Inland Revenue Department. Figures in brackets are the respective proportions to the total figure (rounded to the nearest integer). Figures may not add up to 100% due to rounding.

⁵ Refers to holders of Hong Kong identity cards.

⁶ Refers to locally-registered companies.

CONTROLLING OFFICER'S REPLY**THB(H)106****(Question Serial No. 4033)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide in the table below the production figures of various types of public rental housing flats by the Housing Authority in the past 5 years.

	2011	2012	2013	2014	2015
1/2-person flats					
3/4-person flats					
5 or more-person flats					

Asked by: Hon LEUNG Yiu-chung (Member Question No. 61)Reply:

Actual public rental housing production completed by the Hong Kong Housing Authority by flat type in the past 5 years (2010-11 to 2014-15) is set out below:

Flat type/Year	2010-11	2011-12	2012-13	2013-14	2014-15
One/two-person (unit)	2 923	2 598	3 031	3 088	2 247
Two/three-person (unit)	5 200	3 356	4 512	4 500	2 126
One-bedroom (unit)	3 772	4 144	4 392	4 970	4 271
Two-bedroom (unit)	1 777	1 088	1 179	1 499	1 294
Total (unit)	13 672	11 186	13 114	14 057	9 938

- End -

CONTROLLING OFFICER'S REPLY

THB(H)107

(Question Serial No. 4935)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

The biennial rent adjustment of public rental housing (PRH) will take place in this financial year. In this connection, please advise on the following:

- (1) whether any general surveys on the household expenditure of PRH tenants have been conducted in the past 2 years; if yes, please provide the statistics and relevant analyses in detail; if not, whether there are any plans to conduct such surveys in the next 2 years to gain a better understanding of and collect data on tenants' expenditure;
- (2) the total number of PRH tenants selected for the sample survey on household income in 2014 and 2015, the number of households randomly selected in, the response rate of and the median monthly household income of the surveyed households in each of the 18 districts, and a comparison of the data with those obtained in 2012-2013;
- (3) the staff establishment of and the expenditure incurred by the department(s) involved in the above surveys, and whether additional manpower will be deployed in 2016-2017 and the expenditure to be incurred.

Asked by: Hon TANG Ka-piu (Member Question No. 9)

Reply:

Under the existing mechanism, affordability of public rental housing (PRH) tenants as reflected in the changes in their overall household income provides the objective basis to determine whether PRH rent should be adjusted and by how much. In accordance with the Housing Ordinance (Chapter 283), the Hong Kong Housing Authority (HA) shall conduct a rent review every 2 years and vary the PRH rent according to the change in the income index between the first period and the second period covered by the review. To collect the

income data, 2 000 PRH tenants are randomly selected each month to participate in the “Survey on Household Income of Public Rental Housing Tenants” (the Income Survey). HA is a financially autonomous public body. The Income Survey is carried out by HA with its own resources.

For the PRH rent review to be conducted in 2016, HA will adjust the PRH rent according to the change in the income index between the first period (i.e. 2013) and the second period (i.e. 2015) covered by the review. The distribution of tenant household samples by districts in the Income Survey in 2013 and 2015 is set out at **Annex**. The overall response rate of the Income Survey in 2013 is 98.4%; while the Income Survey for 2015 has not yet been completed. HA does not compile by-district response rate or median monthly household income.

HA did not conduct any general survey on the household expenditure of PRH tenants in the past 2 years. HA also has no plan to conduct such survey in future.

**Distribution of tenant household samples by districts in the
“Survey on Household Income of Public Rental Housing Tenants” in 2013 and 2015**

District	Tenant household sample	
	2013	2015
Central & Western	18	20
Eastern	1 149	1 136
Southern	876	834
Yau Tsim Mong	94	92
Sham Shui Po	1 690	1 703
Kowloon City	582	949
Wong Tai Sin	2 487	2 453
Kwun Tong	4 230	4 137
Tsuen Wan	719	710
Tuen Mun	1 902	1 816
Yuen Long	2 113	2 074
Northern	765	736
Tai Po	606	564
Sai Kung	937	968
Shatin	2 053	2 038
Kwai Tsing	3 265	3 267
Islands	514	503
Total	24 000	24 000

Remarks: The estates are grouped according to 17 districts for ease of reference. There is no PRH estate in Wan Chai district.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)108

(Question Serial No. 4728)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the notices issued under the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) to occupants of public rental housing estates and Tenant Purchase Scheme estates, please inform this Committee of:

- 1) the measures to be taken in 2016-17 to improve the compliance rate in view of the large discrepancy between the number of notices issued and those discharged;
- 2) the number of complaints received in 2015-16 in connection with the discharge of MBIS and MWIS notices, such as exaggeration of works cost by contractors, and the follow-up measures to be taken by the Department.

Asked by: Hon WU Chi-wai (Member Question No. 154)

Reply:

- 1) The Independent Checking Unit (ICU) has been redeployed to directly under the Office of the Permanent Secretary for Transport and Housing (Housing) since June 2015 so as to reinforce the public understanding of its independent role.

Under the delegated authority from the Director of Buildings, the ICU exercises statutory control for the implementation of the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) over the buildings and former buildings of the Hong Kong Housing Authority that are subject to the Buildings Ordinance, which include Home Ownership Scheme (HOS) courts, Tenants Purchase Scheme (TPS) estates and public rental housing (PRH) estates with divested retail or carparking premises.

In accordance with the practice for the implementation of MBIS and MWIS of the Buildings Department (BD), owners or Incorporated Owners (IOs) who receive the MBIS statutory notice are required to complete the prescribed inspection and prescribed repairs (if necessary) within 12 months from the date of issuance of the notice. Regarding MWIS statutory notice, as the scope of works is relatively simple, owners or IOs are required to complete the prescribed inspection and repairs (if necessary) within 6 months from the date of issuance of the notice.

The ICU issued the first batch of MBIS statutory notices in August 2014. This batch of MBIS notices should have been expired in 2015. However, some owners had applied for and were granted with extensions of time with justifiable reasons. The ICU then issued the second batch and third batches of statutory notices in March 2015 and September 2015 respectively. By the end of 2015, the statutory notices for these 2 batches of statutory notices are not yet due. In this regard, there is a difference between the number of notices issued and the number of notices discharged in 2015.

Regarding the MWIS, the ICU issued a total of approximately 58 000 statutory notices from late 2014. As at end of 2015, the compliance status of these statutory notices is as follows:

	First Batch	Second Batch	Third Batch
Time of Issuing Statutory Notices of the batch	August 2014	March 2015	September 2015
Time of Expiry of Statutory Notices of the batch	February 2015	September 2015	March 2016
Number of Statutory Notices Issued	12 980	20 648	25 074
Number of Statutory Notices Complied #	12 545 (97%)	16 279 (79%)	11 301 (45%)

Including those cases with specified forms submitted to the ICU but still pending for processing

From operational experience, most individual owners or IOs who received the statutory notices of MWIS had complied with the requirements of statutory notices within the specified period. As regards to the small number of owners or IOs who fail to complete the MWIS within the specified period, having regard to the progress of implementation since June 2012 and the general view of the community that its implementation pace should be slowed down to give more time for building owners to understand the new requirements on building maintenance and get prepared, the ICU adopts a more lenient approach. The ICU had therefore issued reminder, advisory and warning letters successively to those non-compliant cases in the second half of 2015. As a result, nearly 80% of these cases eventually complied with the statutory notices and the overall compliance rate reached 97%.

The ICU will issue fixed penalty notices to the owners or IOs of non-compliant cases for a fine of \$1,500 according to the sequence which statutory notices were issued in the first 2 batches. For cases in the remaining batches, the ICU will follow up according to the aforesaid procedures.

- 2) In 2015, the ICU received, through the referral by the Government hotline, direct phone calls or letters, more than 18 000 cases that requested for assistance. The vast majority of the cases are enquiry in nature, with only 2 complaints against the qualified person (QP) or Registered Minor Works Contractor (RMWC) for the unauthorized revision of the government form, the collection of unnecessary personal data or the works quality. These two cases were properly handled by ICU. Despite no complaint on exaggerated work cost was received, the ICU organises briefing sessions for MBIS and MWIS regularly and makes frequent contacts with IOs to enhance owners' understanding of the requirements of the 2 schemes and their rights as a consumer. On the other hand, for MWIS, the BD has uploaded the costing information of window inspection and repairs to its website for owners' reference. The BD also publicises MWIS and its basic requirements, and educates owners their consumer rights to ask the QP for the scope and reason of window repairs and costing information through different channels. If owner does not agree with the QP's judgment, the owner can engage another QP for inspection and repair.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)109****(Question Serial No. 4729)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

As regards the implementation of the Residential Properties (First-hand Sales) Ordinance (Cap. 621), please inform this Committee of:

- 1) the number of complaints received in connection with the contravention of the Ordinance, as well as the number of substantiated cases and the prosecution details in 2015-16;
- 2) the details of the self-initiated investigations conducted and enforcement actions taken in 2015-16.

Asked by: Hon WU Chi-wai (Member Question No. 155)Reply:

1. The Sales of First-hand Residential Properties Authority ("SRPA") received 159 complaints since it came into full operation on 29 April 2013 and up to end 2015.

A breakdown of the complaints by year and categories are as follows:

	Categories of complaints	2013 (from 29 April onwards)	2014	2015	Accumulative Total
(a)	Sales brochure	4	10	12	26
(b)	Price list	1	1	0	2
(c)	Sales arrangements	14	10	6	30
(d)	Show flats	0	0	0	0
(e)	Viewing of completed residential properties	0	5	1	6

	Categories of complaints	2013 (from 29 April onwards)	2014	2015	Accumulative Total
(f)	Preliminary agreement for sale and purchase and/or agreement for sale and purchase	1	0	1	2
(g)	Register of transactions	1	1	0	2
(h)	Advertisements	2	6	15	23
(i)	Websites	1	0	0	1
(j)	Misrepresentation and/or dissemination of false or misleading information	6	15	9	30
(k)	Others	5	24	8	37
	Total	35	72	52	159

Among the 159 complaints aforementioned, 122 are related to the Residential Properties (First-hand Sales) Ordinance (the Ordinance), while the remaining 37 are not. Amongst those 122 complaints relating to the Ordinance, one is substantiated. 109 complaints are not substantiated. The SRPA is still following up on the remaining 12 complaints.

2. Contraventions of the provisions in the Ordinance are criminal offences. The SRPA carries out investigations on cases which are suspected of contravening the Ordinance. It has been referring the investigation results to the Prosecutions Division of Department of Justice (DOJ) for consideration. DOJ is considering the matters and will let the SPRA know its decisions. As at 31 December 2015, the Government initiated prosecutions against a vendor of first-hand residential properties. 19 offences were involved.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)110****(Question Serial No. 6442)**Head: (162) Rating and Valuation DepartmentSubhead(No. & title): (-) Not specifiedProgramme: (4) Landlord and Tenant ServicesControlling Officer: Commissioner of Rating and Valuation (TANG Ping Kwong)Director of Bureau: Secretary for Transport and HousingQuestion:

Please inform the Committee the types of services provided to landlords and tenants by the Rating and Valuation Department in the last 5 years, and the number of cases for each type of service provided each year.

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 204)Reply:

The types of services provided to landlords and tenants by the Rating and Valuation Department in the past 5 years (i.e. 2011-12 to 2015-16) and the respective numbers of cases for each type of service provided each year are as below –

<u>Year</u>	<u>Number of advisory services provided</u>	<u>Number of mediatory services provided</u>	<u>Number of Notices of New Letting or Renewal Agreement (Form CR109) processed</u>
2011-12	About 203 000	173	About 52 000
2012-13	About 176 000	198	About 51 000
2013-14	About 163 000	140	About 51 500
2014-15	About 156 000	171	About 51 500
2015-16 (up till February 2016)	About 130 000	85	About 47 000

- End -

CONTROLLING OFFICER'S REPLY

THB(H)111

(Question Serial No. 6774)

Head: (162) Rating and Valuation Department

Subhead (No. & title): (-) Not Specified

Programme: (3) Provision of Valuation and Property Information Services

Controlling Officer: Commissioner of Rating and Valuation (TANG Ping Kwong)

Director of Bureau: Secretary for Transport and Housing

Question:

How does the Rating and Valuation Department conduct surveys on the vacancy status of private domestic properties? Are the surveys implemented territory-wide or on a sampling basis? How often are site inspections conducted? With regard to all units in the same building, are full surveys or sampling surveys adopted? What are the inspectors' criteria for determining the vacancy status of the units?

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 380)

Reply:

The Rating and Valuation Department conducts a vacancy survey at the end of each year, which includes a full survey on residential units completed within 3 calendar years at the time of the survey, and a random sample survey covering 3% of the remaining residential units.

The vacancy data are based on information gathered from building management offices, owners and occupants, as well as information obtained through inspections by property inspectors. Properties that are not physically occupied or under decoration at the time of survey would be treated as vacant.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)112

(Question Serial No. 7131)

Head: (162) Rating and Valuation Department

Subhead (No. & title): (-) Not specified

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (TANG Ping Kwong)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of the Rating and Valuation Department, please inform the Committee of:

- (1) the respective numbers of advisory and mediatory services on tenancy matters provided to the public in the past 5 years;
- (2) the respective numbers of Notice of New Letting or Renewal Agreement (Form CR109) received and endorsed annually in the past 5 years. How many of them were “entered into a newly created tenancy/sub-tenancy” or “entered into a renewal of tenancy/sub-tenancy” respectively?

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 699)

Reply:

- (1) The respective numbers of advisory and mediatory services on tenancy matters provided by the Rating and Valuation Department (RVD) in the past 5 years (i.e. 2011-12 to 2015-16) are as below -

<u>Year</u>	<u>Number of advisory services provided</u>	<u>Number of mediatory services provided</u>
2011-12	About 203 000	173
2012-13	About 176 000	198
2013-14	About 163 000	140
2014-15	About 156 000	171
2015-16 (up till February 2016)	About 130 000	85

- (2) The number of Notices of New Letting or Renewal Agreement (i.e. Form CR109, referred to as “Notices” below) processed by the RVD in the past 5 years, together with the percentages of new lettings and renewal agreements as reported in these Notices, are listed below –

<u>Year</u>	<u>Number of Notices processed</u>	<u>New tenancy/ sub-tenancy</u>	<u>Renewal of tenancy/ sub-tenancy</u>	<u>Others*</u>
2011-12	About 52 000	67%	28%	5%
2012-13	About 51 000	69%	27%	4%
2013-14	About 51 500	67%	29%	4%
2014-15	About 51 500	67%	29%	4%
2015-16 (up till February 2016)	About 47 000	65%	31%	4%

* Applicants did not report the category of tenancies concerned.

Each year about 95% of the Notices processed were endorsed. The remaining ones were withdrawn by the applicants and thus endorsement is not required.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)113

(Question Serial No. 5849)

Head: (711) Capital Works Reserve Fund: Housing

Subhead (No. & title): (-) Not specified

Programme: (-) Not specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

What is the anticipated completion time of the feasibility studies on potential public housing and development sites in Pok Fu Lam South? What is the anticipated commencement time of the investigation and detailed design? What are the details of the timetable of work and estimated expenditures?

Asked by: Dr Hon Kenneth CHAN Ka-lok (Member Question No. 155)

Reply:

The engineering consultants engaged by the Government are conducting a feasibility study for the public housing sites in Pok Fu Lam South. The feasibility study is anticipated to be completed later in 2016. Based on the findings on development proposals for the feasibility study, the Government will engage consultants to undertake the investigation and detailed design works in 2016-17. The related timetable and estimated cost of works could only be confirmed when the preliminary findings of the investigation and detailed design works are available.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)114

(Question Serial No. 3411)

Head: (711) Capital Works Reserve Fund: Housing

Subhead (No. & title): (-) Not specified

Programme: (-) Not specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

The Civil Engineering and Development Department (CEDD) is carrying out an engineering feasibility study on the potential public housing sites in Pok Fu Lam South. What is the progress of the study? When will the public announcement be made? How much cost will be involved in the study?

Asked by: Hon IP Kwok-him (Member Question No. 58)

Reply:

The engineering consultants engaged by the Government are conducting a feasibility study for the potential public housing sites in Pok Fu Lam South. When the findings on development proposals are available later in 2016, the Southern District Council will be consulted when appropriate. The cost of the study is about \$17.0 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)115

(Question Serial No. 7239)

Head: (711) Capital Works Reserve Fund: Housing

Subhead (No. & title): (-) Not specified

Programme: (-) Not specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the engineering feasibility studies/preliminary development review expected to be carried out for potential public housing sites at Tseung Kwan O, Ma On Shan, Tuen Mun Central and the engineering feasibility studies for sites in Yuen Long, please inform this Committee of the location, area of the land, relevant subhead of the Capital Works Reserve Fund, estimated expenditure in the current year, progress of the study and the completion date for each plot of land.

Asked by: Hon Alvin YEUNG Ngok-kiu (Member Question No. 14)

Reply:

According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

Expenditures of the works mentioned in the question are charged to the Capital Works Reserve Fund (the Fund) and do not form part of the Appropriation Bill.

Information on the engineering feasibility studies or preliminary development review for potential public housing sites is as below:

Location of the site	Site area (hectare)	Estimated Expenditure in 2016-17 (\$ million) ^{Note 1}	Anticipated completion date
Long Bin, Yuen Long	About 10	About 6	The second quarter of 2017
Tan Kwai Tsuen, Yuen Long	About 14	About 10	The second quarter of 2017
Ma On Shan	About 9	About 1	The third quarter of 2016
Tuen Mun Central	About 11	About 2	The fourth quarter of 2016
Tseng Kwan O	Under study	About 1	Mid-2016

Note 1: Costs to be charged under Capital Works Reserve Fund Head 711 Subhead B100HX.

- End -