

Index Page

Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2020-21

Director of Bureau : Secretary for Transport and Housing

Session No. : 8

Consolidated e-file name : THB(H)-2-e1.docx

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
THB(H)001	1710	CHAN Hak-kan	62	(5) Support Services
THB(H)002	3223	CHAN Hak-kan	62	(1) Building Control
THB(H)003	0112	CHAN Hoi-yan	62	(5) Support Services
THB(H)004	0115	CHAN Hoi-yan	62	(5) Support Services
THB(H)005	0116	CHAN Hoi-yan	62	(5) Support Services
THB(H)006	0117	CHAN Hoi-yan	62	(1) Building Control
THB(H)007	0118	CHAN Hoi-yan	62	(2) Private Housing
THB(H)008	0119	CHAN Hoi-yan	62	(5) Support Services
THB(H)009	0797	CHENG Chung-tai	62	(3) Appeal Panel (Housing)
THB(H)010	0798	CHENG Chung-tai	62	(5) Support Services
THB(H)011	0799	CHENG Chung-tai	62	(5) Support Services
THB(H)012	2373	CHENG Chung-tai	62	
THB(H)013	1382	CHENG Wing-shun, Vincent	62	(5) Support Services
THB(H)014	1795	CHENG Wing-shun, Vincent	62	(5) Support Services
THB(H)015	1796	CHENG Wing-shun, Vincent	62	(4) Rehousing of Occupants upon Clearance
THB(H)016	1613	HO Kwan-yiu, Junius	62	(2) Private Housing
THB(H)017	2077	HO Kwan-yiu, Junius	62	(5) Support Services
THB(H)018	2850	HO Kwan-yiu, Junius	62	(4) Rehousing of Occupants upon Clearance
THB(H)019	0358	IP LAU Suk-yea, Regina	62	(2) Private Housing
THB(H)020	2516	KWOK Wai-keung	62	(2) Private Housing (5) Support Services
THB(H)021	2518	KWOK Wai-keung	62	
THB(H)022	2612	LEUNG Kenneth	62	
THB(H)023	0827	MAK Mei-kuen, Alice	62	(2) Private Housing
THB(H)024	0829	MAK Mei-kuen, Alice	62	(2) Private Housing
THB(H)025	0830	MAK Mei-kuen, Alice	62	(5) Support Services
THB(H)026	0831	MAK Mei-kuen, Alice	62	(5) Support Services

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
THB(H)027	2026	OR Chong-shing, Wilson	62	(2) Private Housing
THB(H)028	2028	OR Chong-shing, Wilson	62	(5) Support Services
THB(H)029	2032	OR Chong-shing, Wilson	62	(1) Building Control
THB(H)030	2033	OR Chong-shing, Wilson	62	(2) Private Housing
THB(H)031	2034	OR Chong-shing, Wilson	62	(2) Private Housing
THB(H)032	2035	OR Chong-shing, Wilson	62	(5) Support Services
THB(H)033	2051	OR Chong-shing, Wilson	62	(2) Private Housing
THB(H)034	2052	OR Chong-shing, Wilson	62	(2) Private Housing
THB(H)035	2053	OR Chong-shing, Wilson	62	(2) Private Housing
THB(H)036	2066	OR Chong-shing, Wilson	62	(2) Private Housing
THB(H)037	1133	POON Siu-ping	62	
THB(H)038	0002	SHEK Lai-him, Abraham	62	(2) Private Housing
THB(H)039	3013	SHEK Lai-him, Abraham	62	(2) Private Housing
THB(H)040	3071	SHIU Ka-chun	62	(4) Rehousing of Occupants upon Clearance
THB(H)041	0765	TO Kun-sun, James	62	
THB(H)042	1738	TSE Wai-chuen, Tony	62	(5) Support Services
THB(H)043	3022	WAN Siu-kin, Andrew	62	(2) Private Housing
THB(H)044	3027	WAN Siu-kin, Andrew	62	(2) Private Housing
THB(H)045	3035	WAN Siu-kin, Andrew	62	(5) Support Services
THB(H)046	3039	WAN Siu-kin, Andrew	62	(4) Rehousing of Occupants upon Clearance
THB(H)047	3045	WAN Siu-kin, Andrew	62	(2) Private Housing
THB(H)048	3051	WAN Siu-kin, Andrew	62	
THB(H)049	1469	CHAN Chun-ying	162	(1) Statutory Valuation and Assessments
THB(H)050	2406	SHIU Ka-fai	162	(1) Statutory Valuation and Assessments
THB(H)051	3036	WAN Siu-kin, Andrew	162	(4) Landlord and Tenant Services

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
THB(H)052	1406	LUK Chung-hung	711	
THB(H)053	4109	CHAN Tanya	62	(2) Private Housing
THB(H)054	4110	CHAN Tanya	62	(2) Private Housing
THB(H)055	4154	CHAN Tanya	62	
THB(H)056	4163	CHAN Tanya	62	
THB(H)057	4164	CHAN Tanya	62	(2) Private Housing
THB(H)058	4168	CHAN Tanya	62	
THB(H)059	4274	CHAN Tanya	62	(2) Private Housing
THB(H)060	4275	CHAN Tanya	62	(4) Rehousing of Occupants upon Clearance
THB(H)061	4276	CHAN Tanya	62	(5) Support Services
THB(H)062	4838	CHAN Tanya	62	(2) Private Housing
THB(H)063	4880	CHAN Tanya	62	
THB(H)064	6773	CHAN Tanya	62	(5) Support Services
THB(H)065	5631	CHEUNG Chiu-hung, Fernando	62	(2) Private Housing
THB(H)066	5641	CHEUNG Chiu-hung, Fernando	62	
THB(H)067	5642	CHEUNG Chiu-hung, Fernando	62	
THB(H)068	5643	CHEUNG Chiu-hung, Fernando	62	(2) Private Housing
THB(H)069	5775	CHEUNG Chiu-hung, Fernando	62	
THB(H)070	6661	CHU Hoi-dick	62	(2) Private Housing
THB(H)071	6687	CHU Hoi-dick	62	(4) Rehousing of Occupants upon Clearance
THB(H)072	6697	CHU Hoi-dick	62	
THB(H)073	6812	LAU Ip-keung, Kenneth	62	(2) Private Housing
THB(H)074	3409	LEE Kok-long, Joseph	62	(2) Private Housing
THB(H)075	3514	LEE Kok-long, Joseph	62	(4) Rehousing of Occupants upon Clearance
THB(H)076	3515	LEE Kok-long, Joseph	62	(4) Rehousing of Occupants upon Clearance
THB(H)077	3516	LEE Kok-long, Joseph	62	(4) Rehousing of Occupants upon Clearance
THB(H)078	3517	LEE Kok-long, Joseph	62	(4) Rehousing of Occupants upon Clearance
THB(H)079	6067	MO Claudia	62	
THB(H)080	4053	SHEK Lai-him, Abraham	62	(2) Private Housing

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
THB(H)081	6767	SHEK Lai-him, Abraham	62	(2) Private Housing
THB(H)082	6285	SHIU Ka-chun	62	(2) Private Housing
THB(H)083	6289	SHIU Ka-chun	62	(2) Private Housing
THB(H)084	6300	SHIU Ka-chun	62	
THB(H)085	6356	SHIU Ka-chun	62	(4) Rehousing of Occupants upon Clearance
THB(H)086	6367	SHIU Ka-chun	62	(2) Private Housing
THB(H)087	6368	SHIU Ka-chun	62	(4) Rehousing of Occupants upon Clearance
THB(H)088	6386	SHIU Ka-chun	62	(5) Support Services
THB(H)089	4483	WAN Siu-kin, Andrew	62	
THB(H)090	4484	WAN Siu-kin, Andrew	62	
THB(H)091	5433	CHEUNG Chiu-hung, Fernando	162	(4) Landlord and Tenant Services
THB(H)092	6290	SHIU Ka-chun	162	
THB(H)093	6357	SHIU Ka-chun	162	(4) Landlord and Tenant Services

CONTROLLING OFFICER'S REPLY

THB(H)001

(Question Serial No. 1710)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

As regards the study on tenancy control on sub-divided units to be launched this year, will the Government inform this Committee of:

- (1) the estimated expenditure and staff establishment for providing secretarial support service to the newly created Advisory Working Group;
- (2) the timetable for the establishment of the Advisory Working Group, its work arrangements, the number of members and their backgrounds;
- (3) the estimated expenditure and staff establishment for conducting the feasibility study on tenancy control;
- (4) the current progress and expected completion time of the study; and
- (5) whether the Government will regularly provide interim reports on the study to the Legislative Council; if yes, the details; if no, the reasons.

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 23)

Reply:

There will be a net increase of 4 time-limited posts (including 2 Executive Officers I and 2 Assistant Clerical Officers) under Programme (5) for conducting a feasibility study on introducing tenancy control on sub-divided units (SDUs). The scope of their work mainly includes providing secretariat and administrative support to the Working Group to be set up as well as assisting in the monitoring of the relevant consultancy studies. The relevant emolument expenditure in 2020-21 is estimated to be \$2.9 million.

The Working Group to be set up will examine the feasibility and, if so, viable options for implementing tenancy control on SDUs as well as examine various subjects relevant to SDU tenancy control. The Working Group, which will be appointed by the Secretary for

Transport and Housing, comprises relevant stakeholders and representatives of Government departments. The Working Group will confirm its scope and details of the work / activities after deliberation. The Working Group will also vet the contracts for the relevant consultancy studies and consider reports to be submitted by the consultants. Tendering for the consultancy study projects will proceed as soon as possible after the establishment of the Working Group. The Transport and Housing Bureau aims to complete the consultancy studies by the first half of 2021. The expenditure for the consultancy studies and other related items (except emolument expenditure) in 2020-21 is estimated to be \$8.6 million.

We will maintain communication with relevant stakeholders (including the Legislative Council) and listen to their suggestions during the conduct of the feasibility study on introducing tenancy control on SDUs.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)002

(Question Serial No. 3223)

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the mandatory window inspection, please advise this Committee on the following:

1. the manpower and expense ratio for the implementation of the Mandatory Window Inspection Scheme (MWIS) this year;
2. the reasons for the reduction of 40.6% in the number of MWIS notices issued in 2019 as compared with that of 2018, and whether there are any measures to catch up with the target; if yes, the details; if not, the reasons;
3. the criteria used in arriving at the estimated number of MWIS notices to be issued at 10 000 this year, whereas in last year's Budget, the estimated figure for 2019 was 12 000 and the actual figure published this year is 8 895;
4. in respect of the enforcement of MWIS notices, whether the Administration has assessed the prospect of meeting this year's target; and whether there are any measures to catch up with the target based on the past experience; if yes, the details; if not, the reasons; and
5. the figures in relation to the target set under MWIS this year, with a breakdown by District Council district.

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 165)

Reply:

The Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Transport and Housing (Housing). Under the delegated authority from the Building Authority (i.e. the Director of Buildings), ICU exercises statutory building control to properties developed by the Hong Kong Housing

Authority that have been sold or divested, in accordance with the Buildings Ordinance and the policies and guidelines of the Building Authority.

On the implementation of the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS), ICU works in accordance with the Buildings Department's practice to consult the Selection Panel comprising District Council members, professional representatives of the Hong Kong Housing Society and Housing Department, and to select target buildings on a risk-based approach for implementing the 2 mandatory schemes. In order to reduce the impact to the owners of target buildings for carrying out the 2 separate schemes, ICU will try to arrange those buildings selected for implementing MBIS to be selected for implementing MWIS simultaneously such that the building owners can carry out the prescribed inspection and repair works under the 2 schemes at the same time. ICU will first issue pre-notification letters to the building owners or owners' corporation (OC) of the target buildings to alert them to get prepared for arranging the inspection and repair required under the law. ICU will serve statutory notices to them afterwards. In the meantime, if the owners or OCs have carried out the work as required under the respective scheme proactively and voluntarily, ICU will not issue statutory notices under the respective schemes to their premises.

When serving MWIS notices, ICU will, for target buildings inside a court/estate, issue the statutory notices to the OC or sole owner, and the owners of premises (e.g. owners of individual domestic flats), for the common parts of the target buildings and the premises that are installed with windows respectively. If the common parts and all premises inside a target building are solely owned by 1 owner, ICU will only issue 1 statutory notice for the building, i.e. 1 statutory notice will cover tens to hundreds of premises inside the whole building with prescribed inspection/repair required.

ICU selects an average of about 27 000 flat units every year to implement MWIS. As some target buildings are solely owned and considering that some owners/OCs would carry out the prescribed inspection/repair under the scheme proactively and voluntarily, ICU estimated the number of MWIS notices to be issued in 2018, 2019 and 2020 were 18 000, 12 000 and 10 000 respectively. The actual number of MWIS notices served would be adjusted having regard to the number of flat units where the owners or OCs have voluntarily undertaken the prescribed inspection/repair under the scheme.

1. In 2020-21, the manpower of ICU for implementing MBIS and MWIS is 22. The estimated operating expense is \$16.6 million (excluding staff cost). As the above are for implementing the 2 schemes, we are not able to provide a breakdown of the manpower and operating expense involved for the 2 schemes.

2, 3 & 4.

As mentioned above, ICU estimated the number of MWIS notices to be issued in 2018 and 2019 were 18 000 and 12 000 respectively. The estimates have excluded the anticipated prescribed inspection/repair carried out by owners and OCs voluntarily. The actual number of flat units with prescribed inspection/repair done voluntarily in these 2 years were around 3 600 and 4 300 respectively which were higher than ICU anticipated, so there was no need for it to issue MWIS notices to these flat units. As

a result, the actual number of MWIS notices issued by ICU in these 2 years were 14 974 and 8 895 respectively. Since a few thousands of flat units have undertaken prescribed inspection/repair voluntarily in the past 2 years, the estimated number of MWIS notices to be issued by ICU in 2020 will be adjusted downwards to 10 000.

5. The number of flat units in target buildings involved and the estimated number of statutory notices to be issued by ICU under MWIS in 2020 are tabulated below:

District Council Districts (only districts with related cases are listed)	Number of flat units in target buildings	Estimated number of statutory notices to be issued
Tai Po District	7 192	5 800
Tuen Mun District	5 409	10 (Note ¹)
Shatin District	6 074	1 500 (Note ¹)
North District	5 079	10 (Note ¹)
Southern District	3 326	2 680
Total	27 080	10 000

Note ¹: Some target buildings in the district are solely owned by 1 party. Therefore, the estimated number of statutory notices to be issued is much less than the number of flat units in target buildings.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0112)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned under Programme 5 that \$2 billion has been set aside in the last Budget to implement the funding scheme to support transitional housing projects by non-governmental organisations. In this regard, please inform this Committee of:

1. the progress of and the expenditure involved for the scheme in the previous financial year and the estimated number of units to be constructed;
2. the projects to be implemented, the number of units to be available for supply and the estimated expenditure in the current financial year;
3. the details of the vetting procedures, eligibility requirements and implementation timetable of the scheme;
4. whether any assessments have been conducted on the impact of the current epidemic on the supply schedule and whether any contingency plans will be implemented; if yes, the details and the expenditure involved; and
5. whether the Task Force on Transitional Housing under the Transport and Housing Bureau has any plans to strengthen its administrative staff establishment in the current financial year; if yes, the expenditure to be involved.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 1)

Reply:

- 1 - 3. The Legislative Council approved on 6 March 2020 a funding allocation of \$5 billion to set up a Funding Scheme to support the implementation of Transitional Housing Projects by Non-government Organisations (the Funding Scheme). The Administration expects to formally launch the Funding Scheme in mid-2020. The Task Force on Transitional Housing under the Transport and Housing Bureau (the

Task Force) is responsible for taking forward the transitional housing projects initiated and implemented by community organisations including the Funding Scheme.

The Funding Scheme aims to provide financial support for non-governmental organisations (NGOs) to carry out necessary works for sites/premises suitable for transitional housing projects. An Assessment Committee will assist in vetting the applications for the projects proposed by the NGOs and overseeing the implementation of the Funding Scheme. The Assessment Committee will assess the technical, financial and social aspects of the proposed projects to ensure that they are within the scope and financial ceiling of the Funding Scheme. The Assessment Committee will ensure that the amount of funding granted to each approved project will be in line with the principles of economy, efficiency, and effectiveness in the use of resources thereby achieving good value for money. The Assessment Committee will also examine the experience and capability of applicants, and whether they can implement the projects as soon as possible.

The Task Force has identified sites for the provision of 10 000 transitional housing units in the coming 3 years. The Chief Executive announced in January 2020 that the Government would further increase the supply target of transitional housing from 10 000 units to 15 000 units for the coming 3 years to relieve the pressure of families waiting for public rental housing and those living in unpleasant conditions. Of the additional 5 000 units, the Government is assessing the feasibility to develop transitional housing on a number of government, institution or community sites that have no development plan in the short term. The Task Force will announce details of individual projects at suitable junctures.

In order to achieve the supply target of transitional housing units as soon as possible before the formal implementation of the Funding Scheme, the Task Force has assisted NGOs in applying for financial support for 9 transitional housing projects from the Community Care Fund and Development Bureau's Funding Scheme to Support the Use of Vacant Government Sites Opens for Application by NGOs. It is anticipated that these 9 transitional housing projects will provide 970 units and the total subsidy involved is over \$300 million. Amongst these 9 projects, works for the Modular Social Housing Scheme - Sham Shui Po Nam Cheong Street Project by the Hong Kong Council of Social Service and the Conversion of School Premises for Transitional Housing - Lok Sin Tong Primary School by The Lok Sin Tong Benevolent Society, Kowloon have already commenced and the target completion date is mid-2020. The Hong Kong Housing Society will commence refurbishment work for Trackside Villas shortly, and it is targeted for phased completion starting from the third quarter of 2020. The Society for Community Organisation's conversion work of Ex-government Quarters in Victoria Road has also been scheduled for commencement in the second half of 2020.

The annual actual expenditure of the Funding Scheme depend on the number of applications received and approved, as well as the amount of subsidy to be disbursed in that year. The estimate expenditure for 2020-21 is \$600 million.

4. The Government will maintain close communication with the project teams of the ongoing transitional housing projects to find out if they are affected by the current epidemic and to provide assistance when necessary.
5. In order to complement the Government's policy objective of substantially increasing the number of transitional housing projects to provide a total of 15 000 units within the next 3 years, and to handle the complicated work involved in some up-coming large-scale transitional housing projects (e.g. public consultation and town planning works), the Task Force plans to create 22 time-limited posts including 1 Administrative Officer Staff Grade C post. The estimated expenditure (including staff and other expenses) for the above posts in 2020-21 is \$34.2 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)004

(Question Serial No. 0115)

Head: (62) Housing Department
Subhead (No. & title): (-) Not Specified
Programme: (5) Support Services
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)
Director of Bureau: Secretary for Transport and Housing

Question:

It was mentioned in the 2018-19 Budget that the Government would set aside \$1 billion in relation to leasing out over 830 vacant government sites and school premises to non-governmental organisations (NGOs) through short-term tenancies for transitional housing purpose. In this regard, please inform this Committee of:

1. the details of the applications through the above scheme for the provision of transitional housing in the past 2 years, including the names of the applicant organisations, the locations of the government sites, the number of years for which the sites have been left vacant, the estimated number of units to be provided and the construction cost to be involved;
2. the list of the vacant government sites and school premises currently available in Kowloon West for application by NGOs for the provision of transitional housing, the details of the site areas and the number of years for which the sites have been left vacant; and
3. whether the Government will strengthen its staff establishment in the current financial year to expedite the vetting procedures and support the work of NGOs; if yes, the additional posts to be created and the expenditure to be involved.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 2)

Reply:

1. Since 2019, the Task Force on Transitional Housing under the Transport and Housing Bureau (the Task Force) has successfully assisted non-governmental organisations (NGOs) in applying for funding support of over \$12 million from Development Bureau's Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the provision of transitional housing initiatives. Basic information and expected numbers of units of these projects are tabulated below.

Operating Organisation	Project (Land owner)	Estimated No. of Units	Amount of financial support (\$ million)	Scope of financial support
1. Newly-built Transitional Housing Units				
The Hong Kong Council of Social Service	Yip Shing Street, Kwai Chung (Government Land)	100	2.90	Pre-construction consultancy fee
Yan Chai Hospital	Hoi Hing Road, Tsuen Wan (Government Land)	110	3.30	Pre-construction consultancy fee
2. Conversion of an Entire Building into Transitional Housing				
Society for Community Organisation	Ex-government Quarters at Victoria Road (Government Premises)	11	5.90	Consultancy and works fee
	Total	222	12.1	

Note: The Lands Department does not keep statistics on the number of years for which the individual sites have been vacant.

2. To better utilise land resources, the Government will make use of unleased sites which are awaiting development or not suitable for development for efficient temporary or short-term uses, including transitional housing. Currently, the Lands Department manages a total of 48 unleased government sites covering a total area of 122 185 square meters in Kowloon West. These sites have different backgrounds, and some may not be suitable for development or may have lower development potential. Reviewing and utilising suitable government sites for development is an ongoing effort. The Task Force will proactively take part in or assist community organisations which are interested in providing transitional housing on these sites in carrying out feasibility studies and implementing the projects. The Task Force will announce details of individual projects at suitable junctures.

3. In order to complement the Government's policy objective of substantially increasing the number of transitional housing projects to provide a total of 15 000 units within the next 3 years, and to handle the complicated work involved in some up-coming large-scale transitional housing projects (e.g. public consultation and town planning works), the Task Force plans to create 22 time-limited posts, including 1 Administrative Officer Staff Grade C post. The estimated expenditure (including staff and other expenses) for the above posts in 2020-21 is \$34.2 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)005

(Question Serial No. 0116)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned under Programme (5) that the provision for 2020-21 is \$83.6 million higher than that for the previous year, of which an increase of 22 posts for facilitating the implementation of various community initiatives on transitional housing is involved. In this regard, please inform this Committee of:

1. the rank titles and scope of work of the 22 new posts to be created, as well as the expenditure involved;
2. whether the Government has considered internal manpower deployment to reduce additional staff-related expenses; if yes, the details; and
3. whether the Government has assessed the impact that the current epidemic in Hong Kong might have on the recruitment of additional manpower and the associated expenditure, and whether the estimated expenditure will be further revised accordingly.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 3)

Reply:

- 1&2. The Task Force on Transitional Housing (the Task Force) plans to create 22 time-limited posts in 2020-21. The rank and number of these posts are as follows:

Rank	Number
Administrative Officer Staff Grade C	1
Senior Professional Officer	4
Professional Officer	9
Chief Executive Officer	1
Executive Officer I	3
Personal Secretary I	1
Assistant Clerical Officer	3
Total	22

The Task Force actively provides one-stop project coordination and professional support for community organisations. The Task Force maintains close co-operation with relevant parties holistically on various aspects, covering advocacy, implementation, procurement to funding, etc. The Task Force also co-ordinates the efforts from different policy bureaux and departments; and assists community organisations in complying with the administrative and statutory procedures so as to implement the projects and commence works as soon as possible. The Task Force is also responsible for monitoring the implementation and progress of individual projects to ensure that funding would be spent properly and that the implementation and operation of the projects are in line with their policy objectives. The estimated expenditure (including staff and other expenses) for the above posts in 2020-21 is \$34.2 million.

In order to complement the Government's policy objective of substantially increasing the number of transitional housing projects to provide a total of 15 000 units within the next 3 years, and to handle the complicated work involved in some up-coming large-scale transitional housing projects (e.g. public consultation and town planning works), we consider it not practical to reallocate human resources within the Establishment and there is a need to create 22 time-limited posts.

3. We anticipate that the epidemic will not have significant impact on our work and the expenditure of facilitating transitional housing projects.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)006

(Question Serial No. 0117)

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide:

in respect of Kowloon City, Sham Shui Po and Yau Tsim Mong, detailed information on mandatory building inspection, including a) the number of buildings issued with notices; and b) the number of the aforesaid notices discharged in each of the past 3 years by district;

in respect of Kowloon City, Sham Shui Po and Yau Tsim Mong, the number of buildings issued with notices for mandatory building inspection for more than 3 years but still the notices not complied with yet, the number of penalty notices issued and the enforcement situation by district;

in respect of Kowloon City, Sham Shui Po and Yau Tsim Mong, detailed information on mandatory window inspection, including a) the number of flats issued with notices; and b) the number of flats with the aforesaid notices discharged in each of the past 3 years by district; and

in respect of Kowloon City, Sham Shui Po and Yau Tsim Mong, the number of flats issued with notices for mandatory window inspection for more than 3 years but still the notices not complied with yet, the number of penalty notices issued and the enforcement situation by district.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 4)

Reply:

The Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Transport and Housing (Housing). Under the authority delegated by the Building Authority (i.e. the Director of Buildings), the ICU exercises building control under the Buildings Ordinance over properties developed by the Hong Kong Housing Authority that have been sold or divested, in accordance with the policy and guidelines of the Building Authority.

1. As at the end of December 2019, the number of buildings with statutory notices issued by ICU under the Mandatory Building Inspection Scheme (MBIS) in the past 3 years (i.e. 2017-2019) and the number of buildings with their statutory notices discharged are tabulated below:

District Council Districts	Number of buildings involved					
	2017		2018		2019	
	with notices issued	with notices discharged (Note 1)	with notices issued	with notices discharged (Note 1)	with notices issued	with notices discharged (Note 1)
Sham Shui Po District	-	-	-	-	-	-
Kowloon City District	-	-	-	-	-	2
Yau Tsim Mong District	-	-	-	-	-	-
Total	-	-	-	-	-	2

Note 1: Statutory notices discharged in the year are not necessarily those issued earlier in the same year.

2. As at the end of December 2019, the number of buildings with MBIS notices issued by ICU in 2016 and before but are not yet compiled with and the number of cases referred to the Legal Services Section of the Buildings Department for enforcement actions are tabulated below:

District Council Districts	Statutory notices not yet discharged	
	Number of buildings involved	Number of cases with enforcement actions in progress
Sham Shui Po District	14	4
Kowloon City District	-	-
Yau Tsim Mong District	-	-
Total	14	4

3. As at the end of December 2019, the number of flats with statutory notices issued by ICU under the Mandatory Window Inspection Scheme (MWIS) in the past 3 years (i.e. 2017-2019) and the number of flats with their statutory notices discharged are tabulated below:

District Council Districts	Number of flats involved					
	2017		2018		2019	
	with notices issued	with notices discharged (Note 1)	with notices issued	with notices discharged (Note 1)	with notices issued	with notices discharged (Note 1)
Sham Shui Po District	-	4 403	715	95	-	605
Kowloon City District	1 610	370	-	1 140	-	93
Yau Tsim Mong District	-	-	-	-	-	-
Total	1 610	4 773	715	1 235	-	698

Note 1: Statutory notices discharged in the year are not necessarily those issued earlier in the same year.

4. As at the end of December 2019, the number of flats with MWIS notices issued by ICU in 2016 and before but are not yet compiled with and the number of flats with fixed penalty notices issued are tabulated below:

District Council Districts	Number of flats with statutory notice not yet discharged	Number of flats with fixed penalty notices issued (Note 1)
Sham Shui Po District	31	53
Kowloon City District	-	-
Yau Tsim Mong District	-	-
Total	31	53

Note 1: Some flat owners subsequently complied with the statutory notices upon receipt of fixed penalty notices, and therefore the number of flats with fixed penalty notices issued is more than the number of non-compliance flats.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)007

(Question Serial No. 0118)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to “monitoring the subsidised housing schemes entrusted to the Hong Kong Housing Society (HKHS)”, will the Administration advise on:

1. the details of subsidised housing projects in Kowloon West planned by HKHS in the coming 3 years, including the estimated number of flats to be provided and the associated time frames; and
2. the details of private housing land or land available under the Land Sharing Pilot Scheme that the Administration expects to grant to HKHS in the coming 3 years for subsidised housing development in the urban area?

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 5)

Reply:

1. The estimated number of units and the location of subsidised housing projects in Kowloon West under the Hong Kong Housing Society (HKHS) to be completed in the coming 3 years (i.e. 2019-20 to 2021-22) are set out at **Annex**.
2. The Government announced on 29 June 2018 the re-allocation of 9 sites at Kai Tak and Anderson Road Quarry, which were originally intended for sale in the coming few years, for public housing. These sites are expected to provide about 11 000 public housing units, which will help reduce the public housing shortage in later years. One of the sites in Kai Tak will be allocated to HKHS for the redevelopment of Chun Seen Mei Chuen. HKHS can then make use of the original site of Chun Seen Mei Chuen to redevelop Lok Man Sun Chuen by phases. The remaining new units on this Kai Tak site can also be used to rehouse other eligible households affected by Government development and projects by the Urban Renewal Authority. As for the remaining 8 sites, the Hong Kong Housing Authority and HKHS will each take up 1 site in Kai Tak and 3 sites in Anderson Road Quarry for subsidised sale flat development, having regard to the original planning intentions for these sites and other developments in the

vicinity. These 5 sites to be allocated to HKHS will provide a total of about 6 600 units which are estimated to be completed in 2024 to 2026.

As advised by the Development Bureau, the Government is finalising details of the proposed Land Sharing Pilot Scheme (LSPS) in light of the comments received in the past few months, with a view to launching the LSPS and receiving applications in the first half of 2020. Under the proposed framework of LSPS, applicants should hand over part of the lots they own to the Government for development of public housing or Starter Homes for Hong Kong Residents (SH) projects, in the form of formed land, capable of delivering at least 70% of the additional gross floor area gained by virtue of infrastructural upgrading under the LSPS. The LSPS is proposed for a time limit of 3 years for receiving applications and subject to a cap of 150 hectares on the total area of private land to be approved. Pending the launch of the LSPS and subject to details of the applications received and eventually approved, the Government cannot estimate at this stage the number of sites available for public housing or SH development or for allocation to HKHS.

HKHS's Estimated Production of Subsidised Housing Projects in Kowloon West (2019-20 to 2021-22)				
Estimated Year of Completion/ District	Sub-district	Project	Planned Flat Number	Planned Flat Number By District
2021-22				
Urban	Kowloon City	Lee Kung Street*	300	300
			Total	300

(Based on HKHS's flat production forecast as at December 2019)

Note: Flat numbers are rounded to the nearest hundred.

* It is the Senior Citizen Residences Scheme Project.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)008

(Question Serial No. 0119)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Under Programme (5), the Administration stated that there will be a net increase of 4 posts for conducting a feasibility study on introducing tenancy control on sub-divided units. Will the Government advise on the following:

1. the post titles, scope of work and emoluments expenditure of the above posts; whether the Administration has considered internal manpower deployment for the posts; if yes, the details;
2. the scope of work of the Advisory Working Group created, the details of the work / activities planned to be carried out in this financial year and the expenditure to be involved; and
3. the work pertaining to the consultancy study planned to be conducted in this financial year, the anticipated completion time and the estimated expenditure involved?

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 6)

Reply:

There will be a net increase of 4 time-limited posts (including 2 Executive Officers I and 2 Assistant Clerical Officers) under Programme (5) for conducting a feasibility study on introducing tenancy control on sub-divided units (SDUs). The scope of their work mainly includes providing secretariat and administrative support to the Working Group to be set up as well as assisting in the monitoring of the relevant consultancy studies. The relevant emolument expenditure in 2020-21 is estimated to be \$2.9 million.

The Working Group to be set up will examine the feasibility and, if so, viable options for implementing tenancy control on SDUs as well as examine various subjects relevant to SDU tenancy control. The Working Group will confirm its scope and details of the work /

activities after deliberation. The Working Group will also vet the contracts for the relevant consultancy studies and consider reports to be submitted by the consultants.

Tendering for the consultancy study projects will proceed as soon as possible after the establishment of the Working Group. The Transport and Housing Bureau aims to complete the consultancy studies by the first half of 2021. The expenditure for the consultancy studies and other related items (except emolument expenditure) in 2020-21 is estimated to be \$8.6 million.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)009****(Question Serial No. 0797)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (3) Appeal Panel (Housing)Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide a breakdown by category of the number of appeal cases received in the past 3 years.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 28)Reply:

In the past 3 years (i.e. 2017 – 2019), the number of appeal cases received by the Appeal Panel (Housing) with breakdown by category is as follows:

	2017	2018	2019
Rent arrears	534	482	529
Non-occupation of the flat/ Unauthorised occupation of the flat	290	166	206
Others (including divorce, Marking Scheme and storage of illicit drugs, etc.)	128	99	164
Total	952	747	899

- End -

CONTROLLING OFFICER'S REPLY**THB(H)010****(Question Serial No. 0798)**Head: (62) Housing DepartmentSubhead (No. & title): (000) Operational expensesProgramme: (5) Support ServicesControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)Director of Bureau: Secretary for Transport and HousingQuestion:

Regarding the implementation of the funding scheme to support transitional housing projects by non-governmental organisations, please advise on the figures in relation to the estimated expenditure, staff establishment and work target for this year.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 29)Reply:

The Task Force on Transitional Housing under the Transport and Housing Bureau (the Task Force) is responsible for taking forward transitional housing projects initiated and implemented by community organisations, including implementing the Funding Scheme to support the implementation of Transitional Housing Projects by Non-government Organisations. The establishment of the Task Force (including the 22 time-limited posts planned to be created in 2020-21) is as follows:

Rank	Number
Administrative Officer Staff Grade C	1
Senior Administrative Officer	1
Senior Professional Officer	6
Professional Officer	9
Chief Executive Officer	1
Senior Executive Officer	1
Executive Officer I	3
Personal Secretary I	1
Assistant Clerical Officer	4
Total	27

The estimated expenditure (including staff and other expenses) in 2020-21 is \$43.5 million.

In order to complement the Government's policy objective of substantially increasing the supply of transitional housing, the Task Force strives to assist in taking forward transitional housing projects initiated by the community organisations, aiming to provide a total of 15 000 units within the next 3 years.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)011

(Question Serial No. 0799)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

The Government will provide secretarial support to the Advisory Working Group for the Study of Tenancy Control of Sub-Divided Units and oversee a consultancy study. What are the estimated expenditure and staff establishment to be involved this year?

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 30)

Reply:

To conduct a feasibility study on introducing tenancy control on sub-divided units (SDUs), we will create 4 time-limited posts, including 2 Executive Officers I and 2 Assistant Clerical Officers. The scope of their work mainly includes providing secretariat and administrative support to the Working Group to be set up to conduct studies on introducing tenancy control on SDUs as well as assisting in the monitoring of the relevant consultancy studies. The relevant emolument expenditure is estimated to be \$2.9 million and the other expenditure is estimated to be \$8.6 million in 2020-21.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)012

(Question Serial No. 2373)

Head: (62) Housing Department

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the public rental housing projects to be completed in the next 5 years, please advise this Committee on the location of the estates, number of flats to be provided.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 27)

Reply:

Public rental housing in Hong Kong is provided by the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS). As a financially autonomous public body, HA funds its public housing programmes with its own resources. As an independent, financially autonomous, self-financing and not-for-profit organisation, HKHS also funds its public housing projects with its own resources.

According to the forecasts as at December 2019, the location and estimated number of units of PRH projects to be completed by HA and HKHS in the coming 5 years (2019-20 to 2023-24) are set out at **Annex**.

**HA's Estimated Public Rental Housing (PRH)/
Green Form Subsidised Home Ownership Scheme (GSH) Production (2019-20 to 2023-24)**

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Urban	Kwun Tong	Sau Ming Road	300	300
	Sham Shui Po	Shek Kip Mei Phase 6	1 100	3 900
		Northwest Kowloon Reclamation Site 6 Phase 1	900	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 800
Fung Shing Street		800		
Extended Urban	Sha Tin	Fo Tan	4 800	4 800
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	1 000	
			Sub-total	13 000
2020-21				
Urban	Eastern	Wing Tai Road	800	800
	Kwun Tong	Choi Wing Road	1 100	1 100
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	2 500
		Pak Tin Phase 11	1 100	
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000
New Territories	Tai Po	Chung Nga Road East	700	700
			Sub-total	6 100
2021-22				
Urban	Eastern	Chai Wan Road^	800	800
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400
		Tuen Mun Area 54 Sites 1 & 1A	4 200	
	North	Queen's Hill Phase 1	6 400	8 900
		Queen's Hill Phase 2	1 200	
		Queen's Hill Phase 5	1 300	
				Sub-total

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2022-23				
Urban	Sham Shui Po	Pak Tin Phase 10	900	900
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100
Extended Urban	Kwai Tsing	Tsing Hung Road [^]	2 900	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 700	6 700
			Sub-total	13 400
2023-24				
Urban	Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	2 600	2 600
Extended Urban	Kwai Tsing	Ching Hong Road North Phase 1	900	2 500
		Ching Hong Road North Phase 2	600	
		San Kwai Street	700	
		Tai Wo Hau Road Phase 2	400	
	Islands	Tung Chung Area 99	4 800	10 000
		Tung Chung Area 100	5 200	
New Territories	Tuen Mun	Hin Fat Lane	1 000	2 500
		Tuen Mun Area 29 (West)	1 000	
		Yip Wong Road Phase 1	600	
	North	Fanling Area 36 Phase 4	800	800
			Sub-total	18 400
			Total	71 700

(Based on HA's Housing Construction Programme as at December 2019)

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

The figures are subject to amendments at the detailed design stage.

[^] GSH Projects

HKHS's Estimated PRH Production (2019-20 to 2023-24)

Estimated Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2020-21				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			Sub-total	1 000
2021-22				
Urban	Kowloon City	Lee Kung Street*	300	300
			Sub-total	300
2022-23				
Extended Urban	Sha Tin	Jat Min Chuen	100	100
			Sub-total	100
2023-24				
New Territories	North	Pak Wo Road, Fanling	500	800
		Pak Wo Road, Fanling*	300	
Urban	Southern	Shek Pai Wan Road	600	600
			Sub-total	1 400
			Total	2 800

(Based on HKHS's forecast as at December 2019)

Note: Flat numbers are rounded to the nearest hundred respectively and may not add up to the total due to rounding.
The figures are subject to amendments at the detailed design stage.

* Senior Citizen Residences Scheme (SEN) Project

- End -

CONTROLLING OFFICER'S REPLY

THB(H)013

(Question Serial No. 1382)

Head: (62) Housing Department
Subhead (No. & title): (-) Not Specified
Programme: (5) Support Services
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)
Director of Bureau: Secretary for Transport and Housing

Question:

As stated in the Estimates, the Government will conduct a feasibility study on introducing tenancy control on sub-divided units, including providing secretarial support to the newly created Advisory Working Group for the Study of Tenancy Control of Sub-Divided Units and overseeing a consultancy study. Please inform this Committee of the following:

1. the specific details of the feasibility study as well as its commencement and completion dates;
2. when the Advisory Working Group was set up and the staff establishment and estimated expenditure involved; and
3. whether the Government will, during or upon completion of the feasibility study, conduct public consultation on introducing tenancy control on sub-divided units; if yes, the details; if no, the reasons.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 24)

Reply:

The Working Group to be set up will examine the feasibility and, if so, viable options for implementing tenancy control on sub-divided units (SDUs) as well as examine various subjects relevant to SDU tenancy control. The Working Group will confirm its scope and details of the work / activities, including consultation work, after deliberation. The Working Group will also vet the contracts for the relevant consultancy studies and consider reports to be submitted by the consultants. Tendering for the consultancy study projects will proceed as soon as possible after the establishment of the Working Group. The Transport and Housing Bureau aims to complete the consultancy studies by the first half of 2021.

In order to provide secretariat and administrative support to the Working Group as well as to assist in the monitoring of the relevant consultancy studies, the Government will create 4 time-limited posts including 2 Executive Officers I and 2 Assistant Clerical Officers. The relevant emolument expenditure is estimated to be \$2.9 million and the other expenditure is estimated to be \$8.6 million in 2020-21.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)014

(Question Serial No. 1795)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

The Legislative Council has approved a funding of \$5 billion to support the implementation of transitional housing projects, with a view to providing 15 000 units within 3 years. Please inform this Committee of:

1. the transitional housing projects which have obtained support from the Transport and Housing Bureau (THB), including their respective locations, service operators, number of units to be provided, construction and completion time, land owners and tenancy periods;
2. the details of the transitional housing projects supported by THB which have obtained funding from existing and other funding sources, including their respective locations, service operators, number of units provided and rental levels;
3. the time of setting up the Assessment Committee, which will be responsible for vetting project applications; the staffing establishment and estimated expenditure of the Task Force on Transitional Housing under THB in the coming year; and
4. whether a centralised platform will be established for handling the waiting arrangements for transitional housing applicants; if yes, the details; if not, the reasons.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 23)

Reply:

1&2.

The Task Force on Transitional Housing under the Transport and Housing Bureau (Task Force) is responsible for taking forward the transitional housing projects initiated and implemented by community organisations, including the “Funding Scheme to support the implementation of Transitional Housing Projects by Non-government Organisations” (Funding Scheme). The Chief Executive announced in January 2020 that the Government would further increase the supply target of

transitional housing in the coming 3 years from 10 000 units to 15 000 units to relieve the pressure of families waiting for public rental housing and those living in unpleasant conditions.

At present, the Task Force has identified sites for the provision of 10 000 transitional housing units in the coming 3 years. These projects mainly belong to 4 categories, namely, projects in existing buildings; newly-built projects; conversion of whole buildings; and projects under in-depth studies. Basic information of these projects is tabulated at **Annex 1**. In general, the tenancy period of transitional housing units is not less than 2 years.

The Government is assessing the feasibility to develop transitional housing on a number of government, institution or community sites that have no development plan in the short term, so as to fulfil the land requirement for achieving the supply target of the additional 5 000 units. The Task Force will announce the details of individual projects at suitable junctures.

Before the formal implementation of the Funding Scheme, in order to achieve the supply target of transitional housing units as soon as possible, the Task Force has assisted non-governmental organisations (NGOs) in applying for financial support for 9 transitional housing projects from the Community Care Fund and Development Bureau's "Funding Scheme to Support the Use of Vacant Government Sites by NGOs". It is anticipated that these 9 transitional housing projects will provide 970 units. The basic information of the 9 projects is tabulated at **Annex 2**.

Other than that, NGOs have also been receiving funding support from different channels. For example, the Community Housing Movement by the Hong Kong Council of Social Service has been receiving funding from the Community Chest of Hong Kong and Social Innovation and Entrepreneurship Development Fund for its operation. The Task Force will continue to assist NGOs to seek financial support from various funding sources according to the need of individual projects.

Each transitional housing project has its unique characteristics. Rent level of individual projects depends on the ability and needs of the target tenants, but is generally set with reference to the maximum rent allowance under the Comprehensive Social Security Assistance (CSSA) Scheme and the rent of public rental housing, etc., and is generally lower than the market rent in the same district. From our experience, the rent level of existing transitional housing projects is about 29% of tenants' income on average. Rent level is also one of the important factors of consideration of the Task Force when deciding whether or not to support an individual project.

3&4.

The Legislative Council approved on 6 March 2020 a funding allocation of \$5 billion to set up the Funding Scheme. The Administration expects to formally launch the Funding Scheme in mid-2020. The Assessment Committee will be formed in accordance with such timeline.

The establishment of the Task Force in 2020-21 comprises 27 posts (including a net increase of 22 time-limited posts in 2020-21). The relevant expenditure (including staff and other expenses) is estimated to be \$43.5 million.

Currently, operating organisations of transitional housing projects are responsible for their daily operation, including processing applications for transitional housing. With the implementation of more transitional housing projects, the Government will review if there is any room for improving the application and tenant waiting arrangements for the transitional housing projects with the operating organisations and stakeholders in a timely manner.

(1) Projects in Existing Residential Buildings (Already Completed)

Operating Organisation/ developer	Land Owner (Private/ Government)	Project Name	Project Location	No. of Units (Estimated)
Light Be	Private Land	Light Home	Scattered in different districts	70
Light Be	Government Land	Light Housing	Sham Tseng	40
Society for Community Organisation	Private Land	Happiness x Home Community Kim Shin Lane, Cheung Sha Wan	Tai Kok Tsui, Cheung Sha Wan	24
Society for Community Organisation	Private Land	Joy To Gather	Shun Sing Mansion, Western District	47
Society for Community Organisation	Private Land	Friend Home	Tai Kok Tsui	24
Society for Community Organisation	Private Land	Electric Road	Electric Road, North Point	5
Lok Sin Tong	Private Land	Lok Sin Tong Social Housing Scheme	Fuk Lo Tsun Road, Kowloon City, Nam Kok Road, Kowloon City, Lok Shan Road, To Kwa Wan, Liberty Avenue, Homantin	88
St. James' Settlement	Private Land	James' House	Soy Street, Mongkok	14
Hong Kong Sheng Kung Hui Welfare Council	Private Land	Good Homes	To Kwa Wan	60
The Aberdeen Kai-fong Welfare Association Social Service	Private Land	Best Neighbour Walk Together	World Fair Court, Wah Fu Road	16
The Salvation Army	Private Land	Home Plus	Ha Heung Road, To Kwa Wan	53
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Yue Kwong Chuen	Shek Pai Wan, Aberdeen	246

Operating Organisation/ developer	Land Owner (Private/ Government)	Project Name	Project Location	No. of Units (Estimated)
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Kwun Tong Garden Estate Phase 2	Yin Chee Lau and Hay Cheuk Lau, Kwun Tong Garden Estate, Kwung Tong	20
Yan Oi Tong	Private Land	Green Garden	Tong Hang Road, Tuen Mun	11
Kwun Tong Methodist Social Service	Private Land	Yee Cheong Building, Kwun Tong	Yee Cheong Building, Kwun Tong	1
J Life Foundation	Private Land	Pitt Street, Yau Ma Tei	Pitt Street, Yau Ma Tei	1
J Life Foundation	Private Land	Yee Kuk Street, Sham Shui Po	Yee Kuk Street, Sham Shui Po	1
Baptist Oi Kwan Social Service St. James' Settlement	Private Land	Tai Ko Tsui (estimated in-take date is April 2020)	Lai Chu Building, Tai Kwok Tsui	8
Baptist Oi Kwan Social Service St. James' Settlement	Private Land	Soy Street, Mongkok (estimated in-take date is March 2020)	Soy Street, Mongkok	49
J Life Foundation	Private Land	Castle Peak Road, Cheung Sha Wan (estimated in-take date is April 2020)	Castle Peak Road, Cheung Sha Wan	6
The Society of Rehabilitation and Crime Prevention, Hong Kong	Private Land	Staunton Street	Staunton Street, Central	6
Sub-total of (1)				790

(2) Newly-built Projects (Already announced)

Operating Organisation / developer	Land Owner (Private/ Government)	Project Name	Project Location	No. of Units (Estimated)	Estimated Commencement / Completion date
Henderson Land - The Hong Kong Council of Social Service	Private Land	Nam Cheong Street, Sham Shui Po	Nam Cheong Street, Sham Shui Po	89	Commenced in April 2019 Completion: Q2 in 2020 (Tentative)
The Hong Kong Council of Social Service	Government Land	Yen Chow Street, Sham Shui Po	Junction of Yen Chow Street and Tung Chau Street, Sham Shui Po	210	Commencement: Q3 in 2020 (tentative) Completion: Q3 in 2021 (tentative)
The Hong Kong Council of Social Service	Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	100	Commencement: Q3 in 2020 (tentative) Completion: Q3 in 2021 (tentative)
Lok Sin Tong	Government Land	Song Wong Toi Road, To Kwa Wan	Song Wong Toi Road, To Kwa Wan	108	Commencement: Q3 in 2020 (tentative) Completion: Q2 in 2021 (tentative)
Society for Community Organisation	Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	132	Commencement: Q4 in 2020 (tentative) Completion: Q3 in 2021 (tentative)
Yan Chai Hospital	Government Land	Hoi Hing Road, Tsuen Wan	Hoi Hing Road, Tsuen Wan	110	To be confirmed
Sub-total of (2)				749	

(3) Projects Involving Conversion of Whole Building (Already announced)

Operating Organisation / developer	Land Owner (Private / Government)	Project Name	Project Location	No. of Units (Estimated)	Estimated Commencement / Completion date
Lok Sin Tong	Private Land	Lok Sin Tong Primary School	Lung Kong Road, Kowloon City	50	Commenced in January 2020 Completion: Q2 in 2020 (Tentative)
Hong Kong Housing Society	Private Land	“T-Home” - Trackside Villas, Tai Po	MTR Corporation properties at Tai Po Kau, Tai Po	160	Commencement: Q2 in 2020 (tentative) Completion: By stage from Q3 in 2020 (tentative)
Society for Community Organisation	Government Land	Government Quarters at Victoria Road	Victoria Road	11	Commencement: Q3 in 2020 (tentative) Completion: Q4 in 2020 (tentative)
Sub-total of (3)				221	

(4) Projects under in-depth studies (Further details will be announced upon completion of the studies)

Operating Organisation / developer	Land Owner (Private/ Government)	Project Name	Project Location	No. of Units (Estimated)
Operators to be announced (Urban Renewal Council will offer professional advice)	Government Land	Tai Kwok Tsui, Hung Sui Kiu and Ta Kwu Ling	Tai Kwok Tsui, Hung Sui Kiu and Ta Kwu Ling	1 410
Operators to be announced (Hong Kong Construction Association will offer professional advice and project management support)	Government Land	Kam Tin, Yuen Long	Kam Tin, Yuen Long	1 000
Wheelock – Hong Kong Council of Social Service and Lok Sin Tong	Private Land	Tai Po	Tai Po	1 800
Wheelock – Operators to be announced	Private Land	Tuen Mun and Tung Chung	Tuen Mun and Tung Chung	200
Henderson– Operators to be announced	Private Land	Kam Tin, Yuen Long	Kong Ha Wai	1 998
Sun Hung Kai – Sheng Kung Hui Welfare Council	Private Land	Tong Tau, Yuen Long	Tong Tau, Yuen Long	1 600
Sun Hung Kai – Operators to be announced	Private Land	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	400
New World – Light Be	Private Land	Light Village	near Tin Shui Wai MTR station	100
Sub-total of (4)				8 508
Total				10 268

**Transitional Housing Projects subsidised by the Community Care Fund and
Development Bureau's "Funding Scheme to Support the Use of Vacant
Government Sites by Non-government Organisations" (DEVB's Funding Scheme)**

Operator	Projects (Land Owner)	No. of Units (Estimated)	Amount of Subsidy (\$M)	Source of Funding
1. Newly built transitional housing				
Hong Kong Council of Social Service	Nam Cheong Street, Sham Shui Po (Private land)	89	35.74	Community Care Fund
	Yen Chow Street, Sham Shui Po (Government Land)	210	99.92	Community Care Fund
	Yip Shing Street, Kwai Chung (Government Land)	100	2.90	DEVB's Funding Scheme (pre-construction consultation fee)
Yan Chai Hospital	Hoi Hing Road, Tsuen Wan (Government Land)	110	3.30	DEVB's Funding Scheme (pre-construction consultation fee)
Lok Sin Tong	Sung Wong Toi Road, To Kwa Wan (Government Land)	108	60.56	Community Care Fund
Society for Community Organisation	Ying Wah Street, Cheung Sha Wan (Government Land)	132	77.06	Community Care Fund
2. Wholesale conversion of existing buildings as transitional housing				
Lok Sin Tong	Lok Shin Tong Primary School (Private land)	50	13.04	Community Care Fund
Society for Community Organisation	Government Quarters at Victoria Road (Government land)	11	5.90	DEVB's Funding Scheme
Hong Kong Housing Society	"T-Home" - Trackside Villas, Tai Po (Private Land)	(not less than) 160	45.94	Community Care Fund
	Total	970	344.36	

- End -

CONTROLLING OFFICER'S REPLY

THB(H)015

(Question Serial No. 1796)

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)
(Donald TONG)
Director of Bureau: Secretary for Transport and Housing

Question:

The Housing Department (HD) will set aside public rental housing (PRH) units on an annual basis for the accommodation of eligible occupants affected by the Government's clearance operations, in light of the illegal rooftop structure clearance projects of the Lands Department and Buildings Department. Based on the latest figures in the Estimates, the numbers of rehousing applications processed by HD were 60 and 40 in 2018 and 2019 respectively, with an estimated figure of 70 in 2020. The number of PRH offers made was only 10 in each of the past 2 years, whereas the number of interim housing (IH) offers was also merely 10 in each of the past 2 years. It is estimated that the number of both PRH and IH offers will only be 20 in 2020. In this regard, please inform this Committee of:

1. the total number of rehousing applications received in the past 2 years, as well as the respective numbers of applications processed and not yet processed;
2. the reasons for not processing such applications in the past 2 years; and
3. the reasons for the small number of affected households being allocated a PRH unit or admitted to IH.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 25)

Reply:

Where occupants of illegal rooftop structures (IRS) displaced by the Buildings Department (BD)'s enforcement actions have housing needs, BD will refer the cases to the Housing Department (HD). HD will process all applications referred by BD and verify their eligibility for rehousing.

In 2018 and 2019, HD has processed about 70¹ rehousing applications referred by BD from households affected by enforcement actions against IRS. About 20 applications fulfilled the rehousing eligibility for IRS clearance and have been allocated with public rental housing (PRH) or interim housing (IH) by HD as appropriate. About 30 applications failed to meet the rehousing eligibility criteria. The processing of about 20 applications have been suspended pending BD's completion of the procedures for the closure of the affected IRS.

- End -

1 The processing of about 30 applications in 2018 were suspended pending BD's completion of the procedures for the closure of illegal rooftop structures. These cases were carried forward to 2019 for continued follow-up. Excluding the 30 brought forward cases, a total of about 70 applications were handled in 2018 and 2019.

CONTROLLING OFFICER'S REPLY

THB(H)016

(Question Serial No. 1613)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

The on-going spread of the novel coronavirus has dealt a severe blow to various industries and caused further hardship to the grassroots. However, the Government has no specific measures in place to help those living in subdivided units (SDUs). The number of SDUs is increasing in Hong Kong. The living environment in some SDUs is very poor. The SDUs scattering all over the city are like a time bomb which may trigger a large-scale epidemic outbreak anytime, leaving the lives of the SDU occupants largely unprotected. This situation is totally unacceptable. In this connection, please advise this Committee on the following:

1. whether the Administration has any statistics on the increase in the number of SDUs in Hong Kong by district last year;
2. the staff establishment and the estimated expenditure involved;
3. whether the Administration will consider implementing policies that can help the SDU occupants tide over the difficulties before the production of various types of public housing can be substantially increased;
4. whether the Government will expeditiously conduct comprehensive surveys and inspections on SDUs by means of public power in future, and classify them according to their construction standards so that for SDUs with a lesser degree of substandard living condition, owners will be allowed to continue their operation after carrying out improvement works, while seriously substandard SDUs will be promptly eradicated?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 24)

Reply:

1. The main purpose of compiling statistics on sub-divided units (SDUs) is to estimate the housing demand arising from households living in SDUs. Having considered relevant data and housing demands from various aspects (including the estimated housing demand arising from households living in SDUs), the Government can then update the long term housing demand projection with a view to formulating the rolling ten-year housing supply target under the Long Term Housing Strategy (LTHS). As mentioned in the LTHS Annual Progress Report 2019, based on the trend data from the results of the 2016 Population By-census and past thematic household surveys on SDUs, as well as relevant information on the construction and demolition of buildings, the Census and Statistics Department (C&SD) estimated that there were 96 400 households living in SDUs, with an increase of 2 500 households as compared with the figure in the LTHS Annual Progress Report 2018 (93 900 households). C&SD will collect information relating to SDUs in the 2021 Population Census and publish relevant statistics based on the results.
2. The estimation of the number of households living in SDUs has been undertaken by C&SD. Officers conducting this task are also responsible for other areas of work. We do not have a breakdown on the manpower involved and estimated staff cost for this particular duty.
3. The Government has all along been committed to increasing land and housing supply (especially public housing) in order to effectively address the long term housing needs of the grassroots households (including those living in SDUs). Nonetheless, since it takes time to identify land for housing construction, the Government has supported and facilitated the implementation of various short term initiatives on transitional housing to alleviate the hardship faced by households living in unpleasant conditions.

Through joint efforts of the community organisations, individual private developers and the Government, we have identified land for the provision of 10 000 transitional housing units in the coming 3 years. The Chief Executive announced in January 2020 that the Government would further increase the supply target of transitional housing from 10 000 units to 15 000 units for the coming 3 years. The Legislative Council approved on 6 March 2020 a funding allocation of \$5 billion to set up a Funding Scheme to support the implementation of Transitional Housing Projects by Non-government Organisations (the Funding Scheme). The Administration expects to formally launch the Funding Scheme in mid-2020.

Besides, the Government has all along adopted various measures in an effort to ease the difficulties faced by the grassroots households. For instance, those who are eligible may apply for Compassionate Rehousing and Express Flat Allocation Scheme for the early allocation of public rental housing (PRH) units. The Government also provides financial assistance to the grassroots households through different schemes (including the Comprehensive Social Security Assistance (CSSA), the Working Family Allowance and the Work Incentive Transport Subsidy). To further mitigate the pressure on livelihood of the grassroots households, the Government announced on 14 January 2020 that it would, on a trial basis, provide cash allowance to eligible General Applicant households (i.e. families with 2 or more persons and elderly single-person applicants) who are not living in public housing, not receiving the CSSA and have been waiting for PRH for more than 3 years, until they are offered the first

PRH allocation. The Government is working out the details of the trial scheme for the provision of cash allowance, with a view to launching the scheme in the second half of 2021.

4. Regarding SDUs in domestic and composite buildings, the Government's established policy is to ensure their safety but not to eradicate all SDUs. To this end, apart from carrying out inspections in response to reports, the Buildings Department (BD) also carries out large scale operations to inspect unauthorised SDUs in target domestic and composite buildings. If irregularities in building structures, blockage of means of escape and inadequate fire resisting construction are identified, BD will issue statutory orders under the Buildings Ordinance (Cap. 123) to the owners requiring rectification of the irregularities, and will instigate prosecution against those who fail to comply with the orders.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)017

(Question Serial No. 2077)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

The Financial Secretary stated in the Budget Speech that the estimated public housing production from 2019-20 to 2023-24 is about 100 400 units, comprising about 74 400 public rental housing (PRH) and Green Form Subsidised Home Ownership Scheme (GSH) units, and about 26 000 other subsidised sale units. On private housing, it is estimated that the private sector will, on average, complete about 19 600 private residential units annually from 2020 to 2024. In this connection, please advise this Committee on the following:

- (1) the number of units to be provided by the Government in the sites for public housing, including PRH, GSH and subsidised sale flats, and their specific locations in each of the 18 District Council districts in the next 5 years. Please set out in detail the numbers and locations of the units to be provided by the Hong Kong Housing Authority and the Hong Kong Housing Society; and
- (2) the number and specific locations of “Starter Homes”, i.e. flats under the “Starter Homes” Scheme for Hong Kong Residents, which can be provided in the next 5 years.

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 25)

Reply:

- (1) Information on the estimated number of units and the location of the public rental housing (PRH) /Green Form Subsidised Home Ownership Scheme (GSH) and other subsidised sale flats (Other SSFs) projects under the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) to be completed in the coming 5 years (2019-20 to 2023-24), based on the forecasts as at December 2019, are set out as **Annex**.

As mentioned in the Long Term Housing Strategy promulgated by the Government in 2014, given the unique nature of SSFs as a buffer between PRH and private housing, HA needs to maintain the inter-changeability between PRH and SSFs (including GSH

flats), and adjust their supply in a timely manner to better address changes in market situations and the housing needs of the community. As regards the number of PRH units to be put up for sale as GSH each year, when HA agreed to regularise GSH in January 2018, it is considered prudent to implement GSH at a more modest pace, so as to gather experience, reduce the risk of unsold flats and minimise the impact on the waiting time for PRH applicants. HA will continue with this incremental approach, taking into account operational experience and sales response, and consider the suitability of PRH projects for conversion to GSH projects each year.

- (2) The Government invited public tender for a private residential site on Anderson Road in Kwun Tong on 20 March 2020 for implementing the second Starter Homes for Hong Kong Residents (SH) pilot project. The tender invitation will close on 15 May 2020. According to the land sale conditions, the Government will randomly select no less than 1 000 SH units from the residential units built by the developer.

HA's Estimated PRH / GSH Production (2019-20 to 2023-24)

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Urban	Kwun Tong	Sau Ming Road	300	300
	Sham Shui Po	Shek Kip Mei Phase 6	1 100	3 900
		Northwest Kowloon Reclamation Site 6 Phase 1	900	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 800
		Fung Shing Street	800	
Extended Urban	Sha Tin	Fo Tan	4 800	4 800
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	1 000	
			Sub-total	13 000
2020-21				
Urban	Eastern	Wing Tai Road	800	800
	Kwun Tong	Choi Wing Road	1 100	1 100
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	2 500
		Pak Tin Phase 11	1 100	
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000
New Territories	Tai Po	Chung Nga Road East	700	700
			Sub-total	6 100
2021-22				
Urban	Eastern	Chai Wan Road [#]	800	800
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400
		Tuen Mun Area 54 Sites 1 & 1A	4 200	
	North	Queen's Hill Phase 1	6 400	8 900
		Queen's Hill Phase 2	1 200	
		Queen's Hill Phase 5	1 300	
			Sub-total	20 700

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2022-23				
Urban	Sham Shui Po	Pak Tin Phase 10	900	900
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100
Extended Urban	Kwai Tsing	Tsing Hung Road [#]	2 900	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 700	6 700
			Sub-total	13 400
2023-24				
Urban	Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	2 600	2 600
Extended Urban	Kwai Tsing	Ching Hong Road North Phase 1	900	2 500
		Ching Hong Road North Phase 2	600	
		San Kwai Street	700	
		Tai Wo Hau Road Phase 2	400	
	Islands	Tung Chung Area 99	4 800	10 000
		Tung Chung Area 100	5 200	
New Territories	Tuen Mun	Hin Fat Lane	1 000	2 500
		Tuen Mun Area 29 (West)	1 000	
		Yip Wong Road Phase 1	600	
	North	Fanling Area 36 Phase 4	800	800
			Sub-total	18 400
			Total	71 700

(Based on HA's Housing Construction Programme as at December 2019)

Note : Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

GSH Projects.

HA's Estimated Other SSFs Production (2019-20 to 2023-24)

Estimated Year of Completion/ District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2*	1 698	2 512
		Fat Tseung Street West*	814	
Extended Urban	Kwai Tsing	Texaco Road*	494	494
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1*	1 395	1 395
			Sub-total	4 400
2020-21				
Extended Urban	Sha Tin	Au Pui Wan Street*	830	2 400
		Hang Kin Street*	735	
		Wo Sheung Tun Street	800	
	Islands	Tung Chung Area 27*	1 226	1 226
New Territories	North	Queen's Hill Phase 3	3 200	3 200
			Sub-total	6 800
2021-22				
Extended Urban	Islands	Tung Chung Area 54	3 300	3 300
			Sub-total	3 300
2022-23				
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 600
		On Muk Street Phase 1	500	
			Sub-total	3 600
2023-24				
Urban	Eastern	Java Road	200	200
	Kowloon City	Ko Shan Road	500	2 300
		Kai Tak Site 2B2	1 800	
Extended Urban	Sai Kung	Anderson Road Quarry Site RS-1	1 900	2 500
		Chiu Shun Road	600	
New Territories	Tuen Mun	Hang Fu Street	500	500
			Sub-total	5 600
			Total	23 700

(Based on HA's Housing Construction Programme as at December 2019)

Note : Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

* These projects were sold or offered for pre-sale. Figures provided are actual number of flats.

HKHS's Estimated PRH Production (2019-20 to 2023-24)

Estimated Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2020-21				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			Sub-total	1 000
2021-22				
Urban	Kowloon City	Lee Kung Street [@]	300	300
			Sub-total	300
2022-23				
Extended Urban	Sha Tin	Jat Min Chuen	100	100
			Sub-total	100
2023-24				
New Territories	North	Pak Wo Road	500	800
		Pak Wo Road [@]	300	
Urban	Southern	Shek Pai Wan Road	600	600
			Sub-total	1 400
			Total	2 700

(Based on HKHS's flat production forecast as at December 2019)

Note : Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

@ It is the Senior Citizen Residences Scheme Project

HKHS's Estimated SSFs Production (2019-20 to 2023-24)

Estimated Year of Completion / District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Extended Urban	Sha Tin	Sha Tin Area 36C (Greenhill Villa)*	1 020	1 350
	Sai Kung	Tseung Kwan O Area 73A (Mount Verdant)*	330	
New Territories	Tuen Mun	Tuen Mun Area 2 (Terrace Concerto)*	290	290
			Sub-total	1 600
2023-24				
New Territories	North	Pak Wo Road	700	700
			Sub-total	700
			Total	2 300

(Based on HKHS's flat production forecast as at December 2019)

Note : Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

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

- End -

CONTROLLING OFFICER'S REPLY

THB(H)018

(Question Serial No. 2850)

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)
(Donald TONG)
Director of Bureau: Secretary for Transport and Housing

Question:

The issues of land and housing supply are not only the major constraints to the further development of Hong Kong but also the major factors contributing to the increasing public grievances. Young people find it impossible to keep pace with the soaring property prices no matter how hard they work. How can they have a sense of belonging to the community in this case? In this connection, will the Government inform this Committee of:

1. whether the Government will identify sites in future to build more interim housing (IH) units so as to temporarily alleviate the prolonged housing pressure of those who are yet to receive a first flat offer;
2. the numbers of households and occupants currently residing temporarily in IH units across the territory; and
3. the total number of these households allocated with a public rental housing unit in the past 3 financial years.

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 30)

Reply:

1. Interim Housing (IH) is used for meeting the interim housing needs of households who are affected by Government's clearance programmes or enforcement actions. There are 2 IHs under the Hong Kong Housing Authority (HA), viz Shek Lei IH and Po Tin IH. HA expects that the existing IHs can meet the above mentioned interim housing needs and hence we currently have no plan to build new IHs. We will strive to increase land supply for building more public and private housing so as to meet the strong public demands for housing.
2. As at 29 February 2020, there were a total of 3 467 households with about 4 900 occupants in the 2 IHs.
3. In the past 3 financial years (2016-17 to 2018-19), 980 households in the IHs accepted Public Rental Housing offers.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)019

(Question Serial No. 0358)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

The Government will produce about 100 400 public housing units from 2019-20 to 2023-24, whereas the private sector will, on average, complete about 19 600 units annually. In this connection, will the Government inform this Committee of:

1. the figures on the private housing production in the past 5 years;

	2014-15	2015-16	2016-17	2017-18	2018-19
Private housing					

2. the estimated numbers of public rental housing (PRH) units and subsidised sale flats (SSFs) in the coming 5 years.

	2019-20	2020-21	2021-22	2022-23	2023-24
PRH units					
SSFs					

Asked by: Hon IP LAU Suk-ye, Regina (LegCo internal reference no.: 31)

Reply:

1. The number of private domestic flats completed in the past 5 years (in calendar year) is set out below –

Year	Completion (Number of Flats)
2015	11 296
2016	14 595
2017	17 791
2018	20 968
2019	13 643

Remarks

- (i) The figures above are provided by the Rating and Valuation Department.
 - (ii) All figures exclude village houses.
 - (iii) Completion figures in 2015 include 16 flats completed and designated as SSFs in the year but subsequently sold to the public in the open market at prevailing market prices in 2017.
 - (iv) Figure of 2019 is provisional.
2. The estimated number of units for public housing projects under the Hong Kong Housing Authority and the Hong Kong Housing Society to be completed in the coming 5 years (2019-20 to 2023-24) is listed in the table below ^(Note 1):

	2019-20	2020-21	2021-22	2022-23	2023-24
Public Rental Housing / Green Form Subsidised Home Ownership Scheme units ^(Note 2)	13 000	7 100	21 000	13 500	19 800
Other Subsidised Sale Flats	6 000	6 800	3 300	3 600	6 300

Note 1: Figures are based on HA's Housing Construction Programme and HKHS's Master Development Programme as at December 2019. Flat numbers are rounded to the nearest hundred. The figures are subject to amendments at the detailed design stage.

Note 2: Include units developed by HKHS under the Senior Citizen Residences Scheme.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)020

(Question Serial No. 2516)

Head: (62) Housing Department

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

Programme: (2) Private Housing
(5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the public housing supply mentioned in paragraph 119 of the Budget Speech, please advise on the following:

1. According to the latest forecast, the total public housing production in the five-year period from 2019-20 to 2023-24 is about 100 400 units, which is lower than the estimated number of 100 700 units in the Public Housing Construction Programme and Long Term Housing Strategy Annual Progress Report 2019 released at the end of last year. What are the reasons? Which project(s) will have a decreased number of units to be provided?
2. With the impending economic downturn, there will be a greater demand for public housing by members of the public, which will in turn add further pressure on the waiting time for public rental housing (PRH). Is it possible for the Administration to increase PRH production within a short period of time to prevent undue lengthening of the waiting time?
3. Regarding the initiative of providing a cash allowance to eligible General Applicant households which have been waiting for PRH for more than 3 years, what is the future work of the Department and the Labour and Welfare Bureau? Is it possible to introduce the allowance earlier in 2020-21 to alleviate the pressure of the grassroots families on the waiting list?

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 1)

Reply:

1. According to the forecasts as at December 2019, the estimated total public housing production of the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) in the five-year period from 2019-20 to 2023-24 was about

100 400 flats, which was about 300 flats less than the forecasts of about 100 700 flats in the last quarter. The difference was mainly due to the extra time needed for re-provisioning facilities in a HKHS's project on Ting On Street, Ngau Tau Kok. The expected completion date of the project was thus revised from 2023-24 to 2024-25.

2. The Government has taken forward various policies and measures to expedite the supply of public housing. For example, in 2018, the Government re-allocated 9 sites at Kai Tak and Anderson Road Quarry, which were originally intended for sale in the coming few years, for public housing. These sites are expected to provide some 11 000 flats, with some flats scheduled for completion in the coming 5 years. Moreover, the Government has allowed a further increase of domestic plot ratio for public housing sites in selected Density Zones of the Main Urban Areas and New Towns by 10% (i.e. up to maximum 30% increase in total) where technically feasible, with a view to maximising public housing supply in the short and medium term.

Besides, HA and relevant bureaux/departments will optimise the development potential of each public housing site, and increase and expedite the public housing production where planning and infrastructure permit and without creating unacceptable impact on the environment. We shall also examine the feasibility of building additional blocks within or near existing public housing estates. All these measures, if implemented smoothly, will help increase the supply of public housing in the short to medium term.

3. The Government has all along been committed to increasing housing land supply and expediting the production of public housing units in an attempt to effectively address the long term housing needs of the low-income households. Nevertheless, it takes time to identify land for housing construction. Before reaching the long term land and housing supply targets, in order to alleviate the pressure on livelihood faced by the low-income households, the Government announced on 14 January 2020 that it would, on a trial basis, provide cash allowance to eligible General Applicant households (i.e. families with 2 or more persons and elderly single-person applicants) who are not living in public housing, not receiving the Comprehensive Social Security Assistance (CSSA) and have been waiting for public rental housing (PRH) for more than 3 years, until these households are offered the first PRH allocation. The Government is working out the details of the trial scheme for the provision of cash allowance, with a view to launching it in the second half of 2021. Before the launch of the trial scheme, the Community Care Fund will put forward 2 rounds of "one-off living subsidy" in 2020-21 for the low-income households not living in PRH and not receiving the CSSA.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)021

(Question Serial No. 2518)

Head: (62) Housing Department

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the other subsidised sale units mentioned in the Budget Speech, please inform this Committee of:

With respect to the "Letting Scheme for Subsidised Sale Developments with Premium Unpaid" jointly participated by the Housing Authority and the Hong Kong Housing Society last year, its progress, the target number of units to be provided, and the manpower and expenditure to be involved this year.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 11)

Reply:

In July 2019, the Hong Kong Housing Authority (HA) joined the Hong Kong Housing Society's (HKHS) enhanced Letting Scheme for Subsidised Sale Developments with Premium Unpaid (Scheme) on a trial basis, allowing HA SSF owners having owned their flats for 10 years or more with premium unpaid to let their flats to eligible PRH applicants. The enhanced Scheme was launched in mid-November 2019. As at 6 March 2020, HKHS had received 260 and 506 applications from owners and tenants respectively, among which 172 owners' applications had been approved. HKHS will start interviewing tenant applicants to vet their applications in April 2020.

The Scheme aims to provide an additional choice for eligible owners and PRH applicants to make better use of the relevant public housing resources, so as to help the applicants with pressing housing needs. We have therefore not set a hard target regarding participant numbers. HA and HKHS will conduct a mid-term review of the effectiveness of the Scheme in the light of operational experience after 1 year of operation after learning eligible applicants' reception towards the Scheme. As officers concerned are also responsible for other areas of work; we do not have the breakdown of the staff and budget for this particular duty in the coming year.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)022

(Question Serial No. 2612)

Head: (62) Housing Department

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in the Budget Speech that quite a number of measures will be introduced to relieve people's burden. In this connection, will the Government inform this Committee of the expenditure incurred in paying rents for lower income tenants living in the public rental units of the Hong Kong Housing Authority and the Hong Kong Housing Society in each of the past 10 financial years and the number of units involved?

Asked by: Hon LEUNG Kenneth (LegCo internal reference no.: 103)

Reply:

Over the past 10 financial years, the expenditure and the number of units involved in the Government rent payment measure for tenants of public rental units under the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) are tabulated below.

Financial year	Expenditure	Number of units
2010-11 ¹	About \$1,718 million	About 695 000 HA units; and about 31 000 HKHS units
2011-12 ¹	About \$1,810 million	About 705 000 HA units; and about 31 000 HKHS units
2012-13 ¹	About \$1,826 million	About 716 000 HA units; and about 32 000 HKHS units
2013-14 ¹	About \$2,027 million	About 728 000 HA units; and about 31 000 HKHS units
2014-15 ²	About \$1,027 million	About 739 000 HA units; and about 32 000 HKHS units
2015-16 ³	About \$1,090 million	About 720 000 HA units; and about 31 000 HKHS units
2019-20 ³	About \$1,393 million	About 757 000 HA units; and about 31 000 HKHS units

- End -

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- 1 From 2010-11 to 2013-14, the Government paid 2 months' rent for tenants/licencees of HA paying normal rent, tenants of HKHS Group A estates and tenants of Elderly Persons' Flats in HKHS Group B estates. For HA tenants/licencees who were required to pay additional rent and non-Elderly Persons' Flats tenants in HKHS Group B estates, the Government paid their net rent and two-thirds of their net rent respectively for 2 months.
 - 2 For 2014-15, the Government paid 1 month's rent for tenants/licencees of HA paying normal rent, tenants of HKHS Group A estates and tenants of Elderly Persons' Flats in HKHS Group B estates. For HA tenants/licencees who were required to pay additional rent and non-Elderly Persons' Flats tenants in HKHS Group B estates, the Government paid their net rent and two-thirds of their net rent respectively for 1 month.
 - 3 For 2015-16 and 2019-20, the Government paid 1 month's rent for tenants/licencees of HA, tenants of HKHS Group A estates and tenants of Elderly Persons' Flats in HKHS Group B estates paying normal rent.

CONTROLLING OFFICER'S REPLY

THB(H)023

(Question Serial No. 0827)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the initiative to “continue to take forward the legislative proposal of introducing ‘Special Rates’ on vacant first-hand private residential units” under this Programme, please advise on the following:

1. the Department’s work at this stage when the vetting and passage of the Rating (Amendment) Bill 2019 (the Bill) by the Legislative Council is still pending as well as the preparatory work for the legislation and law enforcement that the Administration has completed;
2. the measures that the Department has in place to deter developers from hoarding residential units in face of the impending economic downturn, considering that developers are likely to slow down the pace of putting up private residential units for sale and the overall flat supply will thus be affected; and
3. whether the Administration has, in taking forward its work in the coming year, made any latest estimation on the vetting and enforcement of the Bill; and the manpower and estimated expenditure for introducing ‘Special Rates’ on vacant first-hand private residential units in the coming year.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 23)

Reply:

To encourage developers to expedite the supply of completed first-hand private residential units in the market, the Government introduced the Rating (Amendment) Bill 2019 (the Bill) into the Legislative Council (LegCo) for scrutiny on 23 October 2019. The Bill aims to introduce Special Rates on vacant first-hand private residential units. The work of taking forward the concerned legislative proposal has been undertaken by the Transport and Housing Bureau. Officers responsible for this initiative are also responsible for other areas of work. We do not have a breakdown on the manpower involved and estimated staff cost for this particular duty.

The Rating and Valuation Department (RVD) is responsible for the collection of the proposed Special Rates. RVD's preparatory work for the introduction of the proposed Special Rates includes developing new computer systems for processing returns of Special Rates, formulating workflow for enforcement purpose, drafting return forms and related documents, preparing publicity materials of Special Rates, recruiting staff, etc. To allow sufficient time for RVD and the trade to get prepared for the submission of the first return under the proposed Special Rates regime, it is proposed that the Bill, subsequent to its passage in LegCo, should come into operation 3 months after its gazettal. In 2020-21, a staff establishment of 86 non-directorate posts in RVD undertakes the preparatory work for the introduction of the proposed Special Rates. The estimated expenditure for salaries is about \$43.5 million.

The supply of private residential units is affected by various factors, including property prices, housing demand, local economic environment and global market situation, etc. The Government will, as always, continue to keep a close watch on the property market and adopt necessary measures to ensure its healthy development.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)024

(Question Serial No. 0829)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in the Budget Speech that an average number of 19 600 private residential units will be completed annually in the next 4 years (i.e. from 2020 to 2024). In this regard, please inform this Committee of the following:

1. the means used to project the estimated number of units to be completed;
2. the reason(s) for the actual production of merely around 13 600 private residential units against the estimated production of over 20 000 in the past year;
3. the Government's estimation of supply of residential units, as claimed by some people, is susceptible to deviation from the actual supply due to the current lengthy period from Government's land grant to flat completion. Please advise on the number of residential projects with a lapse of over 5 years between land grant and flat completion over the past 3 years, the details of the projects, the time taken for land grant, the number of units involved, and the development progress of such projects; and
4. further to the above question, whether the Government will review the time frame from land sale, land grant to flat completion in a bid to expedite the construction progress and schedule of residential units.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 27)

Reply:

1. Based on the private residential developments known to have started or to be started on disposed sites, it is estimated that the private sector will, on average, complete about 19 600 private domestic units each year in the next 5 years (i.e. from 2020 to 2024). Details are set out in the following table –

(Number of flats)

Year	Forecast completion
2020	20 900
2021	18 900
2022 - 2024	58 400
Total	98 200
Five-year average	19 600

Remark

The figures are rounded to the nearest hundred.

2. The completion of private domestic flats in 2019 was about 13 600 units, which was fewer than the forecast completion (20 400 units). This was mainly because a number of medium-to-large projects (comprising about 6 100 units) had not been able to obtain the occupation permit by end-2019. The progress of property developments is subject to various factors such as weather, supplies of materials, availability of construction workers, business considerations of developers, etc. The actual and forecast completion figures may be different.
3. Land grant or lease conditions in general provide a Building Covenant (BC) period. The lot owner of a development project is required to complete the construction of the minimum gross floor area specified in the land grant or lease conditions and obtain an occupation permit from the Building Authority within the BC period. In general, the BC period for residential developments ranges from 48 to 72 months from the date of the land lease document. The actual BC period depends on the scale and complexity of the development. Factors such as the need to demolish the original building before redevelopment or to submit the required impact assessment to the Government are considered before a reasonable BC period is fixed. According to information collated from relevant departments, private residential development projects which were constructed upon the sites sold by the Government and were completed in the past 3 years (i.e. 2017-2019) all obtained the relevant occupation permits within the BC period. The Transport and Housing Bureau has not compiled statistics on the number of residential projects with a lapse of over 5 years between land grant and flat completion.
4. According to information from the Development Bureau (DEVB), to expedite housing and land development, a steering group on streamlining development control (Steering Group) has been set up under the Planning and Lands Branch of DEVB to explore how best to consolidate and rationalise the standards and definitions adopted by the departments under its purview (namely the Buildings Department, Lands Department and Planning Department) in scrutinising private development projects such that the approval process can be streamlined without prejudicing the relevant statutory procedures and technical requirements. A joint sub-committee comprising representatives from professional bodies and the industry has also been set up under the Land and Development Advisory Committee to consider the streamlining proposals put forward by the Steering Group.

Through the aforesaid mechanism, 2 batches of streamlined arrangements concerning building height restrictions, landscape requirements, requirements under the Sustainable Building Design Guidelines (viz. site coverage of greenery, building separation and

building setback) as well as non-building area restrictions were promulgated by the concerned departments in 2019. The Steering Group will continue to formulate appropriate streamlining measures on other aspects of development control, including those in relation to development density and premium charging for giving approval/consent under lease (but not the calculation of the charging), and the endorsed proposals will be put in place when they are ready.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)025

(Question Serial No. 0830)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

As for “conducting a feasibility study on introducing tenancy control on sub-divided units, including providing secretarial support to the newly created Advisory Working Group for the Study of Tenancy Control of Sub-Divided Units and overseeing a consultancy study” under this Programme, please advise this Committee on:

1. the content of the entire study on tenancy control to be conducted this year, its timetable and the expenditure to be involved;
2. the work progress and scope of the newly created Advisory Working Group as well as the consultancy study;
3. whether a statistical survey will be conducted on the housing and rental conditions of sub-divided units (SDUs) in Hong Kong as soon as possible to get hold of the actual situation; if no, the reasons;
4. prior to the introduction of tenancy control, what measures will be in place so that the initiative of “providing a cash allowance to eligible households who have been waiting for public rental housing for more than 3 years and are not receiving Comprehensive Social Security Assistance” announced earlier can effectively alleviate tenants’ burden, and reduce the risk of their allowance being nibbled away by landlords; and
5. in addition to the issue of SDUs, whether the Government will review the entire Landlord and Tenant (Consolidation) Ordinance in the future and make adjustments to those outdated tenancy conditions.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 29)

Reply:

1-3&5.

The Government will set up a Working Group to study the feasibility and, if so, viable options for implementing tenancy control on sub-divided units (SDUs) as well as examine various issues relevant to SDU tenancy control. The Working Group will confirm the scope of work, timetable and work / activities, including whether to carry out relevant statistical survey, etc., after deliberation. The Working Group will also vet the contracts for the relevant consultancy studies and consider the reports to be submitted by the consultants. Tendering for the consultancy study projects will proceed as soon as possible after the establishment of the Working Group. The Transport and Housing Bureau aims to complete the consultancy studies on introducing tenancy control on SDUs in the first half of 2021.

The relevant emolument expenditure is estimated to be \$2.9 million and the other expenditure is estimated to be \$8.6 million in 2020-21.

At present, the Government has no plan to review the Landlord and Tenant (Consolidation) Ordinance.

4. The Government has all along been committed to increasing housing land supply and expediting the production of public housing units in an attempt to effectively address the long term housing needs of the low-income households. Nevertheless, it takes time to identify land for housing construction. Before achieving the long term land and housing supply targets, in order to alleviate the pressure on livelihood faced by the low-income households, the Government announced on 14 January 2020 that it would, on a trial basis, provide cash allowance to eligible General Applicant households (i.e. families with 2 or more persons and elderly single-person applicants) who are not living in public housing, not receiving the Comprehensive Social Security Assistance and have been waiting for public rental housing (PRH) for more than 3 years, until these households are offered the first PRH allocation. The Government is working out the details of the trial scheme for the provision of cash allowance, with a view to launching the scheme in the second half of 2021.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)026

(Question Serial No. 0831)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

In regard to supporting and implementing transitional housing projects under the Programme, please advise on the following:

1. with reference to the updated target of providing 15 000 transitional housing units within the next 3 years, the sources of land supply as well as the current progress of site identification and construction, etc. for the projects; and whether there is an estimated earliest time for the first batch of units to be available for application by the grassroots;
2. the estimated total number of transitional housing units to be provided in the coming year, with a breakdown by 3 categories, namely modular housing, conversion of industrial buildings and vacant units;
3. whether the Administration will consider increasing the commitment of \$5 billion for the “funding scheme to support transitional housing projects by non-governmental organisations (NGOs)”, so as to assist NGOs to increase and expedite transitional housing production and adopt more advanced technologies in construction; and
4. whether the Administration will review the plan of conversion of industrial buildings to transitional housing and provide more technical support to attract industrial building owners to agree with such conversion.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 33)

Reply:

1. The Task Force on Transitional Housing under the Transport and Housing Bureau (the Task Force) is responsible for taking forward transitional housing projects initiated and implemented by community organisations, including implementing the Funding Scheme to support the implementation of Transitional Housing Projects by

Non-government Organisations. Through joint efforts of the community organisations, individual private developers and the Government, the Task Force has identified lands for the provision of 10 000 transitional housing units in the coming 3 years. The Chief Executive announced in January 2020 that the Government would further increase the supply target of transitional housing for the coming 3 years from 10 000 units to 15 000 units to relieve the pressure of families waiting for public rental housing and those living in unpleasant conditions. Of the additional 5 000 units, the Government is assessing the feasibility to develop transitional housing on a number of government, institution or community sites that have no development plan in the short term. The Task Force will announce details of individual project at suitable junctures.

The Task Force has assisted non-governmental organisations in applying for financial support from the Community Care Fund and Development Bureau's Funding Scheme to Support the Use of Vacant Government Sites Opens for Application by Non-Government Organisations for 9 transitional housing projects. It is anticipated that these projects can provide about 970 units. Amongst these 9 projects, works for the Modular Social Housing Scheme – Sham Shui Po Nam Cheong Street Project by the Hong Kong Council of Social Service and the Conversion of School Premises for Transitional Housing - Lok Sin Tong Primary School by The Lok Sin Tong Benevolent Society, Kowloon have commenced and the target completion date is mid-2020. The Hong Kong Housing Society will commence refurbishment work for Trackside Villas shortly, and it is targeted for phased completions from the third quarter of 2020. The Society for Community Organisation's conversion work of Ex-government Quarters in Victoria Road has also been scheduled for commencement in the second half of 2020.

2. Of the 4 transitional housing projects targeted to complete in the 2020-21, the Modular Social Housing Scheme – Sham Shui Po Nam Cheong Street Project will provide 89 units built by modular integrated construction method. Conversion of School Premises for Transitional Housing - Lok Sin Tong Primary School is a vacant school site conversion project which is anticipated to provide 50 units. Not less than 160 transitional housing units will be provided from the refurbishment work of MTR Corporation's premises Trackside Villas. The conversion work of the Ex-government Quarters in Victoria Road is expected to provide 11 units.
3. The Government welcomes the adoption of advanced construction technique to expedite the construction works. The Government will continue to review the funding needs of relevant projects and, if necessary, seek additional resources in accordance with established mechanism from the Legislative Council.
4. Under the Revitalisation Scheme for Industrial Buildings, the Government will exercise flexibility in the handling of planning, land lease and building design requirements for non-profit schemes supported by the Task Force, involving the revitalisation of industrial buildings into transitional housing. In terms of construction, regarding the limitation of the existing planning and design, the Government will adopt a pragmatic approach to favourably consider exercising flexibility in enforcing the building design requirements under the Buildings Ordinance. Exemptions or modifications will be granted to this type of projects, while compensation measures will be imposed without scarifying safety and hygiene

concerns. In terms of land use planning, the Town Planning Board has agreed that for transitional housing projects not exceeding 5 years in wholesale-converted industrial buildings in the 'Commercial', 'Comprehensive Development Area' and 'Other Specified Uses' annotated 'Business' and 'Residential' zones in the urban and new town areas under the co-ordination of the Task Force, can be regarded as for temporary use, which is always permitted under the Outline Zoning Plan. Before the expiry date, if both the owner and community organisations are willing to continue the project, the Task Force will actively assist in the application for an extension. The Task Force will evaluate the case based on the timing of application submission. Rental period of each term and the extension thereafter will normally be 5 years. The Chief Executive-in-Council approved the exemption of waiver fee, rent and associated costs for land applications related to the provision of transitional housing in April 2019 to further lessen the financial burden of community organisations with a view to facilitating more community initiated transitional housing projects.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)027

(Question Serial No. 2026)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to “monitoring the subsidised housing schemes entrusted to the Hong Kong Housing Society (HKHS)”, please advise on the following:

1. the current number of subsidised housing flats under HKHS with unpaid premium and their percentage in the overall subsidised housing flats;
2. in respect of the “Letting Scheme for Subsidised Sale Developments with Premium Unpaid” launched by HKHS, the number of applications received and the number of approved applications, and the numbers of these flats having been matched or rented out so far; and
3. in respect of the “Flat for Flat Pilot Scheme for Elderly Owners” launched by HKHS in October last year, the number of applications received and the respective numbers of “Trade Down Permit” and “Certificate of Eligibility to Purchase” issued so far for owners to sell their original flats and purchase new flats.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 1)

Reply:

1. As at 6 March 2020, there were 16 126 subsidised sale flats (SSFs) with premium unpaid under the Hong Kong Housing Society (HKHS), representing around 80% of all completed SSFs under HKHS.
2. In July 2019, the Hong Kong Housing Authority (HA) decided to join HKHS’s enhanced Letting Scheme for Subsidised Sale Developments with Premium Unpaid (the Letting Scheme) on a trial basis, allowing HA SSF owners having owned their flats for 10 years or more with premium unpaid to let their flats to eligible public rental housing applicants. The enhanced Letting Scheme was launched in mid November 2019. As at 6 March 2020, HKHS has received 260 owner applications and 506 tenant applications respectively, among which 172 owner applications have been

approved. HKHS will start interviewing tenant applicants in April 2020 to vet their applications.

3. HKHS launched the Flat for Flat Pilot Scheme for Elderly Owners in October 2019. As at 6 March 2020, HKHS has received 7 applications from owners, among which 3 eligible applications were approved and with “Trade Down Permit” issued while the other 4 were ineligible. No “Certificate of Eligibility to Purchase” has been issued by HKHS so far.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)028****(Question Serial No. 2028)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (5) Support ServicesControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)Director of Bureau: Secretary for Transport and HousingQuestion:

In regard to “monitoring of the progress on supply and timely availability of public housing sites”, please provide the following information in tabular form:

Year	Date of the Housing Authority taking over the site from the Government, site location and name of estate / court (if any)	Site area and number of flats that can be built	Estimated project budget	Updated / actual project budget	Estimated completion date	Updated / actual completion date
2017-18						
2018-19						
2019-20						

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 3)Reply:

According to the Long Term Housing Strategy Annual Progress Report 2019 (LTHS Progress Report) released in December 2019, the total housing supply target for the ten-year period from 2020-21 to 2029-30 will be 430 000 units. Based on the new public/private split of 70:30, the public and private housing supply targets will be 301 000 units and 129 000 units respectively. The Government will continue to identify suitable housing sites to meet the housing supply targets. As stated in the LTHS Annual Progress Report, the total public housing production for the above ten-year period is estimated to be around 272 000 flats, assuming that all sites identified can be smoothly delivered on time for housing development.

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing construction programmes with its own resources. According to the forecasts

as at December 2019, the estimated number of units, the location and the area of public housing projects to be completed by HA in the coming 5 years (2019-20 to 2023-24) are set out at **Annex**.

For projects with completion dates scheduled for 2024-25 and beyond, they are mostly at the preliminary planning and design stage and are subject to various factors such as rezoning, consultation with local communities, infrastructure construction and site formation works, etc. Moreover, in many cases, the sites are still subject to feasibility studies or investigation. Some of these sites also involve land resumption, clearance, or reprovisioning of affected facilities. For projects involving Government-funded works, funding approval from the Legislative Council is also required. As these projects are subject to changes, it is difficult to provide detailed information and timetable at this stage. Nonetheless, timely information will be provided according to the rolling production programme. The Government will also consult relevant stakeholders at suitable juncture.

**HA's Estimated Public Rental Housing (PRH)/
Green Form Subsidised Home Ownership Scheme (GSH) Production (2019-20 to 2023-24)**

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2019-20					
Urban	Kwun Tong	Sau Ming Road	300	300	0.3
	Sham Shui Po	Shek Kip Mei Phase 6	1 100	3 900	0.8
		Northwest Kowloon Reclamation Site 6 Phase 1	900		4.7 [#]
		Pak Tin Phase 7	1 000		1.7
		Pak Tin Phase 8	1 000		
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 800	0.8
		Fung Shing Street	800		0.5
Extended Urban	Sha Tin	Fo Tan	4 800	4 800	4.4
New Territories	North	Choi Yuen Road	1 100	2 100	1.2
		Fanling Area 49	1 000		1.3
			Sub-total	13 000	
2020-21					
Urban	Eastern	Wing Tai Road	800	800	0.4
	Kwun Tong	Choi Wing Road	1 100	1 100	0.7
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	2 500	4.7 [#]
		Pak Tin Phase 11	1 100		1.0
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	6.6 [#]
New Territories	Tai Po	Chung Nga Road East	700	700	0.6
			Sub-total	6 100	
2021-22					
Urban	Eastern	Chai Wan Road [^]	800	800	0.3
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000	4.7 [#]
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	0.4
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400	3.5
		Tuen Mun Area 54 Sites 1 & 1A	4 200		2.9
	North	Queen's Hill Phase 1	6 400	8 900	12.4 [#]
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	20 700	

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2022-23					
Urban	Sham Shui Po	Pak Tin Phase 10	900	900	0.8
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100	6.6 [#]
Extended Urban	Kwai Tsing	Tsing Hung Road [^]	2 900	3 700	2.2
		Lai Cho Road	800		0.6
New Territories	Tai Po	Tai Po Area 9	6 700	6 700	6.7
			Sub-total	13 400	
2023-24					
Urban	Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	2 600	2 600	1.5
Extended Urban	Kwai Tsing	Ching Hong Road North Phase 1	900	2 500	5.1 [#]
		Ching Hong Road North Phase 2	600		
		San Kwai Street	700		0.5
		Tai Wo Hau Road Phase 2	400		0.3
	Islands	Tung Chung Area 99	4 800	10 000	3.3
		Tung Chung Area 100	5 200		3.6
New Territories	Tuen Mun	Hin Fat Lane	1 000	2 500	0.6
		Tuen Mun Area 29 (West)	1 000		1.2
		Yip Wong Road Phase 1	600		0.9
	North	Fanling Area 36 Phase 4	800	800	0.8
			Sub-total	18 400	
			Total	71 700	

(Based on HA's Housing Construction Programme as at December 2019)

Note: Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

The figure includes all phases. Some of these phases will not be completed in the year.

@ The figure provided is the approximate gross site area, which is subject to detailed survey and detailed design.

[^] GSH Projects

HA's Estimated Other Subsidised Sale Flats (Other SSFs) Production (2019-20 to 2023-24)

Estimated Year of Completion/ District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2019-20					
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2*	1 698	2 512	2.0 [#]
		Fat Tseung Street West*	814		0.6
Extended Urban	Kwai Tsing	Texaco Road*	494	494	0.5
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1*	1 395	1 395	2.0 [#]
			Sub-total	4 400	
2020-21					
Extended Urban	Sha Tin	Au Pui Wan Street*	830	2 400	0.6
		Hang Kin Street *	735		0.5
		Wo Sheung Tun Street	800		0.9
	Islands	Tung Chung Area 27*	1 226	1 226	1.0
New Territories	North	Queen's Hill Phase 3	3 200	3 200	12.4 [#]
			Sub-total	6 800	
2021-22					
Extended Urban	Islands	Tung Chung Area 54	3 300	3 300	3.2
			Sub-total	3 300	
2022-23					
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900	6.6 [#]
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 600	1.9
		On Muk Street Phase 1	500		0.4
			Sub-total	3 600	
2023-24					
Urban	Eastern	Java Road	200	200	0.1
	Kowloon City	Ko Shan Road	500	2 300	0.3
		Kai Tak Site 2B2	1 800		1.2
Extended Urban	Sai Kung	Anderson Road Quarry Site RS-1	1 900	2 500	1.4
		Chiu Shun Road	600		0.4
New Territories	Tuen Mun	Hang Fu Street	500	500	0.5
			Sub-total	5 600	
			Total	23 700	

(Based on HA's Housing Construction Programme as at December 2019)

Note: Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

* These projects were sold or offered for pre-sale. Figures provided are actual number of flats.

The figure includes all phases. Some of these phases will not be completed in the year.

@ The figure provided is the approximate gross site area, which is subject to detailed survey and detailed design.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)029

(Question Serial No. 2032)

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise on the respective numbers of non-compliance cases involving retail and carparking premises handled by the Independent Checking Unit in each of the past 3 years, the names of the premises involved, details of the non-compliance and outcome of the cases.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 7)

Reply:

The Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Transport and Housing (Housing). Under the delegated authority from the Building Authority (i.e. the Director of Buildings), ICU exercises statutory building control over properties developed by the Hong Kong Housing Authority that have been sold or divested, in accordance with the Buildings Ordinance and the policies and guidelines of the Building Authority.

ICU does not keep statistical data on the number of reported cases involving unauthorised works in divested retail and carparking premises in the past 3 years. In fact, many of the cases reported were related to unauthorised structures or alteration of internal partitions at retail premises. All the owners concerned had taken follow-up actions after receiving ICU's advisory letters/orders, so no further enforcement action was required by ICU.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)030

(Question Serial No. 2033)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the implementation of the Residential Properties (First-hand Sales) Ordinance (Cap. 621) to regulate the sale of first-hand residential properties, please advise on:

1. the number of first-hand residential developments on which inspections have been conducted and the percentage of the inspected developments in the total residential developments put up for sale on the open market during the same period in each of the past 3 years;
2. the number of non-compliance cases detected through inspections and the nature of contravention in each of the past 3 years;
3. the manpower and estimated expenditure for inspection work in each of the past 3 years and in the coming year; and
4. whether separate statistics on surprise inspections and non-surprise inspections will be kept for understanding and comparing their effectiveness; if no, the reasons.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 8)

Reply:

1&4.

Depending on the individual situation of the cases and sales, the Sales of First-hand Residential Properties Authority (SRPA) would conduct site inspections, including surprise and non-surprise inspections, to sales offices and show flats. If there are any suspected contraventions of the Residential Properties (First-hand Sales) Ordinance (the Ordinance), the SRPA will carry out investigations. In 2017, 2018 and 2019, the SRPA conducted 163, 158, and 551 site inspections respectively, covering all first-hand residential developments launched for sale in the years concerned. The SRPA has not kept statistics on the respective number of surprise and non-surprise inspections conducted, but both of which can achieve deterrent effect.

2. In 2017, 2018 and 2019, the SRPA detected 12 cases, 5 cases and 5 cases of suspected non-compliance respectively through site inspections. The issues of suspected non-compliance involved in these cases were mainly that the Vendor had not made available hard copies of the latest version of sales brochure for collection by the public at sales office; the Vendor had not provided the required information in the “Vendor’s Information Form”; and the Vendor had not made available outline zoning plan, approved building plans, deed of mutual covenant, copy of land grant, aerial photograph of the development for inspection by the public at sales office.
3. The SRPA had an establishment of 42 staff members in 2017-18 and 2018-19, including 23 staff members in the Inspection and Investigation Division (IID). The SRPA has an establishment of 44 staff members in 2019-20, including 26 staff members in IID. In 2020-21, the establishment will remain the same. In 2017-18 and 2018-19, the actual expenditure was \$53.09 million and \$57.30 million respectively. In 2019-20, the revised estimate is \$63.16 million. In 2020-21, the estimated recurrent expenditure is \$62.98 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)031

(Question Serial No. 2034)

Head: (62) Housing Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Private Housing
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)
Director of Bureau: Secretary for Transport and Housing

Question:

It was announced in the Chief Executive's 2019 Policy Address that a site on Anderson Road in Kwun Tong will be put up for sale in the first quarter of 2020 for the second "Starter Homes" pilot project for Hong Kong residents. In addition to building private housing units, the developer will be required under land sale conditions to offer approximately 1 000 "Starter Homes" units for sale at below market prices to eligible applicants designated by the Government. Also, one of the Matters Requiring Special Attention in 2020-21 is to "take forward the second "Starter Homes" pilot project at the Anderson Road site". Does this mean the site for the second "Starter Homes" pilot project will not be put up for sale in the first quarter of 2020? If so, when will the Administration arrange for the sale of the site and invite applications for purchase? What will be the scale of the flats, eligibility for application and pricing policy of the project?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 9)

Reply:

The Government invited public tender for a private residential site on Anderson Road in Kwun Tong on 20 March 2020. The tender invitation will close on 15 May 2020. According to the land sale conditions, all residential units to be built by the developer on the site should range from 23 m² to 46 m² (around 250 ft² to 500 ft²) in saleable area, among which 20% will be studio units, 25% will be one-bedroom units and the remaining 55% will be two-bedroom units. After the occupation permit of the project has been obtained by the developer, the Government will randomly select from all units on the site no less than 1 000 units for the Starter Homes for Hong Kong Residents (SH) pilot project, including about 200 studio units, 250 one-bedroom units and 550 two-bedroom units. The developer is required to offer these SH units for sale at 80% of the market prices to applicants who meet the eligibility criteria specified by the Government. Having made reference to the experience from the SH pilot project at Ma Tau Wai Road, the Government considers that the eligibility criteria for SH pilot project should include the following – applicants have to be Hong Kong residents who have lived in Hong Kong for 7 years or more; who have never owned any residential property in Hong Kong; whose income falls between the income

limits for White Form (WF) applicants for the Home Ownership Scheme (HOS) and 30% above such limits; and whose assets should not exceed the limit of 30% above the HOS asset limits for WF applicants. The Government will determine the detailed eligibility criteria prior to the sale of SH units by the developer by making reference to the prevailing HOS limits.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)032

(Question Serial No. 2035)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the feasibility study on introducing tenancy control on sub-divided units, please advise on:

1. when the Advisory Working Group for the Study of Tenancy Control of Sub-Divided Units will be set up, the number of members of the Working Group under contemplation and their social backgrounds, and whether an official or non-official member will assume the role of the Chairman;
2. the expected commencement time of the related consultancy study, the expected time for the completion of the entire feasibility study and the announcement of results, as well as the estimated staff establishment and expenditure for the entire study; and
3. whether prevention of overcharging of water and electricity charges will be included in the scope of study; if no, the reasons.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 10)

Reply:

The Transport and Housing Bureau will establish a Working Group to examine the feasibility and, if so, viable options for implementing tenancy control on SDUs as well as examine various subjects relevant to SDU tenancy control. The Working Group, which will be appointed by the Secretary for Transport and Housing, comprises relevant stakeholders and representatives of Government departments. The Working Group will confirm its scope and details of the work / activities, including whether the issues of prevention of overcharging of water and electricity charges, etc., will be included in the scope of study, after deliberation. The Working Group will also vet the contracts of the relevant consultancy studies and consider reports to be submitted by the consultants.

Tendering for the consultancy study projects will proceed as soon as possible after the establishment of the Working Group. The Transport and Housing Bureau aims to complete the consultancy studies by the first half of 2021. The expenditure for the consultancy studies and other related items (except emoluments expenditure) in 2020-21 is estimated to be \$8.6 million

To support these studies, there will be a net increase of 4 time-limited posts (including 2 Executive Officers I and 2 Assistant Clerical Officers) under Programme (5). The scope of their work mainly includes providing secretariat and administrative support to the Working Group to be set up as well as assisting in the monitoring of the implementation of the relevant consultancy studies. The relevant emolument expenditure in 2020-21 is estimated to be \$2.9 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)033

(Question Serial No. 2051)

Head: (62) Housing Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Private Housing
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)
Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in the Estimates that one of the Matters Requiring Special Attention in 2020-21 is to “take forward the second ‘Starter Homes’ pilot project at the Anderson Road site”. How much resource has been earmarked by the Administration to take forward the project? What is the implementation timetable for the project and how many housing units will be provided?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 26)

Reply:

The Government invited public tender for a private residential site on Anderson Road in Kwun Tong on 20 March 2020 for implementing the second Starter Homes for Hong Kong Residents (SH) pilot project. The tender invitation will close on 15 May 2020. According to the land sale conditions, the Government will randomly select no less than 1 000 SH units from the residential units built by the developer.

The Transport and Housing Bureau is responsible for taking forward the work in relation to the second SH pilot project. Officers responsible for this project are also responsible for other areas of work. We do not have a breakdown on the manpower involved and estimated staff cost for this particular duty.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)034

(Question Serial No. 2052)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

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”, will the Government inform this Committee of:

- a. the staff establishment for and estimated expenditure to be involved in this area of work in 2020-21;
- b. the number of complaints received in 2019 with a breakdown by nature of the complaints, and the outcome of these complaints after investigation;
- c. the number of surprise inspections conducted by the Government since the implementation of the Residential Properties (First-hand Sales) Ordinance (the Ordinance); and among them, the number of suspected cases of non-compliance with the Ordinance detected; and
- d. the number of suspected cases of non-compliance or unlawful acts referred by the Administration to the Estate Agents Authority, the Police and the Independent Commission Against Corruption since the implementation of the Ordinance?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 27)

Reply:

The Sales of First-hand Residential Properties Authority (SRPA) has an establishment of 44 staff members in 2020-21 and the estimated recurrent expenditure is \$62.98 million.

The SRPA received 67 complaints in 2019. Breakdown of the complaints by category is as follows:

	Categories of complaints	2019
(a)	Sales brochure	22
(b)	Price list	0
(c)	Sales arrangement	3
(d)	Show flat	1
(e)	Viewing of completed residential properties	0
(f)	Preliminary agreement for sale and purchase and/or agreement for sale and purchase	0
(g)	Register of transactions	0
(h)	Advertisement	12
(i)	Website	0
(j)	Misrepresentation and/or dissemination of false or misleading information	20
(k)	Others	9
	Total	67

Among the 67 complaints aforementioned, 58 were related to the Residential Properties (First-hand Sales) Ordinance (the Ordinance), while the remaining 9 were not. As at end February 2020, amongst those 58 complaints relating to the Ordinance, 19 complaints were substantiated while 10 were not substantiated. The SRPA is still working on the remaining 29 complaints. In respect of the 19 substantiated complaints, the vendors of the 2 developments concerned have been prosecuted and convicted.

Depending on the different situations of the cases and sales, the SRPA would conduct site inspections, including surprise inspections, to sales offices and show flats. If there are any suspected contraventions of the Ordinance, the SRPA will carry out investigations. Since the implementation of the Ordinance and up to end 2019, the SRPA has conducted 3 592 site inspections and detected 34 suspected cases of non-compliance with the Ordinance during such site inspections.

As the enforcement authority of the Ordinance, the SRPA would carry out investigations if there are any suspected contraventions of the Ordinance. During investigations, if there are any suspected contraventions of other laws or regulations, the SRPA will refer the cases to relevant departments for action. Since the implementation of the Ordinance, the SRPA has referred 40 cases of suspected contraventions of other laws or regulations to the Estate Agents Authority, 1 case to the Police and 1 case to the Independent Commission Against Corruption.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)035

(Question Serial No. 2053)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated in the Estimates that the Administration will formulate legislative proposals to amend the Rating Ordinance (Cap. 116) for introducing "Special Rates" on vacant first-hand private residential units. When is this measure expected to be implemented?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 28)

Reply:

To encourage developers to expedite the supply of completed first-hand private residential units in the market, the Government introduced the Rating (Amendment) Bill 2019 (the Bill) into the Legislative Council (LegCo) for scrutiny on 23 October 2019. The Bill aims to introduce Special Rates on vacant first-hand private residential units, and proposes that, subsequent to its passage in LegCo, the Bill should come into operation 3 months after its gazettal.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)036

(Question Serial No. 2066)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the completion of private domestic flats, will the Government advise this Committee on:

- a. the annual total completion in 2018 and 2019 and the estimated total completion in the coming year, with a breakdown by the current classification of flats by the Rating and Valuation Department (namely Classes A to E) and information on the percentage of each class; and
- b. whether the Government has any plans to impose a restriction on the minimum size of flats available for sale; if not, the reasons?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 41)

Reply:

Based on the consolidated information from the Development Bureau and the Rating and Valuation Department (RVD), we append below our reply –

- a. The completions of private domestic flats in 2018 and 2019, as well as the forecast completion in 2020, are set out in **Table I** and **Table II** respectively.
- b. It generally takes a few years from the disposal of residential sites to building completion whilst the market keeps evolving. The Government considers it more appropriate to allow the market to react flexibly in response to changing demand. The Government will monitor the market condition closely, and if circumstances warrant, consider whether to impose appropriate requirements in the Conditions of Sale in disposing of individual residential sites, so as to respond to market needs in a timely manner.

Table I: Completions of private domestic flats by class in 2018 and 2019

(Number of Flats (Percentage of total))

Year	Class				
	A	B	C	D	E
2018	7 212 (34.4%)	8 237 (39.3%)	3 414 (16.3%)	1 541 (7.3%)	564 (2.7%)
2019	6 622 (48.6%)	4 174 (30.6%)	1 506 (11.0%)	1 025 (7.5%)	316 (2.3%)

Remarks

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures for 2019 are provisional.

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 II: Forecast completion of private domestic flats by class in 2020

(Number of Flats (Percentage of total))

Class	Forecast Completions
A	8 846 (42.5%)
B	8 009 (38.4%)
C	2 761 (13.2%)
D	798 (3.8%)
E	440 (2.1%)

Remarks

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures are provisional.

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)037****(Question Serial No. 1133)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)Director of Bureau: Secretary for Transport and HousingQuestion:

The Housing Department earlier pledged that in renewing contracts with outsourced service providers, the enhanced benefits for outsourced workers introduced in last year's Policy Address would be included in the renewed contracts. In this connection, please provide the following information:

- (a) the number of renewed contracts offering the enhanced benefits; and
- (b) the number of contracts not due for renewal in the next 3 years and the number of posts involved.

Asked by: Hon POON Siu-ping (LegCo internal reference no.: 46)Reply:

In the 2018 Policy Address, the Government indicated that it would enhance the employment benefits for non-skilled employees of government service contractors. Relevant information of the outsourced service contracts engaged by the Housing Department under Head 62 and benefitted from the above measure is as follows:

Number of renewed contracts provided with the new employment benefits	1
Number of contracts not yet provided with the new employment benefits and to be renewed in the next 3 years and the number of posts involved	0

- End -

CONTROLLING OFFICER'S REPLY

THB(H)038

(Question Serial No. 0002)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide the stock of private domestic flats in the past 5 years and the supply of these flats in the coming year, with a breakdown by the current classification of flats by the Rating and Valuation Department (namely Classes A to E) and the percentage of each flat class.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 2)

Reply:

The stock of private domestic flats by class in the past 5 years (in calendar year) and the percentage of each flat class, as well as the forecast completion by class in 2020 and the percentage of each flat class, are set out in **Table I** and **Table II** respectively.

Table I: Stock of private domestic flats by class in the past 5 years (in calendar year)

(Number of Flats (Percentage of total))

Year	Class				
	A	B	C	D	E
2015	355 969 (31.1%)	560 064 (49.0%)	140 300 (12.2%)	63 370 (5.5%)	25 751 (2.2%)
2016	359 725 (31.0%)	566 338 (48.9%)	141 559 (12.2%)	64 719 (5.6%)	26 424 (2.3%)
2017	366 520 (31.2%)	572 769 (48.7%)	142 878 (12.2%)	65 640 (5.6%)	26 821 (2.3%)
2018	372 678 (31.2%)	580 630 (48.7%)	146 108 (12.2%)	67 343 (5.6%)	27 212 (2.3%)
2019	378 819 (31.4%)	584 309 (48.4%)	147 520 (12.2%)	68 265 (5.7%)	27 531 (2.3%)

Remarks

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures for 2019 are provisional.

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 II: Forecast completions of flats by class in 2020

(Number of Flats (Percentage of total))

Class	Forecast completion
A	8 846 (42.5%)
B	8 009 (38.4%)
C	2 761 (13.2%)
D	798 (3.8%)
E	440 (2.1%)

Remarks

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures are provisional.

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)039

(Question Serial No. 3013)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide the stock of private domestic flats in the past 5 years and the supply of these flats in the coming year, with a breakdown by the current classification of flats by the Rating and Valuation Department (namely Class A to E) and the percentage of each flat class. Also please provide the number of vacancy units in each of these flat class and the definition of vacancy flats. How will the Administration differentiate flats reserved for rental purposes as a long term investment?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 75)

Reply:

The stock of private domestic flats by class in the past 5 years (in calendar year) and the percentage of each flat class, as well as the forecast completion by class in 2020 and the percentage of each flat class, are set out in **Table I** and **Table II** respectively.

The number of vacant private domestic flats by class at the end of the year from 2015 to 2018 is set out in **Table III**. The Rating and Valuation Department (RVD) will publish the 2019 figures in the Hong Kong Property Review in April 2020. In the survey to ascertain the vacancy position of various types of private properties, properties which are not physically occupied (including those under decoration) at the time of survey are classified as vacant. RVD does not collect information on the intended usage (e.g. whether they are reserved for rental purposes) of the vacant units.

Table I: Stock of private domestic flats by class in the past 5 years (in calendar year)

(Number of Flats (Percentage of total))

Year	Class				
	A	B	C	D	E
2015	355 969 (31.1%)	560 064 (49.0%)	140 300 (12.2%)	63 370 (5.5%)	25 751 (2.2%)
2016	359 725 (31.0%)	566 338 (48.9%)	141 559 (12.2%)	64 719 (5.6%)	26 424 (2.3%)
2017	366 520 (31.2%)	572 769 (48.7%)	142 878 (12.2%)	65 640 (5.6%)	26 821 (2.3%)
2018	372 678 (31.2%)	580 630 (48.7%)	146 108 (12.2%)	67 343 (5.6%)	27 212 (2.3%)
2019	378 819 (31.4%)	584 309 (48.4%)	147 520 (12.2%)	68 265 (5.7%)	27 531 (2.3%)

Remarks

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures for 2019 are provisional.

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 II: Forecast completions of private domestic flats by class in 2020

(Number of Flats (Percentage of total))

Class	Forecast completion
A	8 846 (42.5%)
B	8 009 (38.4%)
C	2 761 (13.2%)
D	798 (3.8%)
E	440 (2.1%)

Remarks

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures are provisional.

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 III: Year-end vacancy of private domestic flats by class from 2015 to 2018

(Number of Flats)

Year	Class				
	A	B	C	D	E
2015	8 331	17 784	8 711	4 771	2 438
2016	9 319	20 389	5 526	4 732	3 691
2017	11 761	18 764	4 789	5 627	2 001
2018	14 206	20 642	7 488	5 657	3 433

Remarks

- (i) The figures above are provided by RVD.
- (ii) 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

- End -

CONTROLLING OFFICER'S REPLY

THB(H)040

(Question Serial No. 3071)

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)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

1. Please set out in tabular form the number of persons or households rendered homeless as a result of clearance operations and admitted to transit centres (TCs) through the Government's arrangement in the past 5 years (2015-16, 2016-17, 2017-18, 2018-19 and 2019-20), and the type of their accommodation (rooftop structures, industrial buildings, unauthorised flat roof structures, squatters, homeless, etc.) before being admitted to TCs; and
2. Please set out in tabular form the respective numbers of cases in which removal orders and closure orders were issued by the Buildings Department against rooftop structures, unauthorised flat roof structures, sub-divided units in industrial buildings, etc., and the number of cases in which repossession orders were issued by the Court in each of the past 5 years (2015-16, 2016-17, 2017-18, 2018-19 and 2019-20).

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 244)

Reply:

1. In the past 5 years (from 2015-16 to 2019-20), the number of persons rendered homeless as a result of clearance operations or enforcement actions and were admitted to transit centres by different categories is set out below –

Type of persons \ Year	Year				
	2015-16	2016-17	2017-18	2018-19	2019-20 (as at 29 February 2020)
(i) Persons affected by the Buildings Department (BD)'s enforcement action against illegal rooftop structure	2	17	28	13	1
(ii) Persons affected by BD's enforcement action against unauthorised building works	8	4	0	5	7
(iii) Persons affected by BD's enforcement action against subdivided units in industrial building	12	0	0	0	0
(iv) Persons affected by the Lands Department's clearance operation/enforcement action against squatter structure	85	69	30	38	18
(v) Persons affected by natural disasters	24	19	7	109	8
(vi) Others ^{Note 1}	11	16	52	18	3
Total	142	125	117	183	37

2. Taking enforcement actions against illegal rooftop structure, unauthorised flat roof structures, sub-divided units in industrial buildings etc., are under the BD's purview, Orders to repossess private building units are issued by the Court. HD does not have the relevant information and statistics.

- End -

Note 1 Including persons affected by Court Bailiff's execution orders to repossess private building units.

CONTROLLING OFFICER'S REPLY

THB(H)041

(Question Serial No. 0765)

Head: (62) Housing Department

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the transfer of ownership for Home Ownership Scheme (HOS) flats through estate inheritance, please provide the following figures and advise on the resources involved-

the number of cases involving the payment of stamp duty in the 3 categories (i.e. in which the ownership shares of an HOS flat are divided pursuant to a will, a deed of family arrangement and neither to a will nor to a deed of family arrangement) as well as the total amount of stamp duty payable.

Asked by: Hon TO Kun-sun, James (LegCo internal reference no.: 24)

Reply:

It is stated in the Information for Applicants on Application for Transfer of Ownership under Home Ownership Scheme (HOS), the applicant is responsible for all expenses in connection with the transfer of ownership, e.g. stamp duty and charges relating to execution of assignment, etc. According to the information provided by the Inland Revenue Department (IRD), generally, transfers of immovable property under an estate in accordance with a will or the provisions of the Intestates Estates Ordinance (Cap. 73) (IEO) is not chargeable with stamp duty. However, if the beneficiaries of the estate deviate from the will or the provisions of the IEO and redistribute the property amongst themselves resulting in an excess distribution over some beneficiaries' entitlements, the excess distribution will be chargeable to stamp duty as a deed of gift. IRD does not maintain the statistics on transfers of interest in properties owned by a deceased person under the HOS.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)042

(Question Serial No. 1738)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

The estimate for 2020-21 under this Programme is \$147.6 million, including provision for the net increase of 4 posts for conducting a feasibility study on introducing tenancy control on sub-divided units. In this regard, please inform this Committee of:

- 1) whether the posts are in permanent or non-permanent establishment, and the estimated annual expenditure to be involved;
- 2) whether a consultancy will be engaged to assist in the study; if yes, the expenditure to be involved; and
- 3) the anticipated completion time of the study.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 21)

Reply:

There will be a net increase of 4 time-limited posts (including 2 Executive Officers I and 2 Assistant Clerical Officers) under Programme (5) for conducting a feasibility study on introducing tenancy control on sub-divided units (SDUs). The scope of their work mainly includes providing secretariat and administrative support to the Working Group to be set ups as well as assisting in the monitoring of the relevant consultancy studies. The relevant emolument expenditure in 2020-21 is estimated to be \$2.9 million.

The Working Group to be set up will examine the feasibility and, if so, viable options for implementing tenancy control on SDUs as well as examine various subjects relevant to SDU tenancy control. The Working Group will confirm its scope and details of the work / activities after deliberation. The Working Group will also vet the contracts for the relevant consultancy studies and consider reports to be submitted by the consultants. Tendering for the consultancy study projects will proceed as soon as possible after the establishment of the Working Group. The Transport and Housing Bureau aims to complete the consultancy

studies by the first half of 2021. The expenditure for the consultancy studies and other related items (except emolument expenditure) in 2020-21 is estimated to be \$8.6 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)043

(Question Serial No. 3022)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise this Committee on the following:

1. the number of complaints, with a breakdown by nature, that the Sales of First-hand Residential Properties Authority (SRPA) received each year since the commencement of the Residential Properties (First-hand Sales) Ordinance, as well as the numbers of cases substantiated, under investigation and not substantiated, and the numbers of non-compliant developers and estate agents respectively;
2. the details of the substantiated complaints since the commencement of the Residential Properties (First-hand Sales) Ordinance, as well as the number of prosecutions and the penalties imposed on non-compliant persons and developers;
3. the number of complaints against estate agents received by the Estate Agents Authority (EAA), the main reasons for the complaints (with a breakdown by type), the penalties on non-compliant persons, as well as the numbers of revoked and suspended licences in the past 5 years; and
4. the enhanced regulatory measures that SRPA and EAA have in place to safeguard the rights of consumers, in view of the repeated non-compliance of developers and estate agents.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 32)

Reply:

- 1&2. During the period from the commencement of the Residential Properties (First-hand Sales) Ordinance (the Ordinance) (Cap. 621) on 29 April 2013 up to the end of 2019, the Sales of First-hand Residential Properties Authority (SRPA) received a total of 369 complaints.

A breakdown of the complaints by year and category is as follows:

	Categories of complaints	2013 (since 29 April 2013)	2014	2015	2016	2017	2018	2019	Cumulative Total
(a)	Sales brochure	4	10	12	9	6	16	22	79
(b)	Price list	1	1	0	4	1	1	0	8
(c)	Sales arrangements	14	10	6	6	5	2	3	46
(d)	Show flats	0	0	0	2	1	0	1	4
(e)	Viewing of completed residential properties	0	5	1	0	0	0	0	6
(f)	Preliminary agreement for sale and purchase (PASP) and/or agreement for sale and purchase (ASP)	1	0	1	0	0	0	0	2
(g)	Register of transactions	1	1	0	1	0	0	0	3
(h)	Advertisement	2	6	15	27	7	7	12	76
(i)	Website	1	0	0	0	0	0	0	1
(j)	Misrepresentation and/or dissemination of false or misleading information	6	15	9	10	6	9	20	75
(k)	Others	5	24	8	11	5	7	9	69
	Total	35	72	52	70	31	42	67	369

Among the above 369 complaints, 300 were related to the Ordinance, while the remaining 69 were not. Of the 300 complaints relating to the Ordinance, 20 cases were substantiated while 243 cases were not substantiated. The SRPA is still following up on the remaining 37 cases. 3 developers were involved in the 20 substantiated complaint cases, which were related to 17 complaints, 2 complaints and 1 complaint respectively. These 3 developers have been prosecuted and convicted. No estate agent was involved in the substantiated complaint cases.

Apart from conducting investigation arising from complaints and media enquiries received, the SRPA also initiates compliance checks on related sales documents. If there are any suspected contraventions of the Ordinance, the SRPA will carry out investigations, consult the Department of Justice on the findings to determine whether there is sufficient evidence for prosecution.

Since the commencement of the Ordinance up to end of 2019, 7 cases involving 111 counts of offences have been prosecuted and convicted for contraventions of the Ordinance. The charges were mainly about contraventions of the provisions of the Ordinance in respect of sales brochures, price lists, advertisements, register of transactions, the mandatory provisions for PASP and ASP, etc. The vendors of the developments concerned were convicted and fined a total of \$2.338 million. Details of the offences involved in the convicted cases have been uploaded to the website of the SRPA for public perusal.

3. The number of complaints received by the Estate Agents Authority (EAA) in 2015-16 to 2019-20 (up to end February 2020) are as follows:

Year	2015-16	2016-17	2017-18	2018-19	2019-20 (up to end February 2020)
No. of complaints	339	477	425	291	246

The complaints mainly involved improper handling of the provisional agreement for sale and purchase/provisional agreement for lease; issue of non-compliant advertisements; failure to sign with clients or explain to them the estate agency agreement; and provision of inaccurate or misleading property information (e.g. area of property and user restrictions), etc.

Disciplinary sanctions that may be imposed on licensees include admonishment, reprimand, fine, attachment of conditions to licence, suspension of licence and revocation of licence.

The number of suspended and revoked licences in 2015-16 to 2019-20 (up to end February 2020) are as follows:

Year	2015-16	2016-17	2017-18	2018-19	2019-20 (up to end February 2020)
No. of suspension	22	25	31	24	14
No. of revocation	56	29	30	34	54

4. The SRPA will continue to take a three-pronged approach to enforce the Ordinance in regulating the sales of first-hand residential properties: first, monitoring developers' and concerned persons' compliance with the Ordinance and taking enforcement action when necessary; second, issuing timely guidelines to the trade when necessary for the more effective and practical compliance with the Ordinance; third, fostering public awareness of the Ordinance to better protect consumer interests.

The EAA is committed to enhancing professionalism and service standard of estate agents and undertakes the following measures to regulate estate agents and educate the trade – reviewing the contents of the qualifying examinations; updating the existing practice circulars or issuing new ones in the light of the latest situation and laws; educating the trade on the compliance with new standards and regulations; monitoring their compliance through inspections of estate agencies; monitoring licensees’ conduct in relation to the sale of first-hand residential properties; and enhancing the voluntary Continuing Professional Development Scheme. Moreover, the EAA will continue to take disciplinary actions against licensees who are found to have breached the Estate Agents Ordinance (Cap. 511), or the Code of Ethics or practice circulars issued by the EAA. The EAA reviews the effectiveness of these measures from time to time and will introduce new measures as necessary.

The EAA also puts much efforts in educating the consumers, including reminding the public from time to time of issues that they should pay attention to when engaging estate agents to deal with property sales or leases through producing pamphlets and videos, as well as conducting public seminars, etc.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)044

(Question Serial No. 3027)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated in the Budget Speech that on private housing, it is estimated that the private sector will, on average, complete about 19 600 private residential units annually from 2020 to 2024.

Please inform this Committee of:

- 1) the forecast completions of new private residential units in each year's Budget Speech and the actual completions, and, of which, the number and percentage of those with saleable area less than 20 square metres in each of the 18 districts over the past 5 years; and
- 2) the number of private residential units to be completed in each of the next 5 years (i.e. from 2020 to 2024), as well as the estimated number of residential units with saleable area less than 20 square metres to be completed in each of the next 5 years, based on the private residential developments known to have started or to be started on disposed sites.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 5)

Reply:

- 1) The forecast completions of private domestic flats for the past 5 years (i.e. from 2015 to 2019), and the respective completions at year end in each of the 18 districts (including the breakdown for flats of saleable area less than 20 square metres and their percentages to the overall completions) are set out in **Table I**.
- 2) Based on the private residential developments known to have started or to be started on disposed sites, it is estimated that the private sector will, on average, complete about 19 600 private domestic units each year in the next 5 years (i.e. from 2020 to 2024). Details are set out in **Table II**. The Government has not compiled statistics on the forecast completion of private domestic flats with saleable area less than 20 square metres in the next 5 years.

Table I: Completions of private domestic flats by district for the past 5 years (i.e. from 2015 to 2019)

District	Forecast completion	Completion at year end	
		Total number	Saleable area less than 20 m ² (Percentage to completion)
Central and Western	807	438	0 (-)
Wan Chai	1 662	1 418	0 (-)
Eastern	595	595	0 (-)
Southern	24	8	0 (-)
Yau Tsim Mong	218	114	4 (0.0%) ⁽ⁱ⁾
Sham Shui Po	859	592	0 (-)
Kowloon City	2 481	1 194	0 (-)
Wong Tai Sin	0	0	0 (-)
Kwun Tong	0	0	0 (-)
Kwai Tsing	0	0	0 (-)
Tsuen Wan	5	0	0 (-)
Tuen Mun	2	7	0 (-)
Yuen Long	1 492	1 381	28 (0.2%)
North	0	0	0 (-)
Tai Po	1 370	1 370	47 (0.4%)
Sha Tin	2 086	2 085	0 (-)
Sai Kung	16	596	0 (-)
Islands	1 669	1 498	0 (-)
Overall	13 286	11 296	79 (0.7%)

Remarks

- (i) Below 0.05%
- (ii) All figures exclude village houses.
- (iii) The actual figures include flats completed and designated as subsidised sale flats in the year but sold to the public in the open market at prevailing market prices in 2017.
- (iv) The figures above are provided by Rating and Valuation Department (RVD).

Table I: Completions of private domestic flats by district for the past 5 years (i.e. from 2015 to 2019) (Cont'd)

2016		(Number of flats)	
District	Forecast completion	Completion at year end	
		Total number	Saleable area less than 20 m ² (Percentage to completion)
Central and Western	1 422	1 424	65 (0.4%)
Wan Chai	487	443	48 (0.3%)
Eastern	146	0	0 (-)
Southern	407	382	25 (0.2%)
Yau Tsim Mong	793	646	22 (0.2%)
Sham Shui Po	892	892	46 (0.3%)
Kowloon City	1 686	1 377	0 (-)
Wong Tai Sin	0	0	0 (-)
Kwun Tong	0	256	0 (-)
Kwai Tsing	0	0	0 (-)
Tsuen Wan	5	0	0 (-)
Tuen Mun	15	32	0 (-)
Yuen Long	5 274	2 325	0 (-)
North	0	0	0 (-)
Tai Po	0	0	0 (-)
Sha Tin	868	651	0 (-)
Sai Kung	3 771	3 761	0 (-)
Islands	2 437	2 406	0 (-)
Overall	18 203	14 595	206 (1.4%)

Remarks

- (i) All figures exclude village houses.
- (ii) The figures above are provided by RVD.

Table I: Completions of private domestic flats by district for the past 5 years (i.e. from 2015 to 2019) (Cont'd)

2017		(Number of flats)	
District	Forecast Completion	Completion at year end	
		Total number	Saleable area less than 20 m ² (Percentage to completion)
Central and Western	820	493	0 (-)
Wan Chai	456	503	136 (0.8%)
Eastern	881	404	184 (1.0%)
Southern	86	53	0 (-)
Yau Tsim Mong	683	683	186 (1.0%)
Sham Shui Po	157	2 238	0 (-)
Kowloon City	3 825	3 762	158 (0.9%)
Wong Tai Sin	0	0	0 (-)
Kwun Tong	0	0	0 (-)
Kwai Tsing	0	0	0 (-)
Tsuen Wan	975	0	0 (-)
Tuen Mun	1 783	1 786	0 (-)
Yuen Long	4 383	4 194	17 (0.1%)
North	0	0	0 (-)
Tai Po	0	0	0 (-)
Sha Tin	359	1 193	10 (0.1%)
Sai Kung	2 452	2 442	0 (-)
Islands	262	40	0 (-)
Overall	17 122	17 791	691 (3.9%)

Remarks

- (i) All figures exclude village houses.
- (ii) The figures above are provided by RVD.

Table I: Completions of private domestic flats by district for the past 5 years (i.e. from 2015 to 2019) (Cont'd)

2018		(Number of flats)	
District	Forecast Completion	Completion at year end	
		Total number	Saleable area less than 20 m ² (Percentage to completion)
Central and Western	914	850	30 (0.1%)
Wan Chai	41	114	0 (-)
Eastern	2 789	2 411	126 (0.6%)
Southern	95	55	0 (-)
Yau Tsim Mong	54	54	18 (0.1%)
Sham Shui Po	670	586	69 (0.3%)
Kowloon City	4 465	4 957	252 (1.2%)
Wong Tai Sin	234	234	76 (0.4%)
Kwun Tong	0	0	0 (-)
Kwai Tsing	136	136	0 (-)
Tsuen Wan	3 104	4 342	0 (-)
Tuen Mun	1 160	818	0 (-)
Yuen Long	356	156	0 (-)
North	296	557	0 (-)
Tai Po	1	0	0 (-)
Sha Tin	1 204	1 120	0 (-)
Sai Kung	2 406	4 573	0 (-)
Islands	205	5	0 (-)
Overall	18 130	20 968	571 (2.7%)

Remarks

- (i) All figures exclude village houses.
- (ii) The figures above are provided by RVD.

Table I: Completions of private domestic flats by district for the past 5 years (i.e. from 2015 to 2019) (Cont'd)

2019		(Number of flats)	
District	Forecast Completions	Completions at Year End	
		Total number	Saleable area less than 20 m ² (Percentage to completions)
Central and Western	2 023	1 215	91 (0.7%)
Wan Chai	23	3	0 (-)
Eastern	1 063	986	61 (0.4%)
Southern	199	190	96 (0.7%)
Yau Tsim Mong	728	652	231 (1.7%)
Sham Shui Po	1 481	1 405	38 (0.3%)
Kowloon City	681	567	83 (0.6%)
Wong Tai Sin	0	0	0 (-)
Kwun Tong	653	646	69 (0.5%)
Kwai Tsing	0	0	0 (-)
Tsuen Wan	1 043	0	0 (-)
Tuen Mun	2 836	746	276 (2.0%)
Yuen Long	818	802	21 (0.2%)
North	596	596	0 (-)
Tai Po	3 234	3 233	0 (-)
Sha Tin	794	790	16 (0.1%)
Sai Kung	4 032	1 606	0 (-)
Islands	211	206	0 (-)
Overall	20 415	13 643	982 (7.2%)

Remarks

- (i) All figures exclude village houses.
- (ii) The figures above are provided by RVD.

Table II: Forecast completions of private domestic flats in the next 5 years (i.e. from 2020 to 2024)

(Number of flats)	
Year	Forecast completion
2020	20 900
2021	18 900
2022 - 2024	58 400
Total	98 200
Five-year average	19 600

Remarks

The figures are rounded to the nearest hundred.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)045

(Question Serial No. 3035)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

The provision for 2020-21 is \$83.6 million (130.6%) higher than the revised estimate for 2019-20, with a net increase of 22 posts for facilitating the implementation of various community initiatives on transitional housing, as well as a net increase of 4 posts for conducting a feasibility study on introducing tenancy control on sub-divided units, including providing secretarial support to the newly created Advisory Working Group for the Study of Tenancy Control of Sub-divided Units and overseeing a consultancy study.

Will the Government advise on the following:

1. the ranks, estimated emoluments and respective major duties and responsibilities of these 26 posts to be created;
2. the details of the members of the Advisory Working Group for the Study of Tenancy Control of Sub-divided Units including their names and background, as well as the government officials who oversee the study; whether the Government will consider inviting representatives of social welfare organisations and community groups to join the Advisory Working Group; if not, the reasons; and
3. the outline, research method and concrete timetable of the feasibility study on introducing tenancy control on sub-divided units.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 20)

Reply:

On transitional housing, the Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau (THB) plans to create 22 time-limited posts in 2020-21. The rank and number of these posts are as follows:

Rank	Number
Administrative Officer Staff Grade C	1
Senior Professional Officer	4
Professional Officer	9
Chief Executive Officer	1
Executive Officer I	3
Personal Secretary I	1
Assistant Clerical Officer	3
Total	22

The Task Force actively provides one-stop project coordination and professional support for community organisations. The Task Force maintains close co-operation with relevant parties holistically on various aspects, covering advocacy, implementation, procurement and funding, etc. The Task Force also co-ordinates different policy bureaux and departments; and assists community organisations in complying with the administrative and statutory procedures so as to implement the projects and commence works as soon as possible. The Task Force is also responsible for monitoring the implementation and progress of individual project to ensure that funding would be spent properly and that the implementation and operation of the projects are in line with the policy objectives. The estimated expenditure (including staff and other expenses) for the above posts in 2020-21 is \$34.2 million.

Regarding the studies on introducing tenancy control on sub-divided units (SDUs), THB will create 4 time-limited posts including 2 Executive Officers I and 2 Assistant Clerical Officers. The scope of their work mainly includes providing secretariat and administrative support to the Working Group which will be set up to conduct studies on introducing tenancy control on SDUs as well as assisting in the monitoring of the implementation of the relevant consultancy studies. The relevant emoluments expenditure in 2020-21 is estimated to be \$2.9 million. The Working Group will study the feasibility and viable options for implementing tenancy control on SDUs as well as examine various subjects relevant to SDU tenancy control. The Working Group, which will be appointed by the Secretary for Transport and Housing, comprises relevant stakeholders and representatives of Government departments. The Working Group will confirm its scope and details of the work / activities, framework and methods of the consultancy studies, etc., after deliberation. The Working Group will also vet the contracts for consultancy studies and consider reports that will be submitted by the consultants. Tendering for the consultancy study projects will proceed as soon as possible after the setting up of the Working Group. THB aims to complete the consultancy studies by the first half of 2021.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)046

(Question Serial No. 3039)

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)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Please inform this Committee of:

- 1) the numbers of persons rehoused to Po Tin Interim Housing (IH) and Shek Lei IH in the past 5 years according to the following categories:
 - (i) persons affected by the Buildings Department (BD)'s enforcement action against unauthorised building structures;
 - (ii) persons affected by BD's enforcement action against illegal rooftop structures;
 - (iii) persons affected by BD's enforcement action against illegal subdivided units;
 - (iv) persons affected by the Lands Department (LandsD)'s enforcement action in industrial buildings;
 - (v) persons affected by LandsD's clearance operation / enforcement action against squatter structures;
 - (vi) persons affected by natural disasters; and
 - (vii) persons affected by other reasons.
- 2) further to the above question, the number of persons affected by government departments' enforcement action but were not admitted to IH;
- 3) the occupancy rates of Po Tin IH and Shek Lei IH in the past 5 years;
- 4) the repair costs for Shek Lei IH in the past 5 years, given that it is necessary to retain the IH which is located in the urban area but its facilities have become dilapidated; the measures that are in place to tackle the dilapidation problem; and whether redevelopment of Shek Lei IH will be considered; and
- 5) the timetable for reviewing the rehousing policy, such as the functions and locations of, and outlook for IH and transit centres.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 24)

Reply:

- 1) In the past 5 years, the number of persons¹ rehoused to Po Tin Interim Housing (IH) and Shek Lei IH by different categories is set out below -

Po Tin IH

Type of persons \ Year	2015-16	2016-17	2017-18	2018-19	2019-20 (as at 29 February 2020)
(i) Persons affected by the Buildings Department (BD)'s enforcement action against illegal rooftop structures	6	3	26	13	0
(ii) Persons affected by BD's enforcement action against unauthorised building structures (including unauthorised structures in other parts of the building)	0	0	0	4	1
(iii) Persons affected by BD's enforcement action against illegal subdivided units (including industrial buildings)	10	0	0	0	0
(iv) Persons affected by the Lands Department (LandsD)'s clearance operation/ enforcement action against squatter structures	104	81	41	24	15
(v) Persons affected by natural disasters	6	12	13	17	6
(vi) Persons affected by other reasons ²	3	13	49	23	10

¹ Including persons ineligible for rehousing but are rendered homeless and require temporary accommodation. Through the referral of relevant departments, they are admitted into the transit centre (TC) for temporary accommodation and subsequently rehoused to IH after staying in TC for 3 months and passing the "homeless test" to prove that they do not have other accommodation to reside; and fulfill the eligibility criteria for public rental housing (including income limit, assets limit and no domestic property rule).

² Including persons affected by Court Bailiff's execution orders to repossess private buildings units.

Shek Lei IH

Type of persons	Year	2015-16	2016-17	2017-18	2018-19	2019-20 (as at 29 February 2020)
	(i) Persons affected by BD's enforcement action against illegal rooftop structures		0	0	0	0
(ii) Persons affected by BD's enforcement action against unauthorised building structures (including unauthorised structures in other parts of the building)		5	0	0	0	0
(iii) Persons affected by BD's enforcement action against illegal subdivided units (including industrial buildings)		0	0	0	0	0
(iv) Persons affected by the LandsD's clearance operation/ enforcement action against squatter structures		0	0	0	0	0
(v) Persons affected by natural disasters		11	2	0	0	0
(vi) Persons affected by other reasons ²		0	1	0	0	0

- 2) BD and LandsD are responsible for the clearance programmes under their own purview respectively and they will provide assistance to affected clearers in accordance with their established arrangements. Rehousing to public rental housing (PRH) (including interim housing) is only one of the various forms of assistance. The Housing Department (HD) does not have any information on the number of clearers affected by government departments' enforcement action but were not admitted to interim housing.
- 3) The occupancy rate of Po Tin IH and Shek Lei IH in the past 5 years is set out below:

Time	Po Tin IH occupancy rate	Shek Lei IH occupancy rate
End of Mar 2016	82.9%	33.9%
End of Mar 2017	82.4%	30.6%
End of Mar 2018	83.1%	28.1%
End of Mar 2019	80.0%	24.0%
End of Feb 2020	78.7%	20.5%

- 4) In the past 5 years, the expenditure on the maintenance and improvement works of Shek Lei IH was around \$3 million per year on average. Similar to other PRH estates, the Hong Kong Housing Authority (HA) will continue to provide timely, proper and comprehensive maintenance and repair services for Shek Lei IH residents through the Responsive In-flat Maintenance Services and Total Maintenance Scheme.

From the point of view of supply of PRH units, HA needs to develop the Shek Lei IH site into PRH units. But on balance of various considerations, we consider it appropriate to maintain the use of Shek Lei IH in accordance with established policy until we practically need to start moving the licensees out of Shek Lei IH.

- 5) Under the current rehousing policy, HD offers PRH rehousing (including IH) to eligible clearances affected by LandsD's programmed squatter clearances and occupants of illegal rooftop structures displaced by BD's enforcement actions provided that they fulfill the eligibility criteria for PRH application. As for those persons living in unauthorised building structures, illegal sub-divided units (including industrial buildings), etc., they would need to find their own alternative accommodation in case they are required to move out of the relevant premises or structures due to Government's enforcement actions. However, it is the Government's policy that no person should be rendered homeless as a result of its enforcement actions, natural disasters or emergency incidents. In this connection, such affected households who have temporary accommodation need may, through referrals by the government departments concerned, be accommodated in TC³ under HA for a short period of time, during which they may continue to look for alternative accommodation or wait for eligibility vetting. If these households have stayed in TC for 3 months, passed the "homeless test" which proved that they have no alternative accommodation as well as fulfilled the eligibility criteria for PRH application (including income limit, asset limit and "no-domestic-property" requirement, etc.), HD will arrange for their admission to IH⁴ and render assistance to them to wait for PRH allocation through PRH application. HA has no plan to review the above arrangement. Furthermore, HA expects that the existing TCs and IHs can meet the above mentioned temporarily/interim housing needs, and hence we currently have no plan to build new TC and IH.

- End -

3 There are 2 TCs under the purview of HA, viz Po Tin TC in Tuen Mun and Lung Tin TC in Tai O.

4 There are 2 IHs under the purview of HA, viz Shek Lei IH in Kwai Chung and Po Tin IH in Tuen Mun.

CONTROLLING OFFICER'S REPLY

THB(H)047

(Question Serial No. 3045)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned under this Programme that the Housing Department will “continue to take forward the legislative proposal of introducing ‘Special Rates’ on vacant first-hand private residential units.”

Please inform this Committee of the following:

- 1) the latest progress on taking forward the introduction of Special Rates on vacant first-hand private residential units;
- 2) i) the number and ii) vacancy period of unsold first-hand private residential units in completed projects in the past 5 years (as at 31 March);
- 3) i) the number of first-hand residential units which have been sold at an accelerated pace; and ii) the developers of these units since the announcement of the measure by the Chief Executive in June 2018; and
- 4) the breakdown of the unsold first-hand private residential units in completed projects by floor area, and the number of residential units with floor area less than 20 m² in the past 2 years.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 31)

Reply:

- 1) To encourage developers to expedite the supply of completed first-hand private residential units in the market, the Government introduced the Rating (Amendment) Bill 2019 (the Bill) into the Legislative Council (LegCo) for scrutiny on 23 October 2019. The Bill aims to introduce Special Rates on vacant first-hand private residential units, and proposes that, subsequent to its passage in LegCo, the Bill should come into operation 3 months after its gazettal.

- 2) The Government releases statistics on private housing supply in the primary market on the website of the Transport and Housing Bureau on a quarterly basis, including the number of unsold completed first-hand private residential units (hereinafter referred to as “unsold units”). The number of unsold units as at 31 March in each of the past 5 years is at **Annex 1**.

Unsold units refer to those first-hand private residential units that have been completed but not yet sold, and hence may include vacant units or units rented out by developers (e.g. serviced apartments). As developers currently are not required to declare the status of these unsold units, we do not have information on how many of them are vacant and their vacancy period.

- 3) According to the records of the Sales of First-hand Residential Properties Authority, around 30 100 first-hand residential units in 166 residential developments were put up for sale from 29 June 2018 to 31 December 2019. The main developers that put up these units for sale include Billion Real Estate Holdings Limited, China Evergrande Group, CK Asset Holdings Limited, Henderson Land Development Company Limited, Nan Fung International Holdings Limited, New World Development Company Limited, Sino Land Company Limited, Sun Hung Kai Properties Limited, Vanke Property (Hong Kong) Company Limited and Wheelock and Company Limited.
- 4) The Government does not compile statistics on flat size of unsold units on a regular basis. The breakdown of unsold units of last quarter (i.e. as at 31 December 2019) by saleable area is at **Annex 2**.

**Number of Unsold First-hand Private Residential Units
in Completed Projects
(Between 2015 and 2019)**

Date	Number of Units
As at 31 March 2015	6 000
As at 31 March 2016	6 000
As at 31 March 2017	8 000
As at 31 March 2018	9 000
As at 31 March 2019	9 000

Notes:

1. The figure in each row only reflects the position as at 31 March of that year.
2. The figures are rounded to the nearest thousand.
3. “Completed projects” refer to projects with occupation permits issued by the Buildings Department.
4. The figure for each year includes only the number of units completed in that year or in the previous 7 years. For example, the 2018 figure covers the units completed between 2011 and 2018, while the 2019 figure covers the units completed between 2012 and 2019 and so on.
5. The figures do not include village houses.

**Number of Unsold First-hand Private Residential Units
in Completed Projects by Saleable Area**

	Number of Units (as a percentage of total)				
	Class A	Class B	Class C	Class D	Class E
As at 31 December 2019	3 100 (31%)	2 500 (26%)	1 300 (13%)	1 500 (15%)	1 500 (15%)
	Smaller than 20 m ² 200 (2%)	20 to 39.9 m ² 2 900 (29%)			

Notes:

1. The figures are rounded to the nearest hundred.
2. Class A flats – saleable area less than 40 m²
Class B flats – saleable area of 40 to 69.9 m²
Class C flats – saleable area of 70 to 99.9 m²
Class D flats – saleable area of 100 to 159.9 m²
Class E flats – saleable area of 160 m² or above

- End -

CONTROLLING OFFICER'S REPLY**THB(H)048****(Question Serial No. 3051)**

Head: (62) Housing Department

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

In respect of the non-skill service contracts for (a) property management, (b) cleansing and (c) security services that have been / are being tendered under the Housing Department as at December 2019, please provide in tabular form: (i) the commencement dates of the contracts, (ii) the expiry dates of the contracts, (iii) the names of the contractors, (iv) the contract values, (v) the numbers of employees, (vi) the meal hours, (vii) the committed wages / hourly wages, and (viii) the working hours.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 49)

Reply:

Housing Department has 1 contract under Head 62 for engaging non-skilled service contractor. Relevant information is as follows:-

Type of services	Office cleansing
Commencement date	22 April 2019
Expiry date	21 April 2021
Name of contractor	Easy Cleaning & Pest Control Services Limited
Contract value	\$298,992
Number of employee	1 person
Meal hours	Not specified. Cleansing service is only provided outside office lunch hours.
Committed wages / hourly wages	The wage of the worker is agreed between the service contractor and the worker
Working hours	5 days per week and twice per day

- End -

CONTROLLING OFFICER'S REPLY

THB(H)049

(Question Serial No. 1469)

Head: (162) Rating and Valuation Department

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

Programme: (1) Statutory Valuation and Assessments

Controlling Officer: Commissioner of Rating and Valuation (CHOI Lap Yiu)

Director of Bureau: Secretary for Transport and Housing

Question:

The provision for 2020-21 is \$128.6 million higher than the revised estimate for the previous year, with an increase of 27 posts. Please provide the Committee with the following information:

- 1) the post titles and job nature of the 27 newly-created posts;
- 2) the expenditure and manpower resources involved in continuing the preparatory work to facilitate the introduction of "Special Rates" on vacant first-hand private residential units;
- 3) current details of the preparatory work and a specific progress schedule, if any.

Asked by: Hon CHAN Chun-ying (LegCo internal reference no.: 39)

Reply:

- 1) The provision for the Rating and Valuation Department (RVD) in 2020-21 financial year is \$140 million higher than the revised estimate for the preceding year, involving the creation of 29 permanent non-directorate posts. Details of these new posts are tabulated below:

Posts	Area of Work
15 permanent posts including: Senior Valuation Surveyor 1 Accounting Officer I 1 Executive Officer I 1 Senior Clerical Officer 1 Clerical Officers 2 Assistant Clerical Officers 6 Clerical Assistants 2 Workman II 1	To carry out preparatory work for the introduction of the proposed Special Rates on vacant first-hand private residential units.
14 permanent posts including: Valuation Surveyor 1 Senior Valuation Officers 3 Valuation Officers 8 Assistant Clerical Officer 1 Clerical Assistant 1	To handle the rising workload so as to protect Government revenue and to enhance existing services.

- 2) In 2020-21, RVD plans to create 15 non-directorate posts to carry out preparatory work for the introduction of the proposed Special Rates. The estimated expenditure for salaries and the department expenses are about \$6.7 million and \$39.9 million respectively.
- 3) To encourage developers to expedite the supply of completed first-hand private residential units in the market, the Government introduced the Rating (Amendment) Bill 2019 (the Bill) into the Legislative Council (LegCo) for scrutiny on 23 October 2019. The Bill aims to introduce Special Rates on vacant first-hand private residential units.

RVD is responsible for the collection of the proposed Special Rates. RVD's preparatory work for the introduction of the proposed Special Rates includes developing new computer systems for processing returns of Special Rates, formulating workflow for enforcement purpose, drafting return forms and related documents, preparing publicity materials of Special Rates, recruiting staff, etc. To allow sufficient time for RVD and the trade to get prepared for the submission of the first return under the proposed Special Rates regime, it is proposed that the Bill, subsequent to its passage in LegCo, should come into operation 3 months after its gazettal.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)050

(Question Serial No. 2406)

Head: (162) Rating and Valuation Department

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

Programme: (1) Statutory Valuation and Assessments

Controlling Officer: Commissioner of Rating and Valuation (CHOI Lap Yiu)

Director of Bureau: Secretary for Transport and Housing

Question:

The Rating and Valuation Department (RVD) will continue the preparatory work to facilitate the introduction of "Special Rates" on vacant first-hand private residential units. Please inform the Committee of the related work details and timetable.

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 51)

Reply:

To encourage developers to expedite the supply of completed first-hand private residential units in the market, the Government introduced the Rating (Amendment) Bill 2019 (the Bill) into the Legislative Council (LegCo) for scrutiny on 23 October 2019. The Bill aims to introduce Special Rates on vacant first-hand private residential units.

The Rating and Valuation Department (RVD) is responsible for the collection of the proposed Special Rates. RVD's preparatory work for the introduction of the proposed Special Rates includes developing new computer systems for processing returns of Special Rates, formulating workflow for enforcement purpose, drafting return forms and related documents, preparing publicity materials of Special Rates, recruiting staff, etc. To allow sufficient time for RVD and the trade to get prepared for the submission of the first return under the proposed Special Rates regime, it is proposed that the Bill, subsequent to its passage in LegCo, should come into operation 3 months after its gazettal.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)051

(Question Serial No. 3036)

Head: (162) Rating and Valuation Department

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

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (CHOI Lap Yiu)

Director of Bureau: Secretary for Transport and Housing

Question:

The Rating and Valuation Department (RVD) provides advisory and mediatory services to the public on tenancy matters. Please inform the Committee of the following:

1. How many times of mediatory services on tenancy matters were provided in the past 5 years? How many cases did not reach an agreement upon mediation and what were the reasons?
2. Would the Administration consider strengthening the role of Rent Officers in the arbitration of tenancy matters to assist landlords and tenants in resolving tenancy disputes?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 21)

Reply:

1. The numbers of mediatory services on tenancy matters provided by the Rating and Valuation Department (RVD) in the past 5 years (i.e. 2015-16 to 2019-20) are as follows:

Year	Number of Cases
2015-16	89
2016-17	33
2017-18	26
2018-19	26
2019-20 (up to February 2020)	12

RVD has not asked the service users whether they considered the mediation successful.

2. To assist landlords and tenants in resolving tenancy disputes, RVD provides mediatory services and advice on tenancy matters to facilitate their consideration as to whether professional legal advice and/or arbitration services need to be sought to deal with the matters. The Government considers the present scope of services appropriate.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)052

(Question Serial No. 1406)

Head: (711) Capital Works Reserve Fund
Subhead (No. & title): (-) Not Specified
Programme: (-) Not Specified
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)
Director of Bureau: Secretary for Transport and Housing

Question:

Given the severe land scarcity and relatively few flat land in Hong Kong, the formation works currently carried out by the Civil Engineering and Development Department for many public housing sites are near hillside catchments with quite a number of technical problems to be overcome. As a result, there are recent criticisms about the high project costs of such formation works and the prolonged works period. In this regard, please advise this Committee of:

- a) whether any new technologies are being explored for conducting site formation works near hillside catchments; if yes, the details on the project delivery time to be shortened and the project costs to be saved; and
- b) whether the sites near hillside catchments can be used to develop underground space to enhance land use efficiency; if yes, the details; if no, the difficulties encountered?

Asked by: Hon LUK Chung-hung (LegCo internal reference no.: 37)

Reply:

- a) We will, with reference to the technical and financial viability as well as the actual circumstances of the site, consider and deploy new and advanced construction methods/technologies with good safety and reliability record to expedite site formation works. For example, the adoption of "Building Information Model (BIM)" would allow construction professionals to carry out design and preview the construction works in a virtual environment, which helps visualise the possible difficulties encountered during construction, minimise related design changes during the construction, thus reducing project management risks and facilitating cost controls at various stages.

As far as the construction sites of public housing is concerned, the time required for site formation and infrastructure works depends on a number of factors including the

scope of works, site and technical constraints, construction methods, and the physical environment in the vicinity of the site, etc. Hence, we cannot generalise the time required for site formation works for public housing projects.

- b) There are many factors to be considered when developing underground spaces for sites near hillside catchments, including site and technical constraints, and cost-effectiveness of the proposals, etc. As the geographical location (including topography and geological conditions), environmental characteristics and various technical requirements are different for each site, we cannot generalise the feasibility of developing underground spaces at the sites near hillside catchments.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)053

(Question Serial No. 4109)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the vacancy tax policy recently implemented on first-hand residential properties, i.e. introduction of "Special Rates" on first-hand private residential units:

1. As at February 2020, what is the total number of unsold units across the territory with an Occupation Permit issued for over 12 months?
2. How many of these units are "vacant units", i.e. units that have not been rented out for more than 6 months during the past 12 months, according to the returns furnished by developers on the status of the units?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 70)

Reply:

The Government releases statistics on private housing supply in the primary market on the website of the Transport and Housing Bureau on a quarterly basis, including the number of unsold completed first-hand private residential units (hereinafter referred to as "unsold units"). As at 31 December 2019, there were around 9 900 unsold units. Of there, 6 700 units have obtained occupation permit for over 12 months.

Unsold units refer to those first-hand private residential units that have been completed but not yet sold, and hence may include vacant units or units rented out by developers (e.g. serviced apartments). As developers currently are not required to declare the status of these unsold units, we do not have information on how many of them have not been rented out for more than 6 months.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)054

(Question Serial No. 4110)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the number of rooms in newly completed flats (private housing), please provide, in tabular form, statistics on the number of bedrooms in a flat in private housing completed in each of the past 5 years.

Year	Studio flat	1-bedroom flat	2-bedroom flat	3-bedroom flat	Flat with over 3 bedrooms

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 72)

Reply:

The number of private domestic flats completed in the past 5 years (in calendar year) is set out in the following table. The Government does not have statistics on the breakdown of private domestic flats by number of bedrooms.

Year	Number of Completed Flats
2015	11 296
2016	14 595
2017	17 791
2018	20 968
2019	13 643

Remarks

- (i) The figures above are provided by the Rating and Valuation Department.
- (ii) All figures exclude village houses.
- (iii) Completion figures in 2015 include 16 flats completed and designated as subsidised sale flats in the year but subsequently sold to the public in the open market at prevailing market prices in 2017.
- (iv) Figure of 2019 is provisional.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)055****(Question Serial No. 4154)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide, in tabular form, statistics on the number of bedrooms in a flat in public rental housing units and subsidised sale flats provided by the Hong Kong Housing Society completed in each of the past 5 years.

Year	Studio flat	1-bedroom flat	2-bedroom flat	3-bedroom flat	Flat with over 3 bedrooms

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 119)Reply:

Statistics on the flat type of public rental housing (PRH) and subsidised sale flats (SSFs) produced by the Hong Kong Housing Society (HKHS) in the past 5 years (i.e. from 2015 to 2019) is tabulated below.

HKHS's PRH (Number of units)		
Year	1-2 persons flat	3-4 persons flat
2017	35	105

Note: There is in general no partitioned room in HKHS' PRH units.

HKHS's SSF (Number of units)			
Year	1-bedroom flat	2-bedroom flat	3-bedroom flat
2015	152	760	76
2019	66	231	33

- End -

CONTROLLING OFFICER'S REPLY**THB(H)056****(Question Serial No. 4163)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide, in tabular form, the total site areas and gross floor areas of public rental housing (PRH) units and subsidised sale flats provided by the Hong Kong Housing Society (HKHS) completed in each of the past 5 years.

Year	Site Area	Gross Floor Area

Please provide, in tabular form, the site locations, site areas and gross floor areas of PRH units and subsidised sale flats provided by HKHS completed in each of the past 5 years.

Year	Site Location	Site Area	Gross Floor Area

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 128)Reply:

As an independent, financially autonomous, self-financing and not-for-profit organisation, the Hong Kong Housing Society (HKHS) funds its public housing projects with its own resources.

Information of the public housing projects completed by HKHS in the past 5 years (i.e. from 2015 to 2019) is as follows:

Year	Location and Name of Developments	Site Area (m²)(about)	Gross Floor Area (m²)(about)
2015	Tsing Yi (Greenview Villa)	11 214	56 017
2017	Sha Tau Kok (Ying Hoi House, Sha Tau Kok Chuen)	3 235	8 542
2019	Tseung Kwan O (Mount Verdant)	2 026	18 208

- End -

CONTROLLING OFFICER'S REPLY**THB(H)057****(Question Serial No. 4164)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)Director of Bureau: Secretary for Transport and HousingQuestion:

1. Please provide, in tabular form, the total site areas and gross floor areas of private housing completed in each of the past 5 years.

Year	Site Area	Gross Floor Area

2. Please provide, in tabular form, the site locations, site areas and gross floor areas of private housing completed in each of the past 5 years.

Year	Site Location	Site Area	Gross Floor Area

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 129)Reply:

According to the statistics from the Buildings Department (BD), the total domestic gross floor area (GFA) of domestic and composite buildings completed (i.e. issued with occupation permits) in the past 5 years (i.e. from 2015 to 2019) are set out by year in the following table.

Year	Total domestic GFA of newly completed domestic and composite buildings (Square metre)
2015	1 074 585.9
2016	1 131 262.0
2017	1 165 463.6
2018	1 422 078.1
2019	874 373.4

Remarks

- (i) The figures above are provided by BD.
- (ii) Includes private residential buildings, as well as subsidised housing constructed by the Hong Kong Housing Society and the Urban Renewal Authority.

Detailed information (including site locations and GFAs) of individual development projects is available in the Monthly Digest issued by the BD every month (<https://www.bd.gov.hk/en/whats-new/monthly-digests/index.html>). BD's Monthly Digest sets out the information on the completed new buildings for which occupation permits have been issued (including private residential buildings, as well as subsidised housing constructed by the Hong Kong Housing Society and the Urban Renewal Authority). The Government does not keep record of the site area of development projects by year of completion.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)058****(Question Serial No. 4168)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)Director of Bureau: Secretary for Transport and HousingQuestion:

- (a) To help this Committee better understand in detail the supply of public rental housing units and subsidised sale flats provided by the Hong Kong Housing Society in the past 5 years, please provide, in tabular form, the name, address and number of flats of individual estates that have been included in the statistics on the total completions of public housing flats for the past 10 years:

Year	Name of Estate / Court	Address	Number of Flats

- (b) To help this Committee better understand in detail the housing supply in the past 5 years, please provide, in tabular form, the name, address and number of flats of individual developments that have been included in the statistics on the total completions of private housing flats for the past 10 years:

Year	Name of Development	Address	Number of Flats

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 133)Reply:

- (a) Information of the rental estates and subsidised sale flat (SSF) projects produced by the Hong Kong Housing Society (HKHS) in the past 10 years (i.e. from 2010 to 2019) are as follows –

HKHS's Rental Estates Production (from 2010 to 2019)				
Year of Completion/ District	Sub-district	Rental estates project/address	Flat Number	Flat Number By District
2017				
New Territories	North	Ying Hoi House, Sha Tau Kok Chuen (Shun Hing Street, Sha Tau Kok, New Territories)	140	140
			Total	140

HKHS's SSFs Production (from 2010 to 2019)				
Year of Completion/ District	Sub-district	SSF project/address	Flat Number	Flat Number By District
2015				
Extended Urban	Kwai Tsing	Greenview Villa (18 Tsing Luk Street, Tsing Yi, New Territories)	988	988
2019				
Extended Urban	Sai Kung	Mount Verdant (48 Chui Ling Road, Tseung Kwan O, New Territories)	330	330
			Total	1 318

- (b) According to the information provided by the Rating and Valuation Department (RVD), the number of private domestic flats completed in the past 10 years (i.e. from 2010 to 2019) is set out in the following table.

Year	Completion (Number of Flats)
2010	13 405
2011	9 449
2012	10 149
2013	8 254
2014	15 719
2015	11 296
2016	14 595
2017	17 791
2018	20 968
2019	13 643

Remarks

- (i) The figures above are provided by the RVD.
- (ii) All figures exclude village houses.
- (iii) Completion figures in 2015 include 16 flats completed and designated as SSFs in the year but subsequently sold to the public in the open market at prevailing market prices in 2017.
- (iv) Figure of 2019 is provisional.

Concerning the individual development projects, their detailed information (including site locations and numbers of domestic units) is available in the Monthly Digest issued by the Buildings Department (BD) every month(<https://www.bd.gov.hk/en/whats-new/monthly-digests/index.html>). BD's Monthly Digest sets out the information on the completed new buildings for which occupation permits have been issued (including private residential buildings, as well as subsidised housing constructed by the HKHS and the Urban Renewal Authority). The Government has not recorded the name of development of the concerned buildings.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)059

(Question Serial No. 4274)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise this Committee on the following:

1. the number of complaints received by the Sales of First-hand Residential Properties Authority (SRPA) each year since the commencement of the Residential Properties (First-hand Sales) Ordinance, as well as the numbers of cases substantiated, under investigation and not substantiated;
2. the details of the complaints found substantiated by SRPA 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; and
3. the expenditure and number of staff members of SRPA in each of the past 5 years and in 2020-21.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 240)

Reply:

1 & 2.

During the period from the commencement of the Residential Properties (First-hand Sales) Ordinance (the Ordinance) (Cap. 621) on 29 April 2013 to the end of 2019, the Sales of First-hand Residential Properties Authority (SRPA) received a total of 369 complaints.

A breakdown of the complaints by year and category is as follows:

	Categories of complaints	2013 (since 29 April)	2014	2015	2016	2017	2018	2019	Cumulative Total
(a)	Sales brochure	4	10	12	9	6	16	22	79
(b)	Price list	1	1	0	4	1	1	0	8
(c)	Sales arrangements	14	10	6	6	5	2	3	46
(d)	Show flats	0	0	0	2	1	0	1	4
(e)	Viewing of completed residential properties	0	5	1	0	0	0	0	6
(f)	Preliminary agreement for sale and purchase (PASP) and/or agreement for sale and purchase (ASP)	1	0	1	0	0	0	0	2
(g)	Register of transactions	1	1	0	1	0	0	0	3
(h)	Advertisement	2	6	15	27	7	7	12	76
(i)	Website	1	0	0	0	0	0	0	1
(j)	Misrepresentation and/or dissemination of false or misleading information	6	15	9	10	6	9	20	75
(k)	Others	5	24	8	11	5	7	9	69
	Total	35	72	52	70	31	42	67	369

Among the 369 complaints aforementioned, 300 were related to the Ordinance, while the remaining 69 were not. Amongst the 300 complaints relating to the Ordinance, 20 complaints were substantiated while 243 were not. The SRPA is still working on the remaining 37 complaints. 3 developers were involved in the 20 substantiated complaint cases, which were related to 17 complaints, 2 complaints and 1 complaint respectively. These 3 developers have been prosecuted and convicted.

Apart from conducting investigation arising from complaints and media enquiries received, the SRPA will regularly inspect related sales documents and websites; and conduct site inspections to sales offices and show flats. If there are any suspected contraventions of the Ordinance, the SRPA will carry out investigations and consult the Department of Justice on the findings to determine whether there is sufficient evidence for prosecution.

Since the commencement of the Ordinance to the end of 2019, 7 cases involving 111 counts of offences have been prosecuted and convicted for contraventions of the

Ordinance. The charges were mainly about contraventions of the provisions of the Ordinance in respect of sales brochures, price lists, advertisements, register of transactions, the mandatory provisions for PASP and ASP, etc. All charges were convicted and the vendors of the developments concerned were fined a total of \$2.338 million. The SRPA has uploaded the details of the offences involved in the convicted cases to its website for public perusal.

3. SRPA's expenditure in the past 5 years, estimated expenditure for 2020-21 and staff establishment of each year are as follows:

Year	2015-16 (Actual)	2016-17 (Actual)	2017-18 (Actual)	2018-19 (Actual)	2019-20 (Revised Estimate)	2020-21 (Estimate)
Operating expenses (\$million)	11.06	12.46	13.07	14.86	16.61	16.71
Personal emoluments (\$million)	30.95	39.77	40.02	42.44	46.55	46.27
Total Expenditure (\$million)	42.01	52.23	53.09	57.30	63.16	62.98
Staff Establishment	32	42	42	42	44	44

- End -

CONTROLLING OFFICER'S REPLY

THB(H)060

(Question Serial No. 4275)

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)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise this Committee on the following:

1. whether the Government will, in 2020-21, build more interim housing (IH) to ensure an adequate supply of IH units to accommodate all clearnees;
2. whether the Government will, in 2020-21, ensure that eligible IH occupants will be allocated public rental housing units in the shortest time possible; if yes, the details and the expenditure to be involved; and
3. whether the Housing Department will, in 2020-21, co-ordinate with the Urban Renewal Authority, the Buildings Department and the Lands Department to ensure that clearnees are rehoused before clearance and land resumption exercises are carried out.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 241)

Reply:

1. The purpose of Interim Housing (IH) is to meet the interim housing needs of households who are affected by Government's clearance programmes or enforcement actions. There are 2 IHs under the Hong Kong Housing Authority (HA), viz Shek Lei IH and Po Tin IH. HA expects that the existing IHs can meet the above-mentioned interim housing needs and hence we currently have no plan to build new IHs.
2. In accordance with HA's prevailing policy, households living in IH are required to register for public rental housing (PRH) through PRH applications. Eligible general applicants (i.e. family or elderly one-person applicants) will be given 3 housing offers. The waiting time for PRH allocation of individual applicant hinges on various factors, including the number of PRH applicants in the districts chosen by the applicants and the supply of new and refurbished PRH units in the districts concerned. As with all other PRH applicants, applications from general applicants living in IH 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 they have 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. As officers involved in the verification and allocation of IH application are also responsible for other areas of work, we do not have a breakdown of relevant expenditure.

3. As regards co-ordination of the rehousing arrangement, the Urban Renewal Authority (URA), the Buildings Department (BD) and the Lands Department (LandsD) are responsible for the clearance programmes under their own purviews and will provide various types of assistance to affected clearerees in accordance with their established arrangements. HD has all along maintained close liaison with URA, BD and LandsD and will flexibly deploy resources to provide rehousing assistance to affected clearerees who are eligible for PRH.

– End –

CONTROLLING OFFICER'S REPLY

THB(H)061

(Question Serial No. 4276)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

1. What is the estimated number of transitional housing units to be completed in 2020-21?
2. According to media reports, the Finance Committee of the Hong Kong Housing Authority endorsed the 2020/21 Proposed Budget and the Financial Forecasts on 10 January 2020, indicating that the construction cost of a public rental housing (PRH) unit is \$0.8 million. By contrast, the ceiling works cost for a transitional housing unit is \$0.55 million. What are the reasons for not directly building more PRH units as such units are permanent while transitional housing is temporary?
3. There are currently 260 000 applicants awaiting PRH allocation. But with only 15 000 transitional housing units available, only about 5% of the PRH applicants' need can be satisfied. Do members of the public need to wait for transitional housing before awaiting PRH?
4. It is stated in a paper that transitional housing projects are normally expected to be in service for not less than 3 years. Does this mean that residents of transitional housing can only stay there for 3 years? Can the Government guarantee that they will definitely be allocated a PRH unit after 3 years?
5. There are only 763 transitional housing units at present, which will add up to 960 having taken account of those to be built in the announced projects. How can the Government ensure that the number of transitional housing units will be increased to 15 000 in the next 3 years? How can the land resources be secured?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 242)

Reply:

1&5. The Task Force on Transitional Housing under the Transport and Housing Bureau (Task Force) is responsible for taking forward the transitional housing projects initiated and implemented by community organisations, including the “Funding Scheme to support the implementation of Transitional Housing Projects by Non-government Organisations” (Funding Scheme). The Chief Executive announced in January 2020 that the Government would further increase the supply target of transitional housing in the coming 3 years from 10 000 units to 15 000 units to relieve the pressure of families waiting for public rental housing and those living in unpleasant conditions. At present, the Task Force has identified sites for the provision of 10 000 transitional housing units in the coming 3 years. Of the additional 5 000 units, the Government is assessing the feasibility to develop transitional housing on a number of government, institution or community sites that have no development plan in the short term. The Task Force will announce details of individual projects at suitable junctures.

The Task Force estimates that 1 100 transitional housing units will be provided in 2020-21, including 221 units provided by conversion of whole buildings, 89 units provided in newly-built projects and 790 units provided by projects in existing buildings.

2. The funding to be allocated to each approved project under the Funding Scheme will depend on the merits of the proposal submitted by individual project applicant and a number of site-specific factors, including but not limited to the size of the site, existing conditions and configuration, technical requirements, extent of infrastructure required, etc. \$0.55 million is only the funding ceiling for each transitional housing unit to be provided through erection of temporary structure on vacant land, and in non-residential buildings.

One of the characteristics of transitional housing projects is that it is able to make use of temporary idle lands and buildings as housing resources before their long term planned use could be implemented. This could relieve the pressure of families waiting for PRH and those living in unpleasant conditions. At present, Modular Integrated Construction (MiC) method is being applied in quite a number of transitional housing projects. One feature of this construction method is that it is re-usable. In other words, although the MiC components can only be used in certain projects for several years, they can be demolished quickly and be re-used in other projects. For example, although the operation period of the Nam Cheong Street Modular Social Housing project is only 2 to 3 years, its MiC components can be re-used in other projects and, on the basis that proper maintenance and regular repairs is given, can last for several decades. Therefore, we believe that the resources the Government put into transitional housing projects are, on the one hand, economically sound and environmentally friendly and, on the other hand, helpful in mitigating social issues.

3&4. Community organisations operating transitional housing projects will, depending on the characteristics of individual projects, provide different kind of support to their tenants. The tenancy period varies, but generally is no less than 2 years. According to the Hong Kong Housing Authority’s prevailing policy regarding the application of Public Rental Housing (PRH), the PRH allocation priority of the

applicant will be processed in the strict order of submission (for non-elderly one-person applicants, their relative priority will be determined by the points they have obtained under the Quota and Points System) and the supply of suitable PRH units in their choices of district. Hence, residency in transitional housing projects will not affect the relative priority of their PRH applications. The Government and the community organisations will not offer guarantee to the tenants that they could be allocated PRH upon the termination of the transitional housing projects or after they move out of the transitional housing units.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)062

(Question Serial No. 4838)

Head: (62) Housing Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Private Housing
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)
Director of Bureau: Secretary for Transport and Housing

Question:

The property market, which has begun to show a downturn since the end of last year, has been subject to continued strains under the current epidemic. Please advise on the estimated numbers of Green Form Subsidised Home Ownership Scheme flats, subsidised sale flats (SSFs) and private residential units to be put up for sale in the next 2 years. There are recent reports that the sluggish sales of Home Ownership Scheme flats last year, coupled with a longer sale period, may even give rise to a large number of cases involving forfeitures of preliminary deposits.

In this connection, please advise on whether the Government has, in the light of the social movement and the epidemic situation, formulated any contingency plans in response to the sudden and rapid aggravation of the property market; if yes, the details of the contingency plans; whether there are any indicators for the Government's activation of such plans and what corresponding measures are in place; whether such plans include the cessation of the sale of SSFs; and whether references will be drawn to those measures for tackling the Asian financial crisis in the late 1990s.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 371)

Reply:

The Chief Executive's 2019 Policy Address invited the Hong Kong Housing Authority (HA) to explore putting up about 12 000 flats under the Home Ownership Scheme (HOS) and Green Form Subsidised Home Ownership Scheme (GSH) for sale in 2020 to meet the home ownership aspirations of the public as soon as possible. We will closely monitor the current situation and consider relevant factors including changes in market situations, public's demand for home ownership, etc., so as to actively explore the developments and the number of flats to be put up for sale under the Sale of HOS Flats 2020 and the Sale of GSH Flats 2020 and submit recommendations to the Subsidised Housing Committee of HA for consideration in due course. Regarding private housing, as at 31 December 2019, the projected supply of first-hand private residential units in the next 3 to 4 years is 93 000 units, including 10 000 unsold units in completed projects, 61 000 units under

construction and not yet sold through pre-sale, and 22 000 units from disposed sites where construction may start any time.

As mentioned in the Long Term Housing Strategy promulgated by the Government in 2014, given the unique nature of subsidised sale flats as a buffer between public rental housing and private housing, HA will continue to maintain the inter-changeability between various types of public housing, and adjust their supply in a timely manner to better address changes in market situations and the housing needs of society. In addition, the Government has all along been closely monitoring the development and trend of the property market. Owing to global and local factors, the property market has turned quieter since the second half of 2019. While there has been a slight retreat in property prices, the rate of monthly adjustment is not significant. Property prices remain at a level beyond the affordability of the general public, and housing supply still falls short of the demand. The Government will, as always, continue to keep a close watch on the property market and adopt necessary measures to ensure its healthy development.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)063

(Question Serial No. 4880)

Head: (62) Housing Department

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work in relation to the Code on Access to Information (the Code), will the Administration advise this Committee on the following:

- 1) Concerning the requests for information under the Code received by the Housing Department from October 2018 to present for which only some of the required information was provided, please state in table form: (i) the content of the requests for which only some of the required information was provided; (ii) the reasons for providing some of the information only; (iii) whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application (the Guidelines)); and (iv) whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines); if yes, please provide the details.

From October 2018 to December 2018

(i) Content of the requests for which only some of the required information was provided	(ii) Reasons for providing some of the information only	(iii) Whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines)	(iv) Whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result

			from disclosure (according to paragraph 2.1.1 of the Guidelines); if yes, please provide the details

2019

(i) Content of the requests for which only some of the required information was provided	(ii) Reasons for providing some of the information only	(iii) Whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines)	(iv) Whether the decision on withholding some of the information was made subject to a “harm or prejudice test”, i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines); if yes, please provide the details

- 2) Concerning the requests for information under the Code received by the Housing Department from October 2018 to present for which the required information was not provided, please state in table form: (i) the content of the requests refused; (ii) the reasons for refusal; (iii) whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines); and (iv) whether the decision on withholding the information was made subject to a “harm or prejudice test”, i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines); if yes, please provide the details.

From October 2018 to December 2018

(i) Content of the requests refused	(ii) Reasons for refusal	(iii) Whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines)	(iv) Whether the decision on withholding the information was made subject to a “harm or prejudice test”, i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines); if yes, please provide the details

2019

(i) Content of the requests refused	(ii) Reasons for refusal	(iii) Whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines)	(iv) Whether the decision on withholding the information was made subject to a “harm or prejudice test”, i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines); if yes, please provide the details

- 3) Any person who believes that a department has failed to comply with any provision of the Code may ask the department to review the situation. Please advise this Committee on, in each of the past 5 years, (i) the number of review cases received; (ii) the number of cases, among the review cases received in the year, in which further information was disclosed after review; and (iii) whether the decision on review was made at the directorate (D1 or D2) level.

Year in which review cases were received	(i) Number of review cases received	(ii) Number of cases, among the review cases received in the year, in which further information was disclosed after review	(iii) Whether the decision on review was made at the directorate (D1 or D2) level
2015			
2016			
2017			
2018			
2019			

- 4) With reference to the target response times set out in paragraphs 1.16.1 to 1.19.1 of the Guidelines of the Code, please provide the following information by year in table form (with text descriptions):

(a) within 10 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew since they did not accept the charge
2020					
2019					
2018					
2017					
2016					

within 10 to 21 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew since they did not accept the charge
2020					
2019					
2018					
2017					
2016					

within 21 to 51 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew since they did not accept the charge
2020					
2019					
2018					
2017					
2016					

- (b) cases in which information could not be provided within 21 days from date of receipt of a request in the past 5 years:

Date	Subject of information requested	Specific reason

- (c) cases in which information could not be provided within 51 days from date of receipt of a request in the past 5 years:

Date	Subject of information requested	Specific reason

- 5) Please state in table form the number of cases in which requests for information were refused under the exemption provisions in Part 2 of the Code, and the Privacy Commissioner for Personal Data had been consulted when they were being handled in the past 5 years. For cases on which advice had been sought, was it fully accepted in the end? For cases where the advice of the Privacy Commissioner for Personal Data was not accepted or was only partially accepted, what are the reasons?

Date	Subject	Particular exemption provision in Part 2 of the Code under which requests for information were refused	Whether the advice of the Privacy Commissioner for Personal Data was fully accepted	Reasons for refusing to accept or only partially accepting the advice of the Privacy Commissioner for Personal Data

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 449)

Reply:

Information of cases involving the Housing Department (HD) handling request of information under the Code on Access to Information (the Code) under Head 62 are as follows –

1) & 2)

From October 2018 to 2019, HD had not handled any case by only providing part of the required information or refusing to provide the required information.

3) In the past 5 years (i.e. from 2015 to 2019), HD had not received any case requesting for review.

4)(a) HD's response time in handling the relevant applications is as follows:

Within 10 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew since they did not accept the charge
2020 (as at 29 February 2020)	-	-	-	-	-
2019	12	-	-	-	-
2018	13	-	-	-	-
2017	23	-	-	-	-
2016	17	-	-	-	-

Within 10 to 21 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew since they did not accept the charge
2020 (as at 29 February 2020)	-	-	-	-	-
2019	-	-	-	-	-
2018	-	-	-	-	-
2017	1	-	-	-	-
2016	2	1	-	1	-

Within 21 to 51 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew since they did not accept the charge
2020 (as at 29 February 2020)	-	-	-	-	-
2019	-	-	-	-	-
2018	-	-	-	-	-
2017	-	-	-	-	-
2016	1	-	-	-	-

4)(b)

In the past 5 years (i.e. from 2016 to 29 February 2020), there was only 1 case in which a response could not be provided by HD within 21 days from the date of receipt of a request, details as follow:

Year	Subject of information	Reason
2016	Public Housing Construction Programme	The latest Public Housing Construction Programme was not yet published.

4)(c)

In the past 5 years (i.e. from 2016 to 29 February 2020), HD had not failed to provide the requested information within 51 days from the date of receipt of a request.

5) In the past 5 years (i.e. from 2016 to 29 February 2020), HD had not refused any requests for information under the exemption provisions in Part 2 of the Code.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)064

(Question Serial No. 6773)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the sites intended for public housing and Home Ownership Scheme developments in 2020-21, 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: Hon CHAN Tanya (LegCo internal reference no.: 256)

Reply:

Public housing in Hong Kong is provided by the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS). As a financially autonomous public body, HA funds its public housing programmes with its own resources. As an independent, financially autonomous, self-financing and not-for-profit organisation, HKHS also funds its public housing projects with its own resources.

According to the forecasts as at December 2019, the estimated number of units, the location and the area of the public rental housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) and other subsidised sale flats (Other SSFs) projects under HA and HKHS to be completed in 2020-2021 are set out at **Annex**.

HA's Estimated PRH / GSH Production (2020-21)

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2020-21					
Urban	Eastern	Wing Tai Road	800	800	0.4
	Kwun Tong	Choi Wing Road	1 100	1 100	0.7
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	2 500	4.7 [#]
		Pak Tin Phase 11	1 100		1.0
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	6.6 [#]
New Territories	Tai Po	Chung Nga Road East	700	700	0.6
			Total	6 100	

(Based on HA's Housing Construction Programme as at December 2019)

Note: Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

The figure includes all phases. Some of these phases will not be completed in the year.

@ The figure provided is the approximate gross site area, which is subject to detailed survey and detailed design.

HA's Estimated Other SSFs Production (2020-21)

Estimated Year of Completion/ District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2020-21					
Extended Urban	Sha Tin	Au Pui Wan Street*	830	2 400	0.6
		Hang Kin Street*	735		0.5
		Wo Sheung Tun Street	800		0.9
	Islands	Tung Chung Area 27*	1 226	1 226	1.0
New Territories	North	Queen's Hill Phase 3	3 200	3 200	12.4 [#]
			Total	6 800	

(Based on HA's Housing Construction Programme as at December 2019)

Note: Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

* These projects were sold or offered for pre-sale. Figures provided are actual number of flats.

The figure includes all phases. Some of these phases will not be completed in the year.

@ The figure provided is the approximate gross site area, which is subject to detailed survey and detailed design.

HKHS's Estimated PRH Production (2020-21)

Estimated Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2020-21					
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000	3.5 [#]
			Total	1 000	

(Based on HKHS's flat production forecast as at December 2019)

Note: Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

The figure includes all phases. Some of these phases will not be completed in the year.

@ The figure provided is the approximate gross site area, which is subject to detailed survey and detailed design.

HKHS does not have SSF projects with expected completion in 2020-2021.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)065****(Question Serial No. 5631)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)Director of Bureau: Secretary for Transport and HousingQuestion:

The Residential Properties (First-hand Sales) Ordinance came into effect in 2013 to regulate the sales of uncompleted and completed first-hand residential properties. In each of the past 5 years (2015-2019), how many uncompleted and completed first-hand residential units uploaded to the Sales of First-hand Residential Properties Electronic Platform were originally New Territories Exempted Houses? Please provide the figures by year in the following table:

Year

District and / or Sub-zone / Sub-area of Outline Zoning Plan / Development Permission Area Plan	No. of "specified New Territories development"	No. of New Territories Exempted Houses

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 872)Reply:

In the Residential Properties (First-hand Sales) Ordinance (Cap.621) (the Ordinance), a development is a "specified New Territories development" if a certificate of exemption has been issued under section 5(a) of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121) in respect of building works for every building in the development.

In the past 5 years (i.e. from 2015 to 2019), of all the uncompleted and completed first-hand residential properties uploaded to the Sales of First-hand Residential Properties Electronic

Platform by vendors, there are a total of 10 “specified New Territories developments” offering 231 New Territories Exempted House units for sale.

Figures of the relevant developments and units with breakdown by year and district are tabulated as follows:

District* and / or Sub-zone / Sub-area of Outline Zoning Plan / Development Permission Area Plan	No. of “specified New Territories development”	No. of New Territories Exempted House unit
2015		
Yuen Long	1	3
Sub-total	1	3
2016		
Yuen Long	2	116
Sai Kung	1	12
Sub-total	3	128
2017		
Yuen Long	1	53
Tai Po	1	6
Sub-total	2	59
2018		
Yuen Long	3	27
Sub-total	3	27
2019		
Yuen Long	1	14
Sub-total	1	14
Total	10	231

*In accordance with the boundary of districts of the Planning Department

- End -

CONTROLLING OFFICER'S REPLY

THB(H)066

(Question Serial No. 5641)

Head: (62) Housing Department

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

1. Over the past 5 years, what were the figures on the interpretation services provided by the Housing Department (HD) through the Centre for Harmony and Enhancement of Ethnic Minority Residents (CHEER) (including telephone interpretation service, on-sight interpretation service, on-site (escort) interpretation service, translation service, proof-reading service and simultaneous interpretation service)?
2. In relation to the figures in (1) above, please provide a breakdown of the cases of interpretation services provided by HD through CHEER by the 7 ethnic minority (EM) languages.
3. It was mentioned in the Budget that \$500 million would be earmarked to strengthen support for EMs. In the next 3 financial years, what are the new measures to be introduced by HD to enhance interpretation and translation services? What are their details and the amount of public money to be involved for different areas?

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 892)

Reply:

1. Under Programme (3) of Head 62 of the Housing Department (HD), the Appeal Panel (Housing) provides interpretation service for ethnic minority appellants during hearings if necessary. In the past 5 years (i.e. from 2015 to 2019), there were 8 hearings involving the provision of interpretation service by the Centre for Harmony and Enhancement of Ethnic Minority Residents (CHEER).

2. In the past 5 years (i.e. from 2015 to 2019), the number of hearings involving the provision of interpretation service by CHEER with a breakdown by languages is as follows –

	2015	2016	2017	2018	2019
Urdu	1	3	1	0	0
Tagalog	1	0	0	0	0
Punjabi	1	0	1	0	0
Total:	3	3	2	0	0

3. Under Programme (3) of Head 62 of HD, the Appeal Panel (Housing) will continue to provide interpretation service for ethnic minority appellants in need.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)067

(Question Serial No. 5642)

Head: (62) Housing Department

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Over the past 5 years, has the Housing Department detected any cases during inspections or received any complaints concerning outsourced service providers suspected of breaching the requirements of service contracts or the terms and conditions of employment? If yes, please provide the numbers of cases detected and complaints received, with a breakdown by category, and the follow-up actions taken. Please also advise on the number of complaints substantiated and the penalties imposed.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 893)

Reply:

In 2019-20, the Housing Department (HD) has 9 contracts under Head 62 for engaging outsourced service providers. Over the past 5 years, no case was detected by HD during inspections and no complaint was received concerning outsourced service providers suspected of breaching the requirements of service contracts or employment conditions.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)068****(Question Serial No. 5643)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide the figures on the estimated and actual housing production of the Hong Kong Housing Society (HKHS) in the past 5 financial years:

Year	HKHS (Estimated)	Estimated Total Housing Production	HKHS (Actual)	Actual Total Housing Production

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 894)

Reply:

The number of residential units produced by the Hong Kong Housing Society (HKHS) in the past 5 financial years (i.e. from 2014-15 to 2018-19) is tabulated below.

Year	Actual Housing Production (units)
2014-15	274
2015-16	1 881
2016-17	765
2017-18	-
2018-19	-

HKHS updates the estimated housing production in the coming 5 financial years on a quarterly basis based on the development of construction progress. The estimated housing production of a particular year in the past is not available from HKHS.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)069

(Question Serial No. 5775)

Head: (62) Housing Department

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise this Committee on the following:

- (1) whether the Department has received and used CSI masks produced by the Correctional Services Department (CSD); if yes, the details; if not, the reasons; and
- (2) the respective figures on the CSI masks received and used by the Department in each of the past 5 years, if CSI masks produced by the CSD have been received and used.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 602)

Reply:

In view of the latest development of the epidemic, the global supply of masks continues to be tight. The Government will continue to adopt a multi-pronged approach to increase the overall supply of masks in Hong Kong, including increasing global procurement, increasing the monthly production of the Correctional Services Department, funding local production lines and developing reusable masks, etc.

At the same time, the Government has vigorously compressed non-emergency and non-essential use of masks by policy bureaux and departments, such that most of them would be used for epidemic prevention and anti-epidemic related work, as well as essential and emergency work of other departments.

The epidemic situation is developing rapidly, and the needs of government departments for personal protective equipment (including masks) will change according to the needs of epidemic prevention and anti-epidemic work. The Government Logistics Department (GLD) and other government departments (including the Housing Department) are exhausting full effort to purchase through different channels and methods, and will continue to review the stock position and demand for the concerned protective equipment.

The global demand for personal protective equipment is rising rapidly, and the procurement work of the Government is facing fierce competition. The Government considers that it is not appropriate at this stage to disclose further information of personal protective equipment of individual departments in the past and recent years, including stocks, origin, suppliers, purchase quantities and amounts, delivery schedules, usage, etc., in order to avoid impairing the bargaining power of GLD and various departments in procuring personal protective equipment.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)070

(Question Serial No. 6661)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Please set out the redevelopment projects planned and under planning by the Hong Kong Housing Society, as well as the purpose to be served upon redevelopment.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2054)

Reply:

Estate redevelopment projects of the Hong Kong Housing Society underway or under planning include Ming Wah Dai Ha, Yue Kwong Chuen, Kwun Tong Garden Estate II and Chun Seen Mei Chuen. Public housing units (including rental units, subsidised sale flats and units under the Senior Citizen Residences Scheme) will be provided upon redevelopment of these projects.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)071

(Question Serial No. 6687)

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

In regard to “maintaining computerised records on miscellaneous housing benefits granted by the Lands Department (LandsD) and the Urban Renewal Authority (URA)”, please elaborate and summarise the content of the relevant work.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 6014)

Reply:

The duties of Clearance Housing Unit under the Housing Department include “maintaining computerised records on miscellaneous housing benefits granted by the Lands Department (LandsD) and the Urban Renewal Authority (URA)”. The aim is to maintain and update data of various types of allowances as granted by LandsD and URA in-lieu of rehousing so as to prevent the relevant persons from receiving double housing benefits.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)072****(Question Serial No. 6697)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)Director of Bureau: Secretary for Transport and HousingQuestion:

- 1) Concerning the outsourced contractors currently engaged by the Government Property Agency (GPA) for its properties, please provide, in tabular form, their names, contract periods, manpower deployment (by the number of foremen, attendants and general cleaners) and facilities of refuse collection points (if any) in the past 2 years, with a breakdown by GPA's geographical area.
- 2) Please provide, since the outbreak of Wuhan pneumonia epidemic (from January 2020 to the present), the number of times cleaners were deployed to carry out cleansing work related to the epidemic in each area, including (1) entering the units with infection cases for cleansing, (2) collecting refuse of the units with infection cases, (3) cleansing the streets or facilities in the vicinity of the units with infection cases, (4) cleansing isolation centres, (5) cleansing the premises or transport vehicles, etc. that the patients had visited or travelled on, and (6) collecting refuse of the units with occupants in self-isolation; and the number of cleaners deployed each time.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 6025)Reply:

- 1) In the past 2 years, the Housing Department (HD) has 1 outsourced service contract related to property management under Head 62. Relevant information is as follows:

Nature of service	Office cleansing
Name of contractor	Easy Cleaning & Pest Control Services Limited
Contract period	2 years (from 22 April 2019 to 21 April 2021)
Number of employee	1 cleaner
Place of work	Chai Wan

- 2) HD has not deployed the cleaner under the above contract to provide cleansing services under the situations described in the question.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)073

(Question Serial No. 6812)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

In view of the heavy downward pressure on property prices, will the Government abolish the “harsh measures” imposed on the property market? As this move will reduce the tax revenues of the Government, what measures will be taken to increase Government revenues?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 49)

Reply:

The Government has introduced the demand-side management measures to suppress short-term speculations, external demand and investment demand through increasing transaction costs, with a view to ensuring healthy development of the property market. The demand-side management measures were not introduced for generating revenue for the Government. The Government has all along been closely monitoring the development and trend of the property market. Owing to global and local factors, the property market has turned quieter since the second half of 2019. While there has been a slight retreat in property prices, the rate of monthly adjustment is not significant. Property prices remain at a level beyond the affordability of the general public, and housing supply still falls short of the demand. The home purchase affordability ratio in the fourth quarter of 2019 stayed elevated at 72%, significantly above the twenty-year long-term average of 44% from 1999 to 2018. The Government has no intention to relax or withdraw any demand-side management measures at the moment. The Government will, as always, continue to keep a close watch on the property market and adopt necessary measures to ensure its healthy development.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)074

(Question Serial No. 3409)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

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 2019, and the specific plan and timetable of work as well as the estimated manpower and resource requirements in 2020.

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 81)

Reply:

The Estate Agents Authority (EAA) is committed to enhancing the professionalism and service standard of estate agents. The EAA has been undertaking the following measures in 2019 and will continue with such work in 2020: reviewing the contents of the qualifying examinations; updating the existing practice circulars or issuing new ones in the light of the latest situation and laws; educating the trade on the compliance with new standards and regulations; monitoring their compliance through inspections of estate agencies; monitoring licensees' conduct in relation to the sale of first-hand residential properties; and enhancing the voluntary Continuing Professional Development Scheme. Moreover, the EAA will continue to take disciplinary actions against licensees who are found to have breached the Estate Agents Ordinance (Cap. 511), or 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 the 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 works closely with the EAA to enhance the professionalism and service standard of estate agents. Relevant officers are also responsible for other areas of work. We do not have the breakdown of the expenditure on this area of work.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)075****(Question Serial No. 3514)**

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)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of “undertaking rehousing for affected occupants referred by the Lands Department and the Buildings Department”, will the Government advise on the following:

- the numbers of referral cases / affected occupants in the past 3 years;
- the work unit(s), manpower and resources involved in the past 3 years; and
- the details of the rehousing arrangements?

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 129)

Reply:

The Clearance Housing Unit (CHU) of the Housing Department (HD) is responsible for carrying out work under Programme (4) Rehousing of Occupants upon Clearance of Head 62. Relevant work includes providing rehousing assistance to eligible clearerees affected by government actions in land clearances and illegal rooftop structures (IRS) clearances and to victims of natural disasters and other emergency incidents. In the past 3 years, CHU had a staff establishment of 29 non-directorate posts. The relevant expenditure incurred (including staff emolument and other operating expenditure) are set out below:

Financial Year	2017-18	2018-19	2019-20 ¹
Expenditure on rehousing clearerees	\$24.5 million	\$24.4 million	\$28.7 million

¹ The figure for 2019-20 as quoted above is revised estimate while the figures for previous financial years are actual expenditure.

CHU's work in relation to these occupants mainly includes reviewing rehousing applications referred by the Lands Department (LandsD), conducting registration surveys on households affected by BD's enforcement actions against IRS, conducting income and assets tests, verifying residence rule, and allocating public rental housing or interim housing to eligible applicants, etc.. The number of persons referred by LandsD and BD to HD for rehousing assistance in the past 3 years is listed below:

Financial Year	2017 - 18	2018 - 19	2019 - 20 ² (as at 29 February 2020)
Number of affected clearerees	220	289	1 303

- End -

2 The Government announced on 10 May 2018 an enhanced ex-gratia compensation and rehousing package for domestic occupants in squatters affected by Government development clearance exercises (GDCEs). The Hong Kong Housing Authority has been requested to provide one-off transitional arrangements for non-means-tested households affected by GDCEs in addition to the prevailing means-tested rehousing option.

CONTROLLING OFFICER'S REPLY

THB(H)076

(Question Serial No. 3515)

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)
(Donald TONG)
Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of “maintaining computerised records on miscellaneous housing benefits granted by the Lands Department and the Urban Renewal Authority”, will the Government advise on the work unit(s), manpower and resources involved?

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 130)

Reply:

The Clearance Housing Unit (CHU) of Housing Department is responsible for the work of Programme (4) Rehousing of Occupants upon Clearance under Head 62. Relevant work includes providing rehousing assistance to eligible clearnees affected by government actions in land clearances and illegal rooftop structures clearance and to victims of natural disasters and other emergency incidents. In 2020-21, CHU has a staff establishment of 29 non-directorate posts. The relevant expenditure incurred (including staff emolument and other operating expenditure) is estimated to be \$27.8 million.

The duties of the CHU include “maintaining computerised records on miscellaneous housing benefits granted by the Lands Department (LandsD) and the Urban Renewal Authority (URA)”. The aim is to maintain and update data of various types of allowances as granted by LandsD and URA in-lieu of rehousing so as to prevent the relevant persons from receiving double housing benefits. We do not have a breakdown of the staff establishment and expenditure involved in this area of work.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)077

(Question Serial No. 3516)

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)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

In regard to “providing temporary shelter to victims affected by natural disasters, emergency incidents and other government actions”, please advise on:

- a) the manpower, expenditure and detailed plans involved; and
- b) the usage rates of transit centres in the past 3 years.

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 131)

Reply:

- a) The Clearance Housing Unit (CHU) of the Housing Department (HD) is responsible for carrying out work under Programme (4) Rehousing of Occupants upon Clearance of Head 62. Relevant work includes providing rehousing assistance to eligible clearances affected by government actions in land clearances and illegal rooftop structures (IRS) clearance and to victims of natural disasters and other emergency incidents. In 2020-21, CHU has a staff establishment of 29 non-directorate posts. The relevant expenditure incurred (including staff emolument and other operating expenditure) is estimated to be \$27.8 million.

CHU will provide temporary shelter to victims affected by natural disasters, emergency incidents and other government actions. According to the prevailing Government policy, any persons who are rendered homeless as a result of natural disasters, emergencies or Government enforcement actions, may apply to HD for admission to Transit Centres (TC) through the referral of relevant departments (e.g. Lands Department and Buildings Department).

Upon receiving referrals from relevant departments, CHU will reserve bed spaces in TC and arrange affected persons who have temporary accommodation need to be admitted to TC temporarily on the day of clearance/enforcement action. Over this temporary accommodation at TC, they may continue to look for alternative

accommodation or wait for eligibility vetting. If these households have stayed in TC for 3 months, passed the “homeless test” which proved that they have no alternative accommodation as well as fulfilled the eligibility criteria for Public Rental Housing (PRH) application (including income limit, asset limit and ‘no-domestic-property’ requirement, etc.), HD will arrange for their admission to Po Tin Interim Housing in Tuen Mun and assist them to apply for PRH. Those who cannot pass the “homeless test” or cannot fulfill the prevailing eligibility criteria for PRH application will not be allowed to stay in TC.

- b) The Hong Kong Housing Authority has 2 TCs, namely Po Tin TC and Lung Tin TC. Since the occupancy position of TCs fluctuates depending on the occurrence of incidents, e.g. some affected by natural disaster will only stay in TC for a few days, the occupancy rate at different periods of time varies greatly. However, for reference purpose, we provide the average occupancy rate of the past 3 years as below:

Year	Average occupancy rate (%)¹
2017	21.5
2018	23.8
2019	19.3

- End -

1 Average occupancy rate is the average of the occupancy rates on the last day of each month of the year.

CONTROLLING OFFICER'S REPLY

THB(H)078

(Question Serial No. 3517)

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)
(Donald TONG)
Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of “co-ordinating the use of the transit centres”, will the Government advise on:

- the work unit(s), manpower and resources involved; and
- the details of the work?

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 132)

Reply:

The Clearance Housing Unit (CHU) of the Housing Department (HD) is responsible for Programme (4) Rehousing of Occupants upon Clearance under Head 62. Relevant work includes providing rehousing assistance to eligible clearnees affected by government actions in land clearances and illegal rooftop structures clearance and to victims of natural disasters and other emergency incidents. In 2020-21, CHU has a staff establishment of 29 non-directorate posts. The relevant expenditure incurred (including staff emolument and other operating expenditure) is estimated to be \$27.8 million. The duties of CHU include “co-ordinating the use of the transit centres (TCs)”. We do not have a breakdown of the staff establishment and expenditure involved in this area of work.

The work of “co-ordinating the use of TCs” involves co-ordinating with relevant Government departments before the clearance operations/enforcement actions. According to the prevailing Government policy, any persons who are rendered homeless as a result of natural disasters, emergencies or Government enforcement actions, may apply to HD for admission to TCs through the referral of relevant departments (e.g. Lands Department and Buildings Department). Upon receiving referrals from relevant departments, CHU will reserve bed spaces in TC and arrange affected persons who have temporary accommodation need to be admitted to TC temporarily on the day of clearance/enforcement action. Over this

temporary accommodation at TC, they may continue to look for alternative accommodation or wait for eligibility vetting. If these households have stayed in TC for 3 months, passed the “homeless test” which proved that they have no alternative accommodation as well as fulfilled the eligibility criteria for Public Rental Housing (PRH) application (including income limit, asset limit and ‘no-domestic-property’ requirement, etc.), HD will arrange for their admission to Po Tin Interim Housing in Tuen Mun and assist them to apply for PRH. Those who cannot pass the “homeless test” or cannot fulfill the prevailing eligibility criteria for PRH application will not be allowed to stay in TC.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)079

(Question Serial No. 6067)

Head: (62) Housing Department

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

- a. Please set out the quantity, value and stock of the surgical masks produced by the Correctional Services Department (CSI masks) that the Housing Department (HD) obtained from the Government Logistics Department (GLD) each month over the past 3 years in the table below:

Month / Year	Quantity of CSI masks obtained	Value of CSI masks obtained	Stock of CSI masks

- b. Please set out the quantity, value, stock and consumption of the surgical masks that HD obtained from GLD or through procurement each month over the past 3 years in the table below:

Month / Year	Quantity of surgical masks obtained from GLD (Value)	Quantity of surgical masks procured (Value)	Quantity of stock	Quantity of consumption

- c. Please set out the quantity, value, stock and consumption of the N95 masks that HD obtained from GLD or through procurement each month over the past 3 years in the table below:

Month / Year	Quantity of N95 masks obtained from GLD (Value)	Quantity of N95 masks procured (Value)	Quantity of stock	Quantity of consumption

- d. Please set out the quantity, value, stock and consumption of the protective gowns that HD obtained from GLD or through procurement each month over the past 3 years in the table below:

Month / Year	Quantity of protective gowns obtained from GLD (Value)	Quantity of protective gowns procured (Value)	Quantity of stock	Quantity of consumption

- e. Please set out the quantity, value, stock and consumption of the protective coverall suits that HD obtained from GLD or through procurement each month over the past 3 years in the table below:

Month / Year	Quantity of protective coverall suits obtained from GLD (Value)	Quantity of protective coverall suits procured (Value)	Quantity of stock	Quantity of consumption

- f. Please set out the quantity, value, stock and consumption of the face shields that HD obtained from GLD or through procurement each month over the past 3 years in the table below:

Month / Year	Quantity of face shields procured	Value of face shields procured	Quantity of stock of face shields

- g. Please set out the quantity, value, stock and consumption of the goggles that HD obtained from GLD or through procurement each month over the past 3 years in the table below:

Month / Year	Quantity of goggles procured	Value of goggles procured	Quantity of stock of goggles

- h. Has HD supplied or sold surgical masks, N95 masks, face shields, goggles, protective gowns and protective coverall suits to other organisations over the past 3 years? If yes, please set out the relevant details, including their respective quantities, consumption and stock in the table below:

Month / Year	Name of organisation / group	Way of provision (e.g. sold or supplied for free)	Surgical masks	N95 masks	Face shields	Goggles	Protective gowns	Protective coverall suits	Value

- i. In case that HD is to supply or sell surgical masks, N95 masks, face shields, goggles, protective gowns or protective coverall suits to other organisations, what are the department(s) and rank(s) of officers responsible for making such decision? For each such decision made, please provide the rank(s) of the responsible officers, the respective dates of the decisions made and other relevant information.

Asked by: Hon MO Claudia (LegCo internal reference no.: 156)

Reply:

In view of the latest development in the epidemic, the global supply of masks continues to be tight. The Government will continue to adopt a multi-pronged approach to increase the overall supply of masks in Hong Kong, including increasing global procurement, increasing the monthly production of the Correctional Services Department (CSD), funding local production lines and developing reusable masks, etc.

At the same time, the Government has vigorously compressed non-emergency and non-essential use of masks by policy bureaux and departments, such that most of them would be used for epidemic prevention and anti-epidemic related work, as well as essential and emergency work of other departments.

The epidemic situation is developing rapidly, and the needs of government departments for various personal protective equipment will change according to the needs of epidemic prevention and anti-epidemic work. The Government Logistics Department (GLD) and other government departments (including the Housing Department (HD)) are exhausting full effort to purchase through different channels and methods, and will continue to review the stock position and demand for the concerned protective equipment.

The global demand for personal protective equipment is rising rapidly, and the procurement work of the Government is facing fierce competition. The Government considers it not appropriate at this stage to disclose further information of personal protective equipment of individual departments in the past and recent years, including stocks, origin, suppliers, purchase quantities and amounts, delivery schedules, usage, etc., in order to avoid impairing the bargaining power of GLD and various departments in procuring personal protective equipment.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)080

(Question Serial No. 4053)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

The Financial Secretary stated in paragraph 158 of the Budget Speech that “revenue from stamp duties is estimated to be \$75 billion which increased by 19 per cent compared with the revised estimate for 2019-20”. Please provide a breakdown of the revenue of \$75 billion by stamp duties on sale or transfer of immovable property in Hong Kong (list respectively usual stamp duty, ad valorem stamp duty, special stamp duty and buyer’s stamp duty), lease of immovable property in Hong Kong and transfer of Hong Kong stock. In light of the COVID-19 outbreak, the volumes of property transactions and stock transfer are expected to shrink. What measures will the Government introduce to increase property transactions? Will it consider withdrawing all “spicy” measures imposed on the local property market to stimulate transactions? If yes, when will the measures be withdrawn? If not, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 85)

Reply:

As advised by the Inland Revenue Department (IRD), the Government expects that the volume of transactions in the stock market and property market in 2020-21 will increase as compared with 2019-20. The collection of stamp duty for the coming year is estimated to be \$75 billion, representing an increase of \$12 billion over the 2019-20 Revised Estimate. As the estimated collection of stamp duty is based on a forecast of overall stock and property transactions which are susceptible to fluctuations of the asset market, a breakdown is not available from the IRD.

The Government has introduced the demand-side management measures to suppress short-term speculations, external demand and investment demand through increasing transaction costs, with a view to ensuring healthy development of the property market. The demand-side management measures were not introduced for generating revenue for the Government. The Government has all along been closely monitoring the development and trend of the property market. Owing to global and local factors, the property market has turned quieter since the second half of 2019. While there has been a slight retreat in

property prices, the rate of monthly adjustment is not significant. Property prices remain at a level beyond the affordability of the general public, and housing supply still falls short of the demand. The home purchase affordability ratio in the fourth quarter of 2019 stayed elevated at 72%, significantly above the twenty-year long-term average of 44% from 1999 to 2018. The Government has no intention to relax or withdraw any demand-side management measures at the moment. The Government will, as always, continue to keep a close watch on the property market and adopt necessary measures to ensure its healthy development.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)081

(Question Serial No. 6767)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide the number of residential units produced from projects in each of the years from 2010 to 2019 on sites involving Hong Kong Housing Society in tabulated form as follows?

Year	Housing Society (Number of Residential Units Produced)
2010	
2011	
2012	
2013	
2014	
2015	
2016	
2017	
2018	
2019	

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 59)

Reply:

The number of residential units produced by the Hong Kong Housing Society from 2010 to 2019 is tabulated below.

Year	Number of residential units produced
2010	-
2011	-
2012	-
2013	327
2014	274
2015	1 881
2016	625
2017	140
2018	-
2019	330

- End -

CONTROLLING OFFICER'S REPLY**THB(H)082****(Question Serial No. 6285)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide the monthly sales transaction figures of private residential properties in the past 5 years. How many of these transactions involved buyers who were Hong Kong permanent residents, Hong Kong non-permanent residents and Mainlanders respectively?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 164)Reply:

We do not have separate statistics on transactions of private residential properties involving Mainland buyers. According to the stamping applications for agreements for sale and purchase of residential properties received by the Inland Revenue Department, the number of local (referring to buyers who are holders of Hong Kong identity cards) and non-local individual buyers from January 2015 to December 2019 are as follows –

Month	Total number of agreements for sale and purchase of residential properties	Individual buyers	
		Local (No. of cases)	Non-local (No. of cases)
January 2015	7 599	7 362	68
February 2015	6 183	6 019	60
March 2015	4 417	4 200	46
April 2015	5 864	5 673	77
May 2015	5 136	5 013	58
June 2015	6 403	6 227	61
July 2015	5 806	5 600	67
August 2015	4 636	4 524	43
September 2015	4 511	4 383	67

Month	Total number of agreements for sale and purchase of residential properties	Individual buyers	
		Local (No. of cases)	Non-local (No. of cases)
October 2015	3 531	3 313	57
November 2015	3 381	3 168	66
December 2015	4 057	3 820	108
January 2016	2 338	2 252	38
February 2016	1 990	1 929	26
March 2016	3 374	3 244	70
April 2016	5 034	4 884	91
May 2016	5 468	5 307	103
June 2016	4 836	4 689	86
July 2016	4 831	4 705	101
August 2016	7 074	6 922	92
September 2016	9 065	8 860	116
October 2016	7 575	7 308	128
November 2016	7 156	6 765	162
December 2016	3 556	3 427	72
January 2017	4 055	3 845	61
February 2017	4 344	4 231	57
March 2017	7 749	7 598	86
April 2017	7 475	7 258	103
May 2017	5 818	5 697	64
June 2017	6 367	6 109	108
July 2017	4 246	3 985	76
August 2017	4 644	4 336	68
September 2017	6 241	5 809	73
October 2017	6 147	5 693	65
November 2017	6 313	5 850	57
December 2017	5 861	5 376	49
January 2018	6 175	5 757	53
February 2018	5 983	5 661	43
March 2018	5 936	5 627	34
April 2018	6 863	6 555	76
May 2018	6 527	6 131	49
June 2018	7 869	7 546	69

Month	Total number of agreements for sale and purchase of residential properties	Individual buyers	
		Local (No. of cases)	Non-local (No. of cases)
July 2018	5 914	5 719	59
August 2018	5 106	4 833	65
September 2018	4 220	4 022	52
October 2018	4 118	3 760	51
November 2018	2 771	2 590	34
December 2018	2 840	2 708	26
January 2019	5 554	5 371	42
February 2019	3 778	3 692	26
March 2019	6 903	6 756	37
April 2019	8 241	8 084	28
May 2019	8 672	8 427	49
June 2019	4 544	4 395	30
July 2019	5 879	5 633	40
August 2019	4 162	3 915	30
September 2019	3 743	3 622	24
October 2019	4 428	4 120	54
November 2019	6 173	5 983	22
December 2019	3 239	3 147	16

- End -

CONTROLLING OFFICER'S REPLY

THB(H)083

(Question Serial No. 6289)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the monthly residential property transactions in the past 5 years, please provide the number of buyers who were Hong Kong permanent residents and did not own any other residential property in Hong Kong (i.e. the first-time home buyers).

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 168)

Reply:

According to the latest statistics from the Inland Revenue Department (IRD) collated since the introduction of doubled ad valorem stamp duty (DSD) / New Residential Stamp Duty (NRSD)¹, among all residential property transactions involving buyers who are Hong Kong permanent residents (HKPRs) after the introduction of NRSD (i.e. since December 2016), buyers of over 90% of these transactions are not beneficial owners of any other residential property in Hong Kong at the time of transactions. Detailed statistics for the past 5 years (January 2015 to December 2019) are as follows –

Month	Residential property transactions involving HKPR-buyers	
	No. of transactions by buyers who are not beneficial owners of any other residential property in Hong Kong at the time of transaction (percentage of total no. of transactions)	Total No. of Transactions
2015		
January	5 197 (74%)	6 991
February	4 140 (73%)	5 681
March	2 870 (74%)	3 888
April	3 860 (72%)	5 356
May	3 504 (75%)	4 702
June	4 390 (75%)	5 874
July	3 866 (74%)	5 213
August	3 180 (75%)	4 245
September	2 917 (72%)	4 051
October	2 217 (72%)	3 075
November	2 012 (69%)	2 899
December	2 529 (71%)	3 546

¹ The Government announced the DSD measure on 22 February 2013. According to the Stamp Duty (Amendment) (No.2) Ordinance 2014 which implements the measure, any instrument executed on or after 23 February 2013 for the sale and purchase or transfer of residential or non-residential property shall be subject to ad valorem stamp duty (AVD) at Scale 1 rates (i.e. DSD rates), unless specifically exempted or provided otherwise. One of the major exemptions is where the buyer is a HKPR acting on his/her own behalf and is not a beneficial owner of any other residential property in Hong Kong at the time of acquisition of the relevant residential property. Under such circumstances, the relevant instrument is subject to lower AVD rates at Scale 2.

To further address the overheated residential property market, the Government announced the NRSD measure on 4 November 2016. According to the Stamp Duty (Amendment) Ordinance 2018 which implements the measure, any instrument executed on or after 5 November 2016 for the sale and purchase or transfer of residential property shall be subject to AVD at Part 1 of Scale 1 rates (i.e. the flat rate at 15% for NRSD), unless specifically exempted or provided otherwise. The above exemption arrangement provided for HKPRs is retained. DSD rates (renamed as Part 2 of Scale 1 rates) continue to apply to instruments of non-residential property transactions.

The Government later announced to tighten the exemption arrangement provided for HKPRs under the NRSD regime with effect from 12 April 2017. According to the Stamp Duty (Amendment) (No. 2) Ordinance 2018 which implements the tightened exemption arrangement, acquisition of a single residential property under a single instrument by a HKPR who is acting on his/her own behalf and is not a beneficial owner of any other residential property in Hong Kong at the time of acquisition will continue to be exempted from the NRSD rate of 15%, and will only be subject to lower AVD rates at Scale 2. However, if a HKPR-buyer acquires more than one residential property under a single instrument, the transaction concerned will no longer be exempted, and will be subject to the NRSD rate of 15%.

Month	Residential property transactions involving HKPR-buyers	
	No. of transactions by buyers who are not beneficial owners of any other residential property in Hong Kong at the time of transaction (percentage of total no. of transactions)	Total No. of Transactions
2016		
January	1 565 (77%)	2 025
February	1 393 (79%)	1 765
March	2 331 (78%)	3 002
April	3 563 (78%)	4 563
May	3 789 (77%)	4 914
June	3 401 (77%)	4 389
July	3 389 (77%)	4 379
August	5 037 (77%)	6 539
September	6 129 (72%)	8 458
October	5 157 (75%)	6 872
November	4 255 (70%)	6 092
December	2 817 (93%)	3 042
2017		
January	3 342 (95%)	3 522
February	3 620 (93%)	3 875
March	6 591 (94%)	7 019
April	6 189 (93%)	6 686
May	4 911 (94%)	5 229
June	5 048 (91%)	5 518
July	3 335 (92%)	3 611
August	3 654 (94%)	3 899
September	5 034 (94%)	5 367
October	4 832 (93%)	5 214
November	4 925 (92%)	5 354
December	4 559 (92%)	4 965
2018		
January	4 982 (93%)	5 332
February	4 904 (94%)	5 241
March	4 876 (94%)	5 173
April	5 745 (94%)	6 101
May	5 230 (94%)	5 550
June	6 475 (93%)	6 937
July	4 835 (93%)	5 173
August	4 030 (94%)	4 309
September	3 272 (90%)	3 634
October	3 136 (94%)	3 328
November	2 120 (94%)	2 248
December	2 281 (93%)	2 451

Month	Residential property transactions involving HKPR-buyers	
	No. of transactions by buyers who are not beneficial owners of any other residential property in Hong Kong at the time of transaction (percentage of total no. of transactions)	Total No. of Transactions
2019		
January	4 592 (94%)	4 905
February	3 261 (97%)	3 373
March	6 089 (97%)	6 295
April	7 234 (96%)	7 548
May	7 515 (95%)	7 894
June	3 767 (95%)	3 955
July	4 898 (96%)	5 100
August	3 364 (95%)	3 523
September	3 157 (96%)	3 295
October	3 550 (95%)	3 743
November	5 461 (97%)	5 609
December	2 748 (95%)	2 881

Note

The figures above reflect the position as at 11 March 2020, and may be subject to further change depending on the stamping applications processed by IRD.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)084****(Question Serial No. 6300)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)Director of Bureau: Secretary for Transport and HousingQuestion:

In regard to all transit centres, please provide the number of applications received, occupancy rates, occupants' period of stay and the total number of bedspaces in the past 5 years.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 179)Reply:

The Hong Kong Housing Authority has 2 Transit Centres (TCs), namely Po Tin TC and Lung Tin TC with 340 and 76 bed spaces respectively. Since the occupancy position of TCs fluctuates depending on the emergence of incidents (e.g. large number of applications might be received due to natural disasters) and some occupants may only stay in TC for a few days, the applications received / occupancy rate at different periods of time do vary greatly. However, for reference purpose, we provide the number of applications received and the average occupancy rate of the past 5 years as below -

Year	Number of application (person)	Average occupancy rate (%) ¹
2015	767	26.0
2016	663	23.8
2017	536	21.5
2018	590	23.8
2019	438	19.3

The Housing Department has not kept statistics on the occupants' period of stay.

- End -

¹ Average occupancy rate is the average of the occupancy rates on the last day of each month of the year. The inmates include those who are rendered homeless as a result of natural disasters, emergency incidents, Government enforcement actions (including the Lands Department, the Buildings Department and the Bailiff's Office) and HD's tenancy enforcement action.

CONTROLLING OFFICER'S REPLY

THB(H)085

(Question Serial No. 6356)

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)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

1. (a) How many removal orders and closure orders were issued respectively by the Buildings Department against residential buildings in each of the past 5 years?
(b) What was the average time taken to execute a removal order and a closure order respectively?
2. (a) How many households and persons were affected by the enforcement actions of the Buildings Department in the past 5 years? Please provide the number of affected households who lived in sub-divided units, illegal rooftop structures and factory buildings, together with their percentages in the total numbers.
(b) Further to the above question, how many clearerees, who were forced to move out as a result of successful enforcement actions, were granted relocation subsidies and what was the percentage of these clearerees in the total number?
3. Further to the above question, how many clearerees were rehoused in Transit Centres (TC) and Interim Housings (IH) following enforcement actions and what were the percentages of these clearerees in the total number?
4. Regarding the TC occupants who were eligible public rental housing applicants, how many households and persons moved into IH within 3 months and what were the percentages of these households and persons in the total numbers?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 270)

Reply:

1&2. The Buildings Department (BD) is responsible for issuing statutory removal orders and closure orders for residential buildings. Only when affected persons have housing needs will BD refer the cases to the Housing Department (HD). As such,

HD does not have the relevant information and statistics related to the orders issued by BD.

3&4. In the past 5 years, the numbers of persons¹ affected by BD's enforcement actions and were offered rehousing in Transit Centre (TC) or Interim Housing (IH) under the Hong Kong Housing Authority (HA) is listed below:

Year	Admitted to TC (persons)	Rehoused to IH (persons)		
		Directly rehoused to IH	Subsequently Rehoused to IH after admission to TC	Total
2015 - 16	22	6	15	21
2016 - 17	21	0	3	3
2017 - 18	28	0	26	26
2018 - 19	18	0	17	17
2019 - 20 (As at 29.2.2020)	8	0	1	1

- End -

-
- 1 i) Households affected by the Government enforcement actions and are required to move out of the illegal rooftop structures, who can prove their residence in an illegal rooftop structure built on or before 1 June 1982 immediately preceding the date of service of Statutory Order by BD under Section 24 of the Buildings Ordinance, can apply for public rental housing (PRH) units or IH subject to other relevant eligibility criteria.
- ii) For persons living in industrial premises or unauthorised rooftop structures erected on residential buildings after 1 June 1982, they would need to find their own alternative accommodation in case they are required to move out of the relevant premises or structures due to Government's enforcement actions. However, it is the Government's established policy that no person should be rendered homeless as a result of its enforcement actions. In this connection, such affected households who have temporary accommodation need may, through BD's referral, be accommodated in TC under HA for a short period of time. Over this temporary accommodation at TC, they may continue to look for alternative accommodation or wait for eligibility vetting.
- iii) For persons referred by BD and admitted into TC for temporary accommodation, if after staying in TC for 3 months, they pass the "homeless test" which proves that they have no alternative accommodation, and if they fulfill the eligibility criteria for PRH application (including income limit, asset limit and "no-domestic-property" requirement, etc.), HD will arrange for their admission to IH and assist them to apply for PRH.

CONTROLLING OFFICER'S REPLY

THB(H)086

(Question Serial No. 6367)

Head: (62) Housing Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Private Housing
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)
Director of Bureau: Secretary for Transport and Housing

Question:

Will the Government inform this Committee, in tabular form, of the latest statistics on the numbers of sub-divided units (SDUs) and households living in these units, the average rental per square foot and average rent of SDUs, and the median income of SDU households in each of the 18 districts?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 291)

Reply:

The Census and Statistics Department (C&SD) has collated information on the population and number of households living in subdivided units (SDUs), as well as their socio-economic characteristics, etc., in the 2016 Population By-census (16BC). C&SD presented the relevant statistics in the "2016 Population By-census Thematic Report: Persons Living in Subdivided Units" published in January 2018.

Based on the results of 16BC, the number of SDUs, the number of domestic households living in SDUs, their median monthly domestic household rent and median monthly domestic household income by District Council district in 2016 are set out at **Annexes I-III**. In 16BC, the monthly domestic household income and the monthly domestic household rent refer respectively to the income of a domestic household in June 2016 and the amount paid by a domestic household renting the accommodation it occupied in June 2016.

Regarding rent per floor area, given that the respondents living in SDUs generally were only able to provide the estimated range instead of the exact floor area of accommodation, there is not enough accurate information to compile reliable statistics on rent per floor area.

The main purpose of compiling statistics on SDUs is to estimate the housing demand arising from households living in SDUs. Having considered relevant data and housing demands from various aspects (including the estimated housing demand arising from households living in SDUs), the Government can then update the long term housing demand projection with a view to formulating the rolling ten-year housing supply target under the Long Term

Housing Strategy (LTHS). C&SD will collect information relating to SDUs in the 2021 Population Census and publish relevant statistics based on the results. For years between 16BC and the 2021 Population Census, C&SD will use the trend data from the results of the 16BC and past thematic household surveys, as well as relevant information on the construction and demolition of buildings, to estimate the number of households living in SDUs, which will be published in the LTHS Annual Progress Report.

Number of SDUs and domestic households living in SDUs by District Council district, 2016

District Council district	No. of SDUs	No. of domestic households living in SDUs
Eastern	8 389	8 373
Wanchai	4 887	4 869
Central and Western	3 918	3 902
Southern	**	**
Yau Tsim Mong	21 485	21 086
Sham Shui Po	15 449	15 279
Kowloon City	9 030	8 995
Kwun Tong	4 630	4 629
Wong Tai Sin	**	**
Tsuen Wan	6 574	6 517
Kwai Tsing	3 740	3 705
Tai Po	3 408	3 399
Yuen Long	3 374	3 328
North	3 257	3 229
Tuen Mun	**	**
Sha Tin	**	**
Islands	**	**
Sai Kung	**	**
Total	92 656	91 787

Remarks

The figures cover SDUs in all private housing (including private residential flats, village houses, commercial buildings and temporary quarters) regardless of building age.

** Due to precision considerations, figures from the corresponding District Council district are not available.

Data source: 2016 Population By-census

Median monthly domestic household rent of domestic households living in SDUs by District Council district, 2016

District Council district	Median monthly domestic household rent ⁽¹⁾ (HK\$)
Eastern	5,000
Wanchai	5,040
Central and Western	4,800
Southern	**
Yau Tsim Mong	4,500
Sham Shui Po	4,200
Kowloon City	4,500
Kwun Tong	4,300
Wong Tai Sin	**
Tsuen Wan	4,500
Kwai Tsing	4,200
Tai Po	4,200
Yuen Long	3,500
North	3,500
Tuen Mun	**
Sha Tin	**
Islands	**
Sai Kung	**
Overall	4,500

Remarks

(1) Excluding households with zero rent.

** Due to precision considerations, figures from the corresponding District Council district are not available.

Data source: 2016 Population By-census

Median monthly domestic household income of domestic households living in SDUs by District Council district, 2016

District Council district	Median monthly domestic household income (HK\$)
Eastern	13,930
Wanchai	13,000
Central and Western	14,600
Southern	**
Yau Tsim Mong	13,050
Sham Shui Po	13,830
Kowloon City	13,500
Kwun Tong	13,950
Wong Tai Sin	**
Tsuen Wan	14,550
Kwai Tsing	12,750
Tai Po	11,700
Yuen Long	11,480
North	13,500
Tuen Mun	**
Sha Tin	**
Islands	**
Sai Kung	**
Overall	13,500

Remarks

** Due to precision considerations, figures from the corresponding District Council district are not available.

Data source: 2016 Population By-census

- End -

CONTROLLING OFFICER'S REPLY

THB(H)087

(Question Serial No. 6368)

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)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

For the past 5 years, please provide the numbers of the following groups of occupants in Po Tin and Shek Lei Interim Housing Estates as well as the change in numbers:

- (i) eligible clearerees affected by enforcement actions of the Buildings Department (BD) against illegal rooftop structures;
- (ii) occupants displaced by enforcement actions against illegal subdivided units;
- (iii) eligible clearerees affected by BD's enforcement actions against illegal squatters;
- (iv) victims affected by natural disasters; and
- (v) occupants displaced for other reasons.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 292)

Reply:

In the past 5 years, the number of persons¹ rehoused to Po Tin Interim Housing (IH) and Shek Lei IH by different categories is set out below –

Po Tin IH

Type of persons \ Year	2015-16	2016-17	2017-18	2018-19	2019-20 (as at 29 Feb 2020)
(i) Persons affected by the Buildings Department (BD)'s enforcement action against illegal rooftop structures	6	3	26	13	0
(ii) Persons affected by BD's enforcement action against unauthorised building structures (including unauthorised structures in other parts of the building)	0	0	0	4	1
(iii) Persons affected by BD's enforcement action against illegal subdivided units (including industrial buildings)	10	0	0	0	0
(iv) Persons affected by the Lands Department (LandsD)'s clearance operation/ enforcement action against squatter structures	104	81	41	24	15
(v) Persons affected by natural disasters	6	12	13	17	6
(vi) Persons affected by other reasons ²	3	13	49	23	10

1 Including persons ineligible for rehousing but are rendered homeless and require temporary accommodation. Through the referral of relevant departments, they are admitted into the transit centre (TC) for temporary accommodation and subsequently rehoused to IH after staying in TC for 3 months and passing the "homeless test" to prove that they do not have other accommodation to reside; and fulfill the eligibility criteria for public rental housing (including income limit, assets limit and no domestic property rule).

2 Including persons affected by Court Bailiff's execution orders to repossess private buildings units.

Shek Lei IH

Type of persons	Year	2015-16	2016-17	2017-18	2018-19	2019-20 (as at 29 Feb 2020)
	(i) Persons affected by BD's enforcement action against illegal rooftop structures		0	0	0	0
(ii) Persons affected by BD's enforcement action against unauthorised building structures (including unauthorised structures in other parts of the building)		5	0	0	0	0
(iii) Persons affected by BD's enforcement action against illegal subdivided units (including industrial buildings)		0	0	0	0	0
(iv) Persons affected by the Lands D's clearance operation/ enforcement action against squatter structures		0	0	0	0	0
(v) Persons affected by natural disasters		11	2	0	0	0
(vi) Persons affected by other reasons ²		0	1	0	0	0

- End -

² Including persons affected by Court Bailiff's execution orders to repossess private buildings units.

CONTROLLING OFFICER'S REPLY

THB(H)088

(Question Serial No. 6386)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

1. In recent years, the Government has on and off claimed that 15 000 transitional housing units will be provided in the coming 3 years. Nevertheless, the progress is slow and the completion time is still unknown. Will the Government advise this Committee on the starting time of the scheme and the completion time of the construction of the 15 000 transitional housing units?
2. Currently, transitional housing is mainly provided in the following ways: firstly, modular housing; secondly, conversion of industrial buildings; thirdly, conversion of vacant housing units; fourthly, conversion of vacant school premises; and fifthly, other means. Please advise on the numbers of transitional housing units provided in each of the above categories; and the distribution of the 15 000 transitional housing units to be provided in the coming 3 years according to the above categories.
3. The social welfare organisations have criticised the unduly long process of vetting applications for use of idle lands for provision of transitional housing, and worse still, the nil response from the Bureau. In this regard, what is the criteria adopted in vetting the applications for use of idle lands? What is the average process time for vetting the applications for use of idle lands and what are the longest and shortest times for vetting such applications? Are there any ways to streamline and expedite the application and vetting processes?
4. What is the current staff establishment of social workers for the provision of transitional housing?
5. Regarding the transitional housing provision of \$5 billion, what are the percentages of the funding allocated to the provision of related social welfare services, infrastructure, maintenance and administration work for the transitional housing respectively?

6. Will the transitional housing provision of \$5 billion cover the cost of future maintenance? If financial difficulties occur in the management of transitional housing projects, will the Government provide additional subsidies for the service providers concerned?
7. What is the average rent level of the current transitional housing?
8. What is the cost per flat of the transitional housing that has been constructed?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 313)

Reply:

1&2. The Task Force on Transitional Housing under the Transport and Housing Bureau (Task Force) is responsible for taking forward the transitional housing projects initiated and implemented by community organisations, including the “Funding Scheme to support the implementation of Transitional Housing Projects by Non-government Organisations” (Funding Scheme). The Chief Executive announced in January 2020 that the Government would further increase the supply target of transitional housing in the coming 3 years from 10 000 units to 15 000 units to relieve the pressure of families waiting for public rental housing and those living in unpleasant conditions.

At present, the Task Force has identified sites for the provision of 10 000 transitional housing units in the coming 3 years. The projects mainly belong to 4 categories, namely, projects in existing buildings; newly-built projects; conversion of whole buildings; and project under in-depth studies. Basic information of these projects is tabulated at **Annex**.

The Government is assessing the feasibility to develop transitional housing on a number of government, institution or community sites that have no development plan in the short term, so as to fulfil the land requirement for achieving the supply target of the additional 5 000 units. The Task Force will announce the details of individual projects at suitable junctures.

3. Under the prevailing mechanism, the Lands Department will vet and approve short term tenancy applications from community organisations making use of vacant government sites for transitional housing. Upon receipt of the application and required information from community organisations, District Land Offices will seek relevant government bureaux for policy support and consult relevant government departments on technical aspects of the application. The Task Force will assist in coordinating efforts from government departments in resolving technical problems. It will also assist community organisations in consulting local stakeholders where necessary. The time required for processing and approving individual cases depends on the conditions of the case and the progress in resolving various technical issues, hence it cannot be generalised.
4. At present, community organisations will, depending on the scale and nature of individual projects, provide their tenants will different kinds of support services (including various kinds of social services). Some of such services are provided by

social workers. As the operating organisations are responsible for the mode of operation and staff arrangement of these projects, we do not have the information on the social workers involved.

- 5&6. The Legislative Council approved on 6 March 2020 a funding allocation of \$5 billion to set up the Funding Scheme. The Administration expects to formally launch the Funding Scheme in mid-2020. The Funding Scheme will provide financial support for community organisations with successful application to carry out the works required to make fit the potential sites/premises for transitional housing projects on a one-off basis. Examples of the subsidised works include site formation and slope improvement work; erection of temporary structures (such as those using “Modular Integrated Construction” methods), etc. The transitional housing projects will operate on a cost-recovery basis. The daily operation and maintenance costs, including any related social services costs, will not be funded under the Funding Scheme, but the project operators will be allowed to deduct such costs from the revenue generated from the operation of the project, e.g. rental income.
7. Each transitional housing project has its unique characteristics. The rent level is determined based on the ability and needs of the target tenants of individual projects, but is generally set with reference to the maximum rent allowance under the Comprehensive Social Security Assistance Scheme and rent of public rental housing, etc., and is generally below the market rent in the same district. From our experience, the rent level of existing transitional housing projects is about 29% of tenants’ income on average. Rent level is also one of the important factors of that the Task Force will consider in deciding whether or not to support an individual project.
8. At present, there are 2 transitional housing projects under construction. Others are still in preparation stage. These 2 projects under construction are the Sham Shui Po Nam Cheong Street Project operated by the Hong Kong Council of Social Service and the Conversion of Lok Shin Tong Primary School operated by the Lok Shin Tong Benevolent Society. Cost per unit of these projects is \$0.42 million and \$0.30 million respectively.

(1) Projects in Existing Residential Buildings (Already Completed)

Operating Organisation/ developer	Land Owner (Private/ Government)	Project Name	Project Location	No. of Units (Estimated)
Light Be	Private Land	Light Home	Scattered in different districts	70
Light Be	Government Land	Light Housing	Sham Tseng	40
Society for Community Organisation	Private Land	Happiness x Home Community Kim Shin Lane, Cheung Sha Wan	Tai Kok Tsui, Cheung Sha Wan	24
Society for Community Organisation	Private Land	Joy To Gather	Shun Sing Mansion, Western District	47
Society for Community Organisation	Private Land	Friend Home	Tai Kok Tsui	24
Society for Community Organisation	Private Land	Electric Road	Electric Road, North Point	5
Lok Sin Tong	Private Land	Lok Sin Tong Social Housing Scheme	Fuk Lo Tsun Road, Kowloon City, Nam Kok Road, Kowloon City, Lok Shan Road, To Kwa Wan, Liberty Avenue, Homantin	88
St. James' Settlement	Private Land	James' House	Soy Street, Mongkok	14
Hong Kong Sheng Kung Hui Welfare Council	Private Land	Good Homes	To Kwa Wan	60
The Aberdeen Kai-fong Welfare Association Social Service	Private Land	Best Neighbour Walk Together	World Fair Court, Wah Fu Road	16
The Salvation Army	Private Land	Home Plus	Ha Heung Road, To Kwa Wan	53
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Yue Kwong Chuen	Shek Pai Wan, Aberdeen	246

Operating Organisation/ developer	Land Owner (Private/ Government)	Project Name	Project Location	No. of Units (Estimated)
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Kwun Tong Garden Estate Phase 2	Yin Chee Lau and Hay Cheuk Lau, Kwun Tong Garden Estate, Kwung Tong	20
Yan Oi Tong	Private Land	Green Garden	Tong Hang Road, Tuen Mun	11
Kwun Tong Methodist Social Service	Private Land	Yee Cheong Building, Kwun Tong	Yee Cheong Building, Kwun Tong	1
J Life Foundation	Private Land	Pitt Street, Yau Ma Tei	Pitt Street, Yau Ma Tei	1
J Life Foundation	Private Land	Yee Kuk Street, Sham Shui Po	Yee Kuk Street, Sham Shui Po	1
Baptist Oi Kwan Social Service St. James' Settlement	Private Land	Tai Ko Tsui (estimated in-take date is April 2020)	Lai Chu Building, Tai Kwok Tsui	8
Baptist Oi Kwan Social Service St. James' Settlement	Private Land	Soy Street, Mongkok (estimated in-take date is March 2020)	Soy Street, Mongkok	49
J Life Foundation	Private Land	Castle Peak Road, Cheung Sha Wan (estimated in-take date is April 2020)	Castle Peak Road, Cheung Sha Wan	6
The Society of Rehabilitation and Crime Prevention, Hong Kong	Private Land	Staunton Street	Staunton Street, Central	6
Sub-total of (1)				790

(2) Newly-built Projects (Already announced)

Operating Organisation / developer	Land Owner (Private/ Government)	Project Name	Project Location	No. of Units (Estimated)	Estimated Commencement / Completion date
Henderson Land - The Hong Kong Council of Social Service	Private Land	Nam Cheong Street, Sham Shui Po	Nam Cheong Street, Sham Shui Po	89	Commenced in April 2019 Completion: Q2 in 2020 (Tentative)
The Hong Kong Council of Social Service	Government Land	Yen Chow Street, Sham Shui Po	Junction of Yen Chow Street and Tung Chau Street, Sham Shui Po	210	Commencement: Q3 in 2020 (tentative) Completion: Q3 in 2021 (tentative)
The Hong Kong Council of Social Service	Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	100	Commencement: Q3 in 2020 (tentative) Completion: Q3 in 2021 (tentative)
Lok Sin Tong	Government Land	Song Wong Toi Road, To Kwa Wan	Song Wong Toi Road, To Kwa Wan	108	Commencement: Q3 in 2020 (tentative) Completion: Q2 in 2021 (tentative)
Society for Community Organisation	Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	132	Commencement: Q4 in 2020 (tentative) Completion: Q3 in 2021 (tentative)
Yan Chai Hospital	Government Land	Hoi Hing Road, Tsuen Wan	Hoi Hing Road, Tsuen Wan	110	To be confirmed
Sub-total of (2)				749	

(3) Projects Involving Conversion of Whole Building (Already announced)

Operating Organisation / developer	Land Owner (Private / Government)	Project Name	Project Location	No. of Units (Estimated)	Estimated Commencement / Completion date
Lok Sin Tong	Private Land	Lok Sin Tong Primary School	Lung Kong Road, Kowloon City	50	Commenced in January 2020 Completion: Q2 in 2020 (Tentative)
Hong Kong Housing Society	Private Land	“T-Home” - Trackside Villas, Tai Po	MTR Corporation properties at Tai Po Kau, Tai Po	160	Commencement: Q2 in 2020 (tentative) Completion: By stage from Q3 in 2020 (tentative)
Society for Community Organisation	Government Land	Government Quarters at Victoria Road	Victoria Road	11	Commencement: Q3 in 2020 (tentative) Completion: Q4 in 2020 (tentative)
Sub-total of (3)				221	

(4) Projects under in-depth studies (Further details will be announced upon completion of the studies)

Operating Organisation / developer	Land Owner (Private/ Government)	Project Name	Project Location	No. of Units (Estimated)
Operators to be announced (Urban Renewal Council will offer professional advice)	Government Land	Tai Kwok Tsui, Hung Sui Kiu and Ta Kwu Ling	Tai Kwok Tsui, Hung Sui Kiu and Ta Kwu Ling	1 410
Operators to be announced (Hong Kong Construction Association will offer professional advice and project management support)	Government Land	Kam Tin, Yuen Long	Kam Tin, Yuen Long	1 000
Wheelock – Hong Kong Council of Social Service and Lok Sin Tong	Private Land	Tai Po	Tai Po	1 800
Wheelock – Operators to be announced	Private Land	Tuen Mun and Tung Chung	Tuen Mun and Tung Chung	200
Henderson– Operators to be announced	Private Land	Kam Tin, Yuen Long	Kong Ha Wai	1 998
Sun Hung Kai – Sheng Kung Hui Welfare Council	Private Land	Tong Tau, Yuen Long	Tong Tau, Yuen Long	1 600
Sun Hung Kai – Operators to be announced	Private Land	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	400
New World – Light Be	Private Land	Light Village	near Tin Shui Wai MTR station	100
Sub-total of (4)				8 508
Total				10 268

- End -

CONTROLLING OFFICER'S REPLY

THB(H)089

(Question Serial No. 4483)

Head: (62) Housing Department

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

From 2017 to 2019, were there any cases detected during inspections or complaints received by the Housing Department concerning non-skilled outsourced service contractors suspected of breaching (1) the requirements of service contracts or (2) the Employment Ordinance? If yes, please provide the numbers of cases detected and complaints received, with a breakdown by category, and the follow-up action taken. Please also advise on the number of complaints substantiated and the penalties imposed.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 75)

Reply:

In 2019-20, the Housing Department has 1 contract under Head 62 for engaging non-skilled outsourced service contractor. From 2017 to 2019, no case was detected during inspections and no complaint was received concerning the non-skilled outsourced service contractor suspected of breaching the requirements of the service contract or the Employment Ordinance.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)090

(Question Serial No. 4484)

Head: (62) Housing Department

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

Programme: (-) Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)

Director of Bureau: Secretary for Transport and Housing

Question:

As at December 2019, what are the respective numbers of refuse collection points under the purview of the Housing Department that are managed by 1) property management agencies and 2) outsourced cleansing service contractors; the respective locations of housing estates provided with (i) changing facilities, (ii) common rooms, (iii) drinking facilities, (iv) mobile refuse compactors and (v) automatic refuse bin washing machines; and the respective areas of the changing rooms and common rooms?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 76)

Reply:

As at December 2019, the Housing Department has no refuse collection point under Head 62.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)091

(Question Serial No. 5433)

Head: (162) Rating and Valuation Department

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

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (CHOI Lap Yiu)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of the Rating and Valuation Department (RVD), 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: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.:1344)

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. 2015-16 to 2019-20) are as below -

Year	Advisory services	Mediatory services
2015-16	About 141 000	89
2016-17	About 119 000	33
2017-18	About 102 000	26
2018-19	About 110 000	26
2019-20 (up to end February 2020)	About 99 000	12

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 –

Year	Number of Notices processed	New tenancy/ sub-tenancy	Renewal of tenancy/ sub-tenancy	Others*
2015-16	About 50 500	65%	31%	4%
2016-17	About 54 500	69%	28%	3%
2017-18	About 54 000	68%	29%	3%
2018-19	About 55 000	66%	31%	3%
2019-20 (up to end February 2020)	About 50 000	66%	31%	3%

*Applicants did not report the category of tenancies concerned.

The RVD endorsed about 95% of the Notices each year. The remaining ones were withdrawn by the applicants and thus endorsement is not required.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)092

(Question Serial No. 6290)

Head: (162) Rating and Valuation Department

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

Programme: (-) Not Specified

Controlling Officer: Commissioner of Rating and Valuation (CHOI Lap Yiu)

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide information on the prices of housing units (the lowest, 25th percentile, median, 75th percentile and the highest) by type (private domestic, home ownership scheme, public housing) for the past 5 years.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 169)

Reply:

The Rating and Valuation Department (RVD) only compiles and regularly publishes statistics on the average prices of private domestic flats. RVD does not compile statistics on the lowest, 25th percentile, median, 75th percentile and the highest prices of private domestic flats. RVD does not compile statistics on prices of other types of housing units either.

The average prices (Note 1) of private domestic flats by class (Note 2) and region in 2015 to 2019 are listed below:

(\$/m²)

Year	Region	Property Class				
		A	B	C	D	E
2015	Hong Kong	146,515	147,969	171,848	198,709	238,707
	Kowloon	117,955	120,994	148,980	166,958	206,485
	New Territories	107,763	94,297	101,364	96,962	88,734
2016	Hong Kong	137,558	140,103	162,731	197,622	238,737
	Kowloon	112,486	115,792	149,335	167,980	231,700
	New Territories	102,680	91,942	97,811	94,692	82,547
2017	Hong Kong	158,293	160,860	186,054	215,818	251,606
	Kowloon	130,558	131,061	163,325	179,974	273,418
	New Territories	121,633	106,554	112,805	103,235	91,785
2018	Hong Kong	180,411	176,330	210,583	232,023	286,369
	Kowloon	149,890	147,161	177,561	194,996	(270,109)
	New Territories	138,412	120,067	128,256	116,406	103,209
2019 (provisional)	Hong Kong	183,539	183,305	213,361	247,300	283,023
	Kowloon	157,280	153,554	188,291	204,379	242,690
	New Territories	144,554	125,552	132,605	122,294	95,970

Note 1 : The figure in bracket is derived from fewer than 20 transactions. The analysis does not include the first sale of domestic units. Average prices are analysed for general reference only. Price levels at a certain period mainly depend on the special characteristics of the properties being analysed. Thus, changes in average prices between different periods may be due to variations in these characteristics, and should not be taken as indicating a general change in value over the period.

Note 2 : 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)093

(Question Serial No. 6357)

Head: (162) Rating and Valuation Department

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

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (CHOI Lap Yiu)

Director of Bureau: Secretary for Transport and Housing

Question:

How many requests for assistance from the public were received by Rent Officers at District Offices in the past 3 years? How many of these requests were made by tenants? What issues were involved in these requests (e.g. terms and conditions of tenancies in contravention of the law, complaints against landlords of unreasonable increases in rent and eviction, etc.)?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 279)

Reply:

In the past 3 years (i.e. 2017-18 to 2019-20 (up to end February 2020)), Rent Officers of the Rating and Valuation Department (RVD) received and answered a total of about 6 300 tenancy enquiries at District Offices. The enquiries mainly involved terms and arrangements of tenancy agreements, procedures for landlords' repossession of premises, rent arrears and the use / completion of forms. RVD does not collect or record the identity of enquirers.

- End -