

Index Page

Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2014-15

Director of Bureau : Secretary for Transport and Housing

Session No. : 14

File Name : THB(H)-2-e1.doc

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
THB(H)001	2889	CHAN Kam-lam	62	(1) Building Control
THB(H)002	2890	CHAN Kam-lam	62	(5) Support Services
THB(H)003	0241	CHAN Yuen-han	62	(4) Rehousing of Occupants upon Clearance
THB(H)004	0242	CHAN Yuen-han	62	
THB(H)005	1789	CHEUNG Chiu-hung, Fernando	62	
THB(H)006	1790	CHEUNG Chiu-hung, Fernando	62	
THB(H)007	1058	CHEUNG Kwok-che	62	(1) Building Control
THB(H)008	2273	FAN Kwok-wai, Gary	62	(5) Support Services
THB(H)009	0760	FUNG Kin-kee, Frederick	62	(5) Support Services
THB(H)010	0761	FUNG Kin-kee, Frederick	62	(5) Support Services
THB(H)011	0769	FUNG Kin-kee, Frederick	62	(5) Support Services
THB(H)012	0770	FUNG Kin-kee, Frederick	62	(5) Support Services
THB(H)013	2910	FUNG Kin-kee, Frederick	62	(5) Support Services
THB(H)014	2594	HO Sau-lan, Cyd	62	(1) Building Control (2) Private Housing (3) Appeal Panel (Housing) (4) Rehousing of Occupants upon Clearance (5) Support Services
THB(H)015	2595	HO Sau-lan, Cyd	62	(1) Building Control (2) Private Housing (3) Appeal Panel (Housing) (4) Rehousing of Occupants upon Clearance (5) Support Services
THB(H)016	2778	IP Kwok-him	62	(5) Support Services
THB(H)017	0206	KWOK Wai-keung	62	(1) Building Control
THB(H)018	2356	LAM Kin-fung, Jeffrey	62	(1) Building Control
THB(H)019	0478	LEE Kok-long, Joseph	62	(1) Building Control
THB(H)020	3238	LEE Wai-king, Starry	62	(2) Private Housing
THB(H)021	0132	LEONG Kah-kit, Alan	62	(5) Support Services
THB(H)022	1307	LEUNG Che-cheung	62	(2) Private Housing
THB(H)023	1310	LEUNG Che-cheung	62	(1) Building Control
THB(H)024	1311	LEUNG Che-cheung	62	(4) Rehousing of Occupants upon Clearance
THB(H)025	1312	LEUNG Che-cheung	62	(4) Rehousing of Occupants upon Clearance
THB(H)026	1313	LEUNG Che-cheung	62	(1) Building Control
THB(H)027	1314	LEUNG Che-cheung	62	(1) Building Control

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
THB(H)028	1315	LEUNG Che-cheung	62	(1) Building Control
THB(H)029	1543	LEUNG Che-cheung	62	(1) Building Control
THB(H)030	1550	LEUNG Che-cheung	62	(2) Private Housing
THB(H)031	1899	LEUNG Che-cheung	62	
THB(H)032	2539	LEUNG Che-cheung	62	(5) Support Services
THB(H)033	2506	LEUNG Kenneth	62	(4) Rehousing of Occupants upon Clearance
THB(H)034	0503	LO Wai-kwok	62	(5) Support Services
THB(H)035	0504	LO Wai-kwok	62	(1) Building Control
THB(H)036	0505	LO Wai-kwok	62	(4) Rehousing of Occupants upon Clearance
THB(H)037	0193	MAK Mei-kuen, Alice	62	(1) Building Control
THB(H)038	0196	MAK Mei-kuen, Alice	62	(5) Support Services
THB(H)039	3054	MAK Mei-kuen, Alice	62	(4) Rehousing of Occupants upon Clearance
THB(H)040	0408	SHEK Lai-him, Abraham	62	(5) Support Services
THB(H)041	0412	SHEK Lai-him, Abraham	62	(5) Support Services
THB(H)042	0211	TANG Ka-piu	62	
THB(H)043	0569	TIEN Pei-chun, James	62	
THB(H)044	1592	TIEN Puk-sun, Michael	62	(1) Building Control
THB(H)045	1186	TSE Wai-chuen, Tony	62	(1) Building Control (2) Private Housing (5) Support Services
THB(H)046	0223	WONG Kwok-hing	62	(3) Appeal Panel (Housing)
THB(H)047	0294	WONG Kwok-hing	62	
THB(H)048	0936	WONG Kwok-hing	62	(5) Support Services
THB(H)049	1036	WONG Kwok-hing	62	(1) Building Control
THB(H)050	0064	WONG Kwok-kin	62	(5) Support Services
THB(H)051	0633	WONG Kwok-kin	62	(3) Appeal Panel (Housing)
THB(H)052	2934	WONG Yuk-man	62	(4) Rehousing of Occupants upon Clearance
THB(H)053	2935	WONG Yuk-man	62	(5) Support Services
THB(H)054	3164	WONG Yuk-man	62	(5) Support Services
THB(H)055	1076	WONG Kwok-kin	162	(4) Landlord and Tenant Services
THB(H)056	1514	WU Chi-wai	711	
THB(H)057	1515	WU Chi-wai	711	
THB(H)058	5415	CHAN Hak-kan	62	(1) Building Control
THB(H)059	5307	CHAN Wai-yip, Albert	62	(5) Support Services
THB(H)060	5308	CHAN Wai-yip, Albert	62	(5) Support Services
THB(H)061	5364	CHAN Wai-yip, Albert	62	(5) Support Services
THB(H)062	3471	CHEUNG Chiu-hung, Fernando	62	(1) Building Control
THB(H)063	3480	CHEUNG Chiu-hung, Fernando	62	(1) Building Control
THB(H)064	3494	CHEUNG Chiu-hung, Fernando	62	
THB(H)065	3495	CHEUNG Chiu-hung, Fernando	62	
THB(H)066	3496	CHEUNG Chiu-hung, Fernando	62	
THB(H)067	3497	CHEUNG Chiu-hung, Fernando	62	(4) Rehousing of Occupants upon Clearance
THB(H)068	3502	CHEUNG Chiu-hung, Fernando	62	

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
THB(H)069	3559	CHEUNG Chiu-hung, Fernando	62	(1) Building Control
THB(H)070	4839	CHEUNG Chiu-hung, Fernando	62	(4) Rehousing of Occupants upon Clearance
THB(H)071	5944	CHEUNG Chiu-hung, Fernando	62	(2) Private Housing
THB(H)072	6087	CHEUNG Kwok-che	62	(1) Building Control
THB(H)073	4608	HO Sau-lan, Cyd	62	(1) Building Control (2) Private Housing (3) Appeal Panel (Housing) (4) Rehousing of Occupants upon Clearance (5) Support Services
THB(H)074	4657	HO Sau-lan, Cyd	62	(1) Building Control (2) Private Housing (3) Appeal Panel (Housing) (4) Rehousing of Occupants upon Clearance (5) Support Services
THB(H)075	4259	KWOK Wai-keung	62	(4) Rehousing of Occupants upon Clearance
THB(H)076	5468	LEE Kok-long, Joseph	62	(2) Private Housing
THB(H)077	5473	LEE Kok-long, Joseph	62	(5) Support Services
THB(H)078	6008	LEUNG Kwok-hung	62	(5) Support Services
THB(H)079	6012	LEUNG Kwok-hung	62	(1) Building Control
THB(H)080	6019	LEUNG Kwok-hung	62	(2) Private Housing
THB(H)081	6132	LEUNG Kwok-hung	62	
THB(H)082	5527	SHEK Lai-him, Abraham	62	(1) Building Control
THB(H)083	5528	SHEK Lai-him, Abraham	62	(1) Building Control
THB(H)084	3368	SIN Chung-kai	62	(5) Support Services
THB(H)085	6695	TO Kun-sun, James	62	
THB(H)086	5693	TONG Ka-wah, Ronny	62	(1) Building Control
THB(H)087	5694	TONG Ka-wah, Ronny	62	(2) Private Housing
THB(H)088	5695	TONG Ka-wah, Ronny	62	(5) Support Services
THB(H)089	5271	WONG Yuk-man	62	
THB(H)090	5099	WU Chi-wai	62	(5) Support Services
THB(H)091	5100	WU Chi-wai	62	(5) Support Services
THB(H)092	5128	WU Chi-wai	62	(4) Rehousing of Occupants upon Clearance
THB(H)093	5136	WU Chi-wai	62	(3) Appeal Panel (Housing)
THB(H)094	5137	WU Chi-wai	62	(1) Building Control
THB(H)095	5138	WU Chi-wai	62	(1) Building Control
THB(H)096	5586	CHAN Kam-lam	162	(4) Landlord and Tenant Services
THB(H)097	6381	CHEUNG Chiu-hung, Fernando	162	(4) Landlord and Tenant Services
THB(H)098	4998	WU Chi-wai	33	(3) Provision of Land and Infrastructure

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2889)

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 590 (if applicable)

Question (Member Question No. 46):

How many buildings in total were surveyed by the Independent Checking Unit in each of the past 3 years? For these buildings, how many advisory letters or repairs orders were issued and how did the owners' corporations concerned follow up on the advisory letters or repairs orders? How many buildings are expected to be surveyed in 2014-15?

Asked by: Hon. CHAN Kam-lam

Reply:

Since 2004, the Independent Checking Unit (ICU) of Housing Department has implemented the Planned Survey Programme for residential buildings in Home Ownership Scheme courts and Tenants Purchase Scheme estates. The surveys include inspection and identification of unauthorized and dangerous building works, as well as the condition of common areas, external walls and drainage pipes. The ICU carries out enforcement action against unauthorized building works or conditions of disrepair of common areas in accordance with the Buildings Ordinance under delegated authority from the Director of Buildings. In the past three years (i.e. 2011-2013), the ICU had completed surveys of 20 residential buildings each year.

During the past three years, 3 324 advisory letters and 1 152 removal orders had been issued under the Programme requiring removal of unauthorized building works. The majority were issued to individual owners or occupants of the concerned residential flats. A few, involving common areas, were issued to the Owners' Corporations of the buildings. In the same period, 1 219 advisory letters and 1408 removal orders were complied with (i.e. cases complied with in the past three years but not necessarily those to which ICU issued advisory letters or removal orders in the same period). As no serious disrepair had been identified, no repair orders were issued during the period.

Due to the increase of workload in other related aspects, the ICU estimates that it will only be able to survey 18 buildings in 2014. There will be no change to the related staff establishment and expenditure in the coming year.

CONTROLLING OFFICER'S REPLY**THB(H)002****(Question Serial No. 2890)**

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No. 52):

Please tabulate the projects to be launched by the Administration in 2014-15, and provide information on the housing estates involved, the project estimates and the anticipated dates of completion.

Asked by: Hon. CHAN Kam-lam

Reply:

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

Under the Capital Works Reserve Fund Head 711, there were two infrastructural and community facility projects for which the funding approval was obtained from the Legislative Council (LegCo) in February 2014, i.e. "Main engineering infrastructure in association with the proposed developments in Area 56, Tung Chung" and "Community hall at Sau Ming Road, Kwun Tong". There is another community facility project that we will seek funding approval from LegCo in 2014, i.e. "Reprovisioning of Pak Tin Community Hall and special child care centre-cum-early education and training centre in Pak Tin Estate redevelopment site, and construction of footbridge link at Nam Cheong Street, Sham Shui Po". The details of the projects are listed below:

	<u>Name of Projects</u>	<u>Related Housing Developments</u>	<u>Project Estimate</u> (in money-of-the-day prices)	<u>Anticipated Completion Date</u>
1.	Main engineering infrastructure in association with the proposed developments in Area 56, Tung Chung	Public housing development in Area 56, Tung Chung	\$54.8 million	February 2016
2.	Community hall at Sau Ming Road, Kwun Tong	Public housing development at Sau Ming Road, Kwun Tong	\$134.9 million	May 2018

- | | | | | |
|----|---|---|-----------------|----------|
| 3. | Reprovisioning of Pak Tin Community Hall and special child care centre-cum-early education and training centre in Pak Tin Estate redevelopment site, and construction of footbridge link at Nam Cheong Street, Sham Shui Po | Redevelopment of Pak Tin Estate, Sham Shui Po | \$301.1 million | May 2017 |
|----|---|---|-----------------|----------|

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0241)

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)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 10):

In Programme (4), the Administration expects, as compared with 2013, the number of applications for rehousing as a result of programmed squatter and illegal rooftop structure clearances to increase by 135% and 35% respectively. In this connection, will the Administration inform this Committee:

- (1) of the distribution of rehousing applicants expected to be affected by the programmed clearances in a breakdown by their original districts;
- (2) of the establishment, posts and remuneration-related expenses of the additional staff members with respect to the increased provision of \$1m in the 2014-15 Revised Budget, as well as the total number of staff members and annual expenses of the current staff establishment; and
- (3) whether the Administration has plans to expand its staff establishment in 2014 to meet the needs arising from the anticipated increase in the number of residents to be affected by clearance of squatters due to the potentially expedited development of new development areas (including the north-east New Territories, Hung Shui Kiu and Tung Chung) by the Development Bureau; if yes, of the additional manpower and expenses involved?

Asked by: Hon CHAN Yuen-han

Reply:

1. The Lands Department (LandsD) and Buildings Department (BD) are responsible for the relevant clearance programmes, the details of which would only be made public when the LandsD conducts the pre-clearance registration, or when the BD issues the Statutory Order, so as to ensure that the occupants who are rehoused are the ones genuinely affected. As such, the LandsD and BD are unable to provide the relevant information.
2. In 2014-15, the Housing Department (HD) will deploy the existing staff establishment of 29 non-directorate posts to provide assistance to rehouse clearances affected by clearance actions; provide assistance to rehouse the occupants of illegal rooftop structures displaced by the BD's enforcement actions; and carry out other related work. The HD has not requested any additional staff in this respect in 2014-15. The related staff cost and other operating expenditure are estimated to be about \$20.8 million.
3. The HD has not yet received information from Development Bureau regarding planned clearance actions relating to the development of the North East New Territories, Hung Shui Kiu, and Tung Chung New Development Areas. As such, the HD has not sought any additional staff in 2014-15.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0242)

Head: (62) Housing Department

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

Programme: Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)

Question (Member Question No. 23):

Regarding the present situation of the Home Ownership Scheme (HOS),

- (1) please tabulate the progress of the new HOS courts under construction and the number of flats involved, the sizes of flats to be provided by each of the courts and the respective numbers of the flats, as well as the anticipated year of sale and intake; and
- (2) please provide the sizes of the additional sites to be rezoned for HOS developments in 2014-15 and the number of flats to be provided thereon, as well as the current staff establishment and expenditure deployed for the HOS projects; please also advise whether there is any plan for increasing the relevant staff establishment in 2014-15 and the costs involved.

Asked by: Hon CHAN Yuen-han

Reply:

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

- (1) The Home Ownership Scheme (HOS) production by district for the five-year period from 2013-14 to 2017-18 is listed in the **Annex**. The first batch of HOS units to be completed in 2016-17 are located in Sha Tin, Tsuen Wan, Kwai Tsing and Yuen Long respectively. Construction on these sites has already commenced and the flats are expected to be available for presale in end 2014, providing a total of about 2 200 one/two-bedroom flats with a saleable area of around 34-40 square metres.
- (2) There will be a total of about 6 300 HOS flats scheduled for completion in the five-year period from 2013-14 to 2017-18 and the total site area is about 7 hectares. The HA is responsible for the staff establishment and expenditure incurred in the HOS projects. We would monitor the manpower requirement for the public housing programmes.

Home Ownership Scheme (HOS) Production (2013-14 to 2017-18)

Year of Completion/ District	Sub-district	HOS Project	Planned Flat Number	Planned Flat Number By Sub-district
2016-17				
Extended Urban	Kwai Tsing	Ching Hong Road	500	500
	Tsuen Wan	Sha Tsui Road	1 000	1 000
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C	200	500
		Pik Tin Street, Sha Tin Area 4D	300	
New Territories	Yuen Long	Wang Yip Street West	200	200
			Sub-total	2 200
2017-18				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5	700	700
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31	200	200
New Territories	Yuen Long	Kiu Cheong Road East	2 600	2 600
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			Sub-total	4 200
			Total	6 300

Based on Public Housing Construction Programme as at November 2013

Figures may not add up to the total due to rounding.

CONTROLLING OFFICER'S REPLY**THB(H)005****(Question Serial No. 1789)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: ()Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)Director of Bureau: Secretary for Transport and HousingThis question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)Question (Member Question No. 382):

Please provide information, in a breakdown by age of building (i.e. 0-9 years, 10-19 years... 50 years or above), on the year of completion, age of building, number of available rental housing units, number of existing households, authorised population, restrictions on plot ratio, gross floor area, site area, and types (i.e. public rental housing estate (PRH), Tenants Purchase Scheme estate (TPS), etc.) of all housing estates under the Housing Authority and Housing Society in the territory.

Asked by: Hon. CHEUNG Chiu-hung, FernandoReply:

As at end December 2013, the information provided by the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) based on their administrative records are as follow. The HA and HKHS do not have the requested statistics concerning restrictions on plot ratio, gross floor area and site area.

HA

Age of estate	Type of estates/courts	No. of estate	No. of available rental housing units	No. of existing households	Authorized population
0 – 9 years	Public rental housing (PRH)	29	103 087	97 902	264 274
10 – 19 years	PRH	57	206 261	203 146	602 370
	Home Ownership Scheme (HOS)/ Buy-or-rent Option (BRO)/ Mortgage Subsidy Scheme (MSS)	3	7 337	7 258	23 481
20 – 29 years	PRH	24	99 768	97 922	295 014
	Tenants Purchase Scheme (TPS)	35	47 800	47 165	123 954
30 – 39 years	PRH	49	230 348	225 443	622 501
	TPS	4	13 397	13 111	32 036

40 – 49 years	PRH	3	13 717	13 597	38 642
Above 50 years	PRH	6	15 859	15 721	40 328

Note: Interim Housing is excluded. PRH units in TPS estates, HOS courts, BRO estates and MSS estates refer to those unsold flats under the relevant schemes.

HKHS

Age of building	Rental estate	No. of available rental housing units	No. of existing households	Authorised population
0 – 9 years	Nil	N.A.	N.A.	N.A.
10 – 19 years	Bo Shek Mansion	268	267	642
	Lakeside Garden	234	232	727
	Verbena Heights	971	945	1 883
20 – 29 years	Broadview Garden	448	445	1 315
	Clague Garden Estate	553	535	1 577
	Ka Wai Chuen*	1 676	1 620	4 355
	Prosperous Garden	667	659	1 636
	Sha Tau Kok Chuen	662	654	3 003
	Tui Min Hoi Chuen*	302	247	788
30 – 39 years	Cho Yiu Chuen	2 532	2 441	7 783
	Jat Min Chuen	3 738	3 608	10 897
	Lai Tak Tsuen	2 675	2 557	7 217
40 – 49 years	Chun Seen Mei Chuen	1 027	977	2 768
	Healthy Village*	1 189	1 159	3 056
	Kwun Lung Lau*	2 337	2 078	6 133
	Kwun Tong Garden Estate*	4 923	4 754	13 206
	Lok Man Sun Chuen	3 676	3 514	9 794
	Moon Lok Dai Ha*	947	923	2 421
50 years or above	Ming Wah Dai Ha*	2 516	2 162	6 186
	Yue Kwong Chuen*	1 144	924	2 589

* Note: the relevant estates involve blocks of different age ranges, and are grouped in accordance with the age range that has the largest number of blocks.

CONTROLLING OFFICER'S REPLY**THB(H)006****(Question Serial No. 1790)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)Director of Bureau: Secretary for Transport and HousingThis question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)Question (Member Question No. 502):

Please provide the number of public housing units deployed by the Housing Authority as tied flats (e.g. for rental as staff quarters) by district over the past 5 years.

Asked by: Hon. CHEUNG Chiu-hung, FernandoReply:

The number of public rental housing units deployed by the Hong Kong Housing Authority as tied flats are shown by District Council districts as follows:

District Council Districts	As at End of February 2010	As at End of February 2011	As at End of February 2012	As at End of February 2013	As at End of February 2014
Eastern	11	11	11	10	10
Southern	10	10	10	8	8
Kowloon City	11	11	11	8	8
Kwun Tong	23	23	21	17	17
Sham Shui Po	12	12	12	9	9
Wong Tai Sin	4	4	4	3	3
Islands	2	2	2	1	1
Kwai Tsing	21	21	21	20	20
Sha Tin	38	38	38	16	16
Tai Po	5	5	5	5	5
Tsuen Wan	3	3	3	1	1
Tuen Mun	4	4	4	3	2
Yuen Long	1	1	1	1	1
Total	145	145	143	102	101

CONTROLLING OFFICER'S REPLY**THB(H)007****(Question Serial No. 1058)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Building ControlControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)Director of Bureau: Secretary for Transport and HousingThis question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)Question (Member Question No.17):

Please give an account of the flat production figures for the public rental housing (PRH) estates completed over each of the past 5 years (from 2009-10 to 2013-14) and for those scheduled for completion in each of the coming 3 years. As far as these estates are concerned, what are the areas reserved for welfare lettings, the areas on the ground and first floors of PRH blocks set aside for the same purposes, the areas retained for such purposes in the welfare blocks of these estates, and the areas put aside for these purposes in other locations of these estates (if any)?

Year of completion	Name of PRH estate	Flat production in the estate	Areas for welfare lettings in the estate	Areas for welfare lettings on 1/F or G/F of estate blocks	Areas for welfare lettings in social welfare blocks of the estate	Areas for welfare lettings in other locations of the estate (if any)

Asked by: Hon. CHEUNG Kwok-cheReply:

As a financially autonomous public body, the Hong Kong Housing Authority funds its public housing programmes with its own resources. As regards the welfare/community facilities provided in public housing estates, most of them are funded by the Government. The following table sets out the requested information (on estate basis):

Year of completion/ estimated year of completion	Name of PRH estate ¹	Flat production in the estate ² (m ²)	Areas for welfare lettings in the estate ² (m ²)	Areas for welfare lettings on 1/F, G/F or other lower floors of estate blocks ² (m ²)	Areas for welfare lettings in social welfare blocks of the estate ² (m ²)	Areas for welfare lettings in other locations of the estate ² (if any) (e.g. in commercial centre, carpark, etc.) (m ²)
1999-2011	Hung Hom	2 773	269	269	-	-
2000-2010	Upper Wong Tai Sin	4 873	1 584	1 584	-	-
2002-2009	Upper Ngau Tau Kok	6 717	2 091	2 021	-	70
2002-2016	Lei Yue Mun (include Lei Yue Mun Phase 3)	3 639	3 430	3 430	-	-
2004-2012	Yau Lai	8 519	1 095	794	-	301
2005-2013	Mei Tin	6 713	3 630	2 352	1 278	-
2007-2011	Tin Ching	6 201	9 563	-	9 563	-
2009	Lam Tin ⁴	3 036	-	-	-	-
2009-2012	Un Chau	7 810	6 941	6 941	-	-
2009-2010	Sau Mau Ping (South) ⁴	3 995	-	-	-	-
2010	Chai Wan ⁴	1 600	-	-	-	-
2010	Mei Tung ⁴	1 464	-	-	-	-
2010	Shek Mun	1 958	52	52	-	-
2010-2011	Choi Fook	3 439	593	593	-	-
2010-2011	Choi Tak	5 752	859	859	-	-
2011	Sha Tin Pass ⁴	1 278	-	-	-	-
2011	Yan On ⁴	2 587	-	-	-	-
2011	Shin Ming ⁴	1 974	-	-	-	-
2011	Kwai Luen	1 470	109	109	-	-
2012	Tung Wui	1 333	2 578	-	2 578	-
2006-2012	Shek Kip Mei Redevelopment Ph. 1, 2 & 5 ³	6 087	7 104	-	7 104	-
2012-2016	Lower Ngau Tau Kok	4 805	491	491	-	-
2013	Kai Ching	5 204	1 200	-	-	1 200
2014	Tak Long ⁴	8 164	-	-	-	-
2013	Cheung Sha Wan	1 390	4 610	-	-	4 610
2013	Fung Wo ⁴	1 607	-	-	-	-

2013	Lung Yat	990	1 180	-	1 180	-
2014	Kwai Shing Circuit	1 507	500	500	-	-
2014	Wing Cheong	1 488	623	623	-	-
2014	Tseung Kwan O Area 65B (Yee Ming)	2 059	908	908	-	-
2014	Tai Pak Tin Street ⁴	839	-	-	-	-
2015	Tung Tau Cottage Area East ⁴	990	-	-	-	-
2015	Sheung Shui Area 36 West	1 358	1 720	-	-	1 720
2015	Shui Chuen O	11 123	6 894	6 894	-	-
2015	Hung Shui Kiu Area 13 Ph. 1-3	4 905	3 875	1 963	-	1 912
2015-2018	So Uk	6 985	5 504	5 504	-	-
2016	Chai Wan Factory Estate ⁴	195	-	-	-	-
2016-2017	Anderson Road Site A, B, C1, C2, D & E	17 917	10 198	1 255	8 283	660
2016	Po Heung Street	483	303	-	-	303
2016	Ex-Yuen Long Estate	437	40	40	-	-
2016	Au Tau Departmental Quarters ⁴	1 203	-	-	-	-
2017	Tuen Mun Area 54 Site 2	4 688	361	361	-	-
2017	Tung Chung Area 56	3 580	3 760	3 389	-	371
2017	San Po Kong F.F.	857	450	450	-	-

Notes:

- 1 Includes estates/projects with completion dates (whole or part) fall in the past 5 years (i.e. 2009-10 to 2013-14) and estimated completion dates fall in the coming 3 years (i.e. 2014-15 to 2016-17).
- 2 Refers to existing and reserved areas for welfare/community facilities in Internal Floor Ares. Welfare/community facilities under the divested portion of the estates have been excluded.
- 3 Only Phases 1, 2 and 5 of the Redevelopment of Shek Kip Mei Estate have been taken into account as other redevelopment phases are still at planning and design stage.
- 4 Welfare/community facilities provided for in nearby areas.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2273)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No. 11):

In view of an increase of 85.3% in the Housing Department's financial provision for Support Services in the 2014 estimates, please inform this Committee:

- a. of the 3 infrastructure projects which the Bureau expects funding approval by the Legislative Council in 2014, as well as the expenditure incurred in the 3 projects respectively; and
- b. of the infrastructure projects which the Bureau expects to be under construction in 2014, as well as their respective implementation dates.

Asked by: Hon. FAN Kwok-wai, Gary

Reply:

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

- a. Under the Capital Works Reserve Fund Head 711, there were two infrastructural and community facility projects for which the funding approval was obtained from the Legislative Council (LegCo) in February 2014, i.e. "Main engineering infrastructure in association with the proposed developments in Area 56, Tung Chung" and "Community hall at Sau Ming Road, Kwun Tong" at an estimated cost of \$54.8 million and \$134.9 million in money-of-the-day prices respectively. There is another community facility project that we will seek funding approval from LegCo in 2014, i.e. "Reprovisioning of Pak Tin Community Hall and special child care centre-cum-early education and training centre in Pak Tin Estate redevelopment site, and construction of footbridge link at Nam Cheong Street, Sham Shui Po" at an estimated cost of \$301.1 million in money-of-the-day prices.
- b. Under the Capital Works Reserve Fund Head 711, there are 17 infrastructural and community facility projects under construction in 2014. The projects and their respective completion dates are listed at the Annex.

List of housing-related infrastructural and community facility projects under construction in 2014

<u>Projects in construction stage</u>	<u>Anticipated completion dates</u>
1. District open space adjoining Lower Ngau Tau Kok public housing redevelopment	06/2015
2. Development at Anderson Road	05/2016
3. Development at Anderson Road—consultants' fees and site investigation	05/2016
4. Water supply to housing development at Anderson Road	12/2014
5. Mainlaying within development at Anderson Road	11/2014
6. Development near Choi Wan Road and Jordan Valley	10/2016
7. Development near Choi Wan Road and Jordan Valley — consultants' fees and site investigation	10/2016
8. Public transport interchange at Area 13, Hung Shui Kiu	12/2014
9. Public transport interchange at Area 3A, Tung Chung	07/2016
10. Main engineering infrastructure in association with the proposed developments in Area 56, Tung Chung	02/2016
11. Community hall at Sau Ming Road, Kwun Tong	05/2018
12. Reprovisioning of Pak Tin Community Hall and special child care centre-cum-early education and training centre in Pak Tin Estate redevelopment site, and construction of footbridge link at Nam Cheong Street, Sham Shui Po *	05/2017
<u>Projects in final account stage</u>	<u>Actual completion dates</u>
13. Reprovisioning of the Police Dog Unit and Force Search Unit from the Burma Lines Site to Sha Ling	10/2003
14. Tin Shui Wai further development — road junction improvement, site formation and main engineering infrastructure	07/2005
15. Road improvement works in association with the proposed re-alignment of Ngau Tau Kok Fourth Street and Fifth Street and construction of nearby footbridge links	10/2012
16. Mainlaying within development near Choi Wan Road and Jordan Valley	12/2006
17. Remaining waterworks for development near Choi Wan Road and Jordan Valley	12/2007

* It is estimated that this project will seek funding approval from the Legislative Council in 2014.

CONTROLLING OFFICER'S REPLY

THB(H)009

(Question Serial No. 0760)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 594 (if applicable)

Question (Member Question No. 33):

As regards the work to “monitor the progress of supply and timely availability of public housing sites” stated in the Matters Requiring Special Attention in 2014-15, will the Administration inform this Committee of the number of sites, broken down by the 18 District Council districts of Hong Kong (18 districts), available for public housing development and the number of units thus constructed; as well as the location, with a breakdown by the 18 districts, of public rental housing units estimated to be built and the forecast production in the coming 5 years?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

Details of the number of sites, the number of units and the location of public rental housing development to be constructed by the Hong Kong Housing Authority in the coming five years are set out at the Annex.

Public Rental Housing (PRH) Production (2013-14 to 2017-18)

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2013-14				
Urban	Kowloon City	Kai Tak Development Site 1B Phase 1	2 700	8 200
		Kai Tak Development Site 1B Phase 2	2 900	
		Kai Tak Development Site 1B Phase 3	2 500	
	Sham Shui Po	Sai Chuen Road	1 500	1 500
Extended Urban	Kwai Tsing	Tai Pak Tin Street	800	2 300
		Kwai Shing Circuit	1 500	
	Sai Kung	Tseung Kwan O Area 65B	2 100	2 100
			Sub-total	14 100
2014-15				
Urban	Sham Shui Po	So Uk Phase 1	2 900	2 900
	Wong Tai Sin	Tung Tau Cottage Area East	1 000	1 000
Extended Urban	Sha Tin	Sha Tin Area 52 Phase 1	3 000	3 000
New Territories	North	Sheung Shui Area 36 West	1 400	1 400
		Yuen Long	Hung Shui Kiu Area 13 Phase 1	1 500
	Hung Shui Kiu Area 13 Phase 2		600	
	Hung Shui Kiu Area 13 Phase 3		2 300	
			Sub-total	12 700
2015-16				
Urban	Eastern	Conversion of Chai Wan Factory Estate to PRH	200	200
	Kwun Tong	Lower Ngau Tau Kok Phase 2	600	9 600
		Anderson Road Site D	3 500	
		Anderson Road Site E Phase 1	2 600	
		Anderson Road Site E Phase 2	2 500	
		Lei Yue Mun Phase 3	400	
Extended Urban	Sha Tin	Sha Tin Area 52 Phase 2	3 500	8 100
		Sha Tin Area 52 Phase 3	2 000	
		Sha Tin Area 52 Phase 4	2 600	
New Territories	Tai Po	Po Heung Street	500	500
	Yuen Long	Hung Shui Kiu Area 13 Phase 3	500	2 100
		Au Tau Departmental Quarters	1 200	
		Ex-Yuen Long Estate	400	
			Sub-total	20 500

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2016-17				
Urban	Kwun Tong	Anderson Road Site A	1 500	9 300
		Anderson Road Site B Phase 1	3 100	
		Anderson Road Site B Phase 2	2 600	
		Anderson Road Site C1	1 400	
		Anderson Road Site E Phase 2	800	
	Sham Shui Po	So Uk Phase 1	400	400
	Wong Tai Sin	San Po Kong Flatted Factory	900	900
Extended Urban	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700
		Tuen Mun Area 54 Site 2 Phase 2	2 100	
			Sub-total	18 800
2017-18				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	EHC Site Phase 7	500	500
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 200	7 800
		Lai Chi Kok Road - Tonkin Street Phase 1	2 500	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 2	3 700	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Married Quarters	900	900
	Sha Tin	Shek Mun	2 300	2 300
	Islands	Tung Chung Area 39	3 800	3 800
			Sub-total	15 600
			Total	81 600

Based on Public Housing Construction Programme as at November 2013

Note: Figures may not add up to the total due to rounding.

CONTROLLING OFFICER'S REPLY

THB(H)010

(Question Serial No. 0761)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No. 34):

In the Brief Description, it is mentioned: "...co-ordinating the collection and checking the accuracy of overall public and private housing statistics and providing necessary data and analysis to relevant bureaux and departments for infrastructure and land supply planning." Will the Administration provide this Council with a list of existing public housing estates that have not fully utilised their plot ratios permitted in the respective outline zoning plans, and with the estimated flat increase in each of these estates if their respective permitted plot ratios are fully utilised?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

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

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

As for the maximum plot ratio of individual estates that could be fully utilised, we have to assess this based on the particular site characteristics of individual estates. To do so, we conduct a series of studies including various technical and environmental impact assessments, local master planning, urban design and the development intensity, visual impact assessment, etc. We also need to carry out a preliminary review on various ancillary facilities such as community, welfare, transport and educational facilities, etc. Upon completion of the preliminary review and without compromising the living environment and where planning and infrastructure capacity permit, we can then request the relevant bureaux and departments to relax the plot ratio of individual estates and seek approval from the Town Planning Board through planning applications.

CONTROLLING OFFICER'S REPLY**THB(H)011****(Question Serial No. 0769)**

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No.42):

Regarding “co-ordinating the collection and checking the accuracy of overall public and private housing statistics and providing necessary data and analysis to relevant bureaux and departments for infrastructure and land supply planning” as stated in the Brief Description, will the Administration inform this Committee of the latest statistics in respect of the following: the number of public rental housing (PRH) flats; the population (with the number of households) living in PRH; the number of subsidised home ownership flats (in a breakdown by the Home Ownership Scheme (HOS), Sandwich Class Housing Scheme (SCHS) and Tenants Purchase Scheme (TPS)); the population (with the number of households) living in subsidised home ownership flats; the number of flats in housing estates under TPS, and, of which, the number of flats sold; the number of HOS flats with the premium settled; the number of TPS flats with the premium settled; the number of permanent private flats, and, of which, the number of vacant private flats and the number of private flats that are over 30 as well as over 40 years old?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

As at the end of 2013, there were in total about 780 300 public rental units¹ under the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS). According to the estimate of the Census and Statistics Department (C&SD), the number of households in public rental units under the HA and HKHS amounted to about 732 700, providing homes for about 2.09 million persons as at the fourth quarter of 2013.

Subsidised sale flats refer to those units with premium not yet paid, thus still being subsidised by the Government. Those units with premium paid/no need to pay premium², which can be transacted on the open market are not included. As at the end of 2013, there were around 392 800 subsidised sale flats³ under the HA and the HKHS, including about 253 200 units under the Home Ownership Scheme (HOS), about 9 100 units under the Flat for Sale Scheme, about 6 800 units under the Sandwich Class Housing Scheme and about 123 800 units under the Tenants Purchase Scheme (TPS)⁴. According to the estimate of the C&SD, as at the fourth quarter of 2013, there were about 374 500 households in subsidised sale flats, accommodating about 1.19 million persons.

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

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

³ Figures may not add up to total due to rounding.

⁴ If PRH flats in TPS estates which were not yet sold and sold TPS units with premium paid were also included, there were a total of 183 800 units in TPS estates as at the end of 2013.

As at the end of 2013, there were about 71 000 HOS units and 1 500 TPS units with premium paid/no need to pay premium respectively.

Based on the latest record of the Rating and Valuation Department, as at end of 2012, there were about 1 117 900 private residential units (excluding village housing), of which about 48 000 units were vacant. About 376 200 and 184 600 private residential units were aged over 30 years and 40 years respectively.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0770)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No. 43):

In the Brief Description, it is mentioned: "...administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711 by providing intra-governmental services for implementation of these projects. The work involves liaison with concerned departments at various stages from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and within budget." Regarding the development of public rental housing (PRH), will the Administration inform this Committee of the expenditure in each of the past 2 years and the estimated expenditure to be incurred in each of the coming 3 years, as well as each year's average unit cost of PRH flats and number of jobs that were/ will be created?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

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

For the Capital Works Reserve Fund Head 711, the revised estimate for 2013-14 is about \$522.7 million, while the estimated expenditure for 2014-15 is about \$648.4 million.

According to the current five-year rolling Public Housing Construction Programme of the HA, the estimated total new PRH production during the five-year period starting from 2013-14 (i.e. 2013-14 to 2017-18) is about 81 600 flats with an average of about 16 320 flats per year. In this five-year period, the average estimated job creation is about 8 700 jobs per year. As mentioned above, the HA would fund the construction cost of public housing. The Housing Department, as the executive arm of the HA, would report the construction costs, expenditure and progress, etc in relation to the development of the public housing to the HA on a regular basis.

CONTROLLING OFFICER'S REPLY

THB(H)013

(Question Serial No. 2910)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Budget Speech Para. 116 Page 38 (if applicable)

Question (Member Question No. 51):

Paragraph 116 of the Budget Speech says “The Housing Authority will have an estimated balance of \$68 billion at the end of this financial year. The sum can meet the funding requirement of the development programme for the next four years. However, to achieve the new housing production target, the Housing Authority must keep enhancing cost-effectiveness and sustainability of modus operandi in the long run. I hope that it will conclude the assessment next year on additional financial resources needed for the next ten years after consolidating revenue increases and cost savings. This will facilitate its discussions with Government on a feasible long-term financial arrangement.” Will the Government inform this Committee of the preliminary options (e.g. injection of funds into the Housing Authority (HA)) it will adopt to enhance the sustainability of HA’s modus operandi taking into account the new housing production target and the potential proceeds from the sale of new Home Ownership Scheme flats? Will the Government conduct any independent study or assessment on the financial commitment and set aside resources accordingly? If yes, please advise on the manpower and expenditure involved.

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

To achieve the new housing production target, the Hong Kong Housing Authority (HA) will carry out an assessment in 2014-15 on additional financial resources needed for the next ten years after consolidating revenue increases and cost savings. This will facilitate its discussions with the Government on a feasible long-term financial arrangement. The Government will seek the approval from the Legislative Council in a timely manner when additional funding is required to support the public housing programme of the HA.

CONTROLLING OFFICER'S REPLY

THB(H)014

(Question Serial No. 2594)

Head: (62) Housing Department

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

Programme: (1) Building Control, (2) Private Housing, (3) Appeal Panel (Housing), (4) Rehousing of Occupants upon Clearance, (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing) (D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)

Question (Member Question No. 49):

Regarding the records management work of the Bureau and its departments over the past 3 years:

1. Please provide information on the number and ranking of officers specifically responsible for such work; if there is no officer specifically responsible for such work, please provide information on the number of officers involved in records management duties as well as the hours of work covering records management and the duties in other areas they have also to undertake;
2. Please list information on programme and administrative records which have been closed pending transfer to the Government Records Service (GRS) for appraisal as per the table below:

Category of records	Years covered by the records	Number and linear meters of records	Retention period approved by GRS	Confidential documents or not?

3. Please list information on programme and administrative records which have been transferred to GRS for retention as per the table below:

Category of records	Years covered by the records	Number and linear meters of records	Years in which the records were transferred to GRS	Retention period approved by GRS	Confidential documents or not?

4. Please list information on records which have been approved for destruction by GRS as per the table below:

Category of records	Years covered by the records	Number and linear meters of records	Years in which the records were transferred to GRS	Retention period approved by GRS	Confidential documents or not?

Asked by: Hon. HO Sau-lan, Cyd

Reply:

1. At present, one Chief Executive Officer and three Senior Executive Officers have been respectively designated as the Departmental Records Manager and Assistant Departmental Records Managers for the Housing Department (HD) and the Hong Kong Housing Authority (HA). In addition to records management work, they also undertake other administrative duties. Moreover, some 1 000 staff members of different ranks have been deployed to assist in the records management-related work in their respective sections. It is roughly estimated that a cumulative total of about 1 195 000 work hours have been spent in the past 3 years. The other duties undertaken by the staff members concerned include general clerical duties and duties relating to the businesses of the HD and the HA.
2. The programme and administrative records which have been closed pending transfer to the Government Records Service (GRS) for appraisal:

Category of records	Years covered by the records	Number and linear meters (lm) of records	Retention period approved by GRS	Confidential documents or not?
Administrative and Programme Records	1976-2014	6 100 nos. and 325 linear metres	2-12 years ¹ (some of the records are being appraised by GRS)	Partly

3. The programme and administrative records which have been transferred to GRS for retention:

Category of records	Years covered by the records	Number and linear meters of records	Years in which the records were transferred to GRS	Retention period approved by GRS	Confidential documents or not?
Administrative Records	1973-2005	80 nos. and 3 linear meters	2012-13	2-5 years ¹	No

4. The records which have been approved for destruction by GRS:

Category of records	Years covered by the records	Number and linear meters of records	Years in which the records were transferred to GRS	Retention period approved by GRS	Confidential documents or not?
Administrative and Programme Records	1940-2013	72 500 nos. and 5 500 linear meters	2011-12 to 2013-14	1-12 years ¹	Partly

¹ Established according to the "General Administrative Records Disposal Schedules" and "Practical Guide To Records Scheduling and Disposal" issued by GRS.

CONTROLLING OFFICER'S REPLY**THB(H)015****(Question Serial No. 2595)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Building Control, (2) Private Housing, (3) Appeal Panel (Housing), (4) Rehousing of Occupants upon Clearance, (5) Support ServicesControlling Officer: Permanent Secretary for Transport and Housing (Housing) (D.W. PESCOD)Director of Bureau: Secretary for Transport and HousingThis question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)Question (Member Question No. 50):

Regarding the consultancy studies on policy formulation and assessment (if any) commissioned by the Bureau and its departments, please provide the relevant information in the following format.

- (a) Please inform this Committee of the details of the funded consultancy studies on public policy research and strategic public policy research in the past 2 financial years (2012-13 and 2013-14) as per the table below:

Name of consultant	Means of granting contract (open bid/ tender/ others (please specify))	Project name, contents and objective	Consultancy fee (\$)	Date of commencement	Progress of the study (under preparation/ in progress/ completed)	Details and progress of follow-up actions taken by the Administration (if any)	If completed, was it published? If yes, by what means? If no, what were the reasons?

- (b) Has financial provision been allocated for commissioning consultancy studies this year (2014-15)? If yes, please provide the following information:

Name of consultant	Means of granting contract (open bid/ tender/ others (please specify))	Project name, contents and objective	Consultancy fee (\$)	Date of commencement	Progress of the study (under preparation/ in progress/ completed)	Details and progress of follow-up actions taken by the Administration (if any)	If expected to complete this year, will the consultancy study be published? If yes, by what means? If no, what are the reasons?

- (c) What were the criteria for consideration when granting consultancy studies to the research bodies concerned?

Asked by: Hon. HO Sau-lan, Cyd

Reply:

(a) Details of the funded consultancy studies in 2012-13 and 2013-14 are as follows -

Name of consultant	Means of granting contract (open bid/ tender/ others (please specify))	Project name, contents and objective	Consultancy fee (\$)	Date of commencement	Progress of the study (under preparation/ in progress/ completed)	Details and progress of follow-up actions taken by the Administration (if any)	If completed, was it published? If yes, by what means? If no, what were the reasons?
Hong Kong Polytechnic University	Invite relevant organisations to submit quotation	Focus Group Study on Long Term Housing Strategy of Hong Kong The main objective is to collect views from specific groups in the community on housing needs and related matters	1.4 million	2013	Completed	-	The report was submitted to the Long Term Housing Strategy Steering Committee for reference. It was also uploaded onto the website of the Transport and Housing Bureau.
Policy 21 Limited	Single quotation	Survey on Subdivided Units in Hong Kong The main objective is to assess the characteristics and living conditions of tenants living in subdivided units, and to estimate the number of subdivided units in Hong Kong and tenants therein.	About 1.2 million	2013	Completed	-	The report was submitted to the Long Term Housing Strategy Steering Committee for reference. It was also uploaded onto the website of the Transport and Housing Bureau.
Mercado Solutions Associated	Tender	Collection and analysis of statistics	Around 0.3 million	2013	Completed	-	The data was used for internal

Name of consultant	Means of granting contract (open bid/ tender/ others (please specify))	Project name, contents and objective	Consultancy fee (\$)	Date of commencement	Progress of the study (under preparation/ in progress/ completed)	Details and progress of follow-up actions taken by the Administration (if any)	If completed, was it published? If yes, by what means? If no, what were the reasons?
Limited		on the private residential market.					reference and was not published.

- (b) In 2014-15, we have no plans to commission any consultancy study on public policy research and strategic public policy research. However, for the purpose of updating the long term housing demand projection in 2014-15, we have earmarked a provision of \$1.2 million to commission the Census and Statistics Department for contracting out a statistical survey relating to subdivided units in Hong Kong in order to update the estimated number of subdivided units.
- (c) The criteria for consideration when granting consultancy studies to research organisations are the capability of the bidders to conduct the relevant studies and their charges.

CONTROLLING OFFICER'S REPLY

THB(H)016

(Question Serial No. 2778)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 594 (if applicable)

Question (Member Question No. 15):

It is mentioned that the Department will monitor the progress on supply and timely availability of public housing sites. In this regard, please inform this Committee of the following:

- 1) What are the details of the work?
- 2) What will be the expenditure incurred in the work? Please provide a breakdown of the expenditure.
- 3) What specific measures will be taken to ensure the timely availability of sites? What remedial measures will be taken in case of delays in the supply of sites? What will be the expenditure incurred in implementing the possible remedial measures?

Asked by: Hon. IP Kwok-him

Reply:

- (1)&(3) The Government is actively exploring all feasible ways to increase the land supply for public housing production and to identify suitable land for public housing development in different parts of the territory. In addition, where planning and infrastructure permit as well as without compromising environmental quality, the Hong Kong Housing Authority will seek to optimize the development potential of each site and increase public housing flat production through relaxation of the plot ratio and building height restrictions of public housing sites.

The Steering Committee on Land Supply chaired by the Financial Secretary will co-ordinate the overall planning for development and supply of land in Hong Kong for various uses. Land issues including those related to housing will be properly dealt with to ensure a stable and adequate supply of housing land. The Government will further strengthen the internal coordination amongst bureaux and departments to monitor the land supply for public housing. This is to ensure that there is sufficient land supply to cater for the demand for public housing and the overall development of society.

- (2) The expenditure incurred in the work of monitoring the progress of land supply for public housing sites for 2014-15 is estimated to be about \$2.3 million.

CONTROLLING OFFICER'S REPLY

THB(H)017

(Question Serial No. 0206)

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)

Question (Member Question No. 13):

In Programme (1), the Independent Checking Unit (ICU) of the Housing Department is responsible for carrying out building control duties in Home Ownership Scheme and Tenants Purchase Scheme buildings. In this connection, will the Administration inform this Committee:

- (1) of the number of retail and carparking premises surveyed by the ICU in each of the past 3 years (2011-12, 2012-13 and 2013-14);
- (2) of the numbers of advisory letters and repairs orders issued during surveys in each of the past 3 years (2011-12, 2012-13 and 2013-14); and the progress of the departments or organisations concerned in compliance with the advisory letters or repairs orders; and
- (3) of the target number of surveys expected to be carried out, the accumulated number of cases pending to be processed, and changes in the staff establishment and expenditure in 2014-15.

Asked by: Hon KWOK Wai-keung

Reply:

Since 2004, the Independent Checking Unit (ICU) of Housing Department has implemented the Planned Survey Programme for residential buildings in Home Ownership Scheme courts and Tenants Purchase Scheme estates. The surveys include the inspection and identification of unauthorized and dangerous building works, as well as the condition of common areas, external walls and drainage pipes. The ICU carries out enforcement action against unauthorized building works or conditions of disrepair of common areas in accordance with the Buildings Ordinance under delegated authority from the Director of Buildings. In the past three years (i.e. 2011-2013), the ICU had completed surveys of 20 residential buildings each year. The Programme does not cover the retail and carparking premises.

During the past three years, 3 324 advisory letters and 1 152 removal orders had been issued under the Programme requiring removal of unauthorized building works. The majority were issued to individual owners or occupants of the concerned residential flats. In the same period, 1 219 advisory letters and 1 408 removal orders were complied with (i.e. cases complied with in the past three years but not necessarily those to which ICU issued advisory letters or removal orders in the same period). As no serious disrepair had been identified, no repair order was issued during the period.

By the end of 2013, there are still 666 residential buildings to be surveyed under the Programme. In 2014-15, there would be no change in the related staff establishment and expenditure. Due to the increase of workload in other related aspects, the ICU estimates that it is able to survey only 18 buildings in 2014.

CONTROLLING OFFICER'S REPLY**THB(H)018****(Question Serial No. 2356)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Building ControlControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)Director of Bureau: Secretary for Transport and HousingThis question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)Question (Member Question No. 38):

- (a) Would the Administration provide details of the staffing establishment for handling public rental housing (PRH) and Home Ownership Scheme (HOS) developments? Will the staffing establishment be adjusted in view of the Government's higher flat production target?
- (b) Please provide information on the subsidised housing currently under construction and scheduled for construction as per the table below:

PRH Developments

Lot	Address	Floor area of the project	Number of flats	Number of 1-bedroom flats	Number of 2-bedroom flats	Number of 3-bedroom flats	Construction cost	Current construction progress	Expected completion date

HOS Developments

Lot	Address	Floor area of the project	Number of flats	Number of 1-bedroom flats	Number of 2-bedroom flats	Number of 3-bedroom flats	Construction cost	Current construction progress	Expected completion date

Asked by: Hon. LAM Kin-fung, JeffreyReply:

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

- (a) The HA is responsible for the expenses of the staff establishment for public housing construction. The

Development and Construction Division of the Housing Department is responsible for the implementation of the HA's public housing projects. There are about 2 140 staff members in the Division and the estimated staff cost for 2013-14 is about \$1,896 million. The HA would monitor the manpower requirement for the development and construction of public housing.

- (b) According to the HA's Public Housing Construction Programme, relevant information on the public rental housing (PRH) and Home Ownership Scheme (HOS) projects anticipated for completion from 2013-14 to 2017-18 is set out in the Annex I and Annex II. Projects in 2013-14 are mostly completed. The rest of the projects in the remaining four years are either under construction or at the advanced detailed design stage. The HA will fund the construction cost of the PRH and HOS projects. For projects to be completed beyond 2017-18, as most of them are at an early planning and design stage, the relevant information cannot be provided at this stage.

Public Rental Housing (PRH) Production (2013-14 to 2017-18)

Year of Completion/ District	District	PRH Project	Planned Flat Number	Planned Flat Number By District
2013-14				
Urban	Kowloon City	Kai Tak Development Site 1B Phase 1	2 700	8 200
		Kai Tak Development Site 1B Phase 2	2 900	
		Kai Tak Development Site 1B Phase 3	2 500	
	Sham Shui Po	Sai Chuen Road	1 500	1 500
Extended Urban	Kwai Tsing	Tai Pak Tin Street	800	2 300
		Kwai Shing Circuit	1 500	
	Sai Kung	Tseung Kwan O Area 65B	2 100	2 100
			Sub-total	14 100
2014-15				
Urban	Sham Shui Po	So Uk Phase 1	2 900	2 900
	Wong Tai Sin	Tung Tau Cottage Area East	1 000	1 000
Extended Urban	Sha Tin	Sha Tin Area 52 Phase 1	3 000	3 000
New Territories	North	Sheung Shui Area 36 West	1 400	1 400
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	1 500	4 400
		Hung Shui Kiu Area 13 Phase 2	600	
		Hung Shui Kiu Area 13 Phase 3	2 300	
			Sub-total	12 700
2015-16				
Urban	Eastern	Conversion of Chai Wan Factory Estate to PRH	200	200
	Kwun Tong	Lower Ngau Tau Kok Phase 2	600	9 600
		Anderson Road Site D	3 500	
		Anderson Road Site E Phase 1	2 600	
		Anderson Road Site E Phase 2	2 500	
		Lei Yue Mun Phase 3	400	
Extended Urban	Sha Tin	Sha Tin Area 52 Phase 2	3 500	8 100
		Sha Tin Area 52 Phase 3	2 000	
		Sha Tin Area 52 Phase 4	2 600	
New Territories	Tai Po	Po Heung Street	500	500
	Yuen Long	Hung Shui Kiu Area 13 Phase 3	500	2 100
		Au Tau Departmental Quarters	1 200	
		Ex-Yuen Long Estate	400	
			Sub-total	20 500

Year of Completion/ District	District	PRH Project	Planned Flat Number	Planned Flat Number By District
2016-17				
Urban	Kwun Tong	Anderson Road Site A	1 500	9 300
		Anderson Road Site B Phase 1	3 100	
		Anderson Road Site B Phase 2	2 600	
		Anderson Road Site C1	1 400	
		Anderson Road Site E Phase 2	800	
	Sham Shui Po	So Uk Phase 1	400	400
	Wong Tai Sin	San Po Kong Flatted Factory	900	900
Extended Urban	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700
		Tuen Mun Area 54 Site 2 Phase 2	2 100	
			Sub-total	18 800
2017-18				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	EHC Site Phase 7	500	500
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 200	7 800
		Lai Chi Kok Road - Tonkin Street Phase 1	2 500	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 2	3 700	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Married Quarters	900	900
	Sha Tin	Shek Mun	2 300	2 300
	Islands	Tung Chung Area 39	3 800	3 800
			Sub-total	15 600
			Total	81 600

Based on Public Housing Construction Programme as at November 2013

Figures may not add up to the total due to rounding.

Home Ownership Scheme (HOS) Production (2013-14 to 2017-18)

Year of Completion/ District	District	HOS Project	Planned Flat Number	Planned Flat Number By District
2016-17				
Extended Urban	Kwai Tsing	Ching Hong Road	500	500
	Tsuen Wan	Sha Tsui Road	1 000	1 000
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C	200	500
Pik Tin Street, Sha Tin Area 4D		300		
New Territories	Yuen Long	Wang Yip Street West	200	200
			Sub-total	2 200
2017-18				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5	700	700
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31	200	200
New Territories	Yuen Long	Kiu Cheong Road East	2 600	2 600
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			Sub-total	4 200
			Total	6 300

Based on Public Housing Construction Programme as at November 2013

Figures may not add up to the total due to rounding.

Domestic Gross Floor Area (GFA) and Number of Public Rental Housing Flats by Flat Types (2013-14 to 2017-18)

Year of Completion/District	Flat Type				Domestic GFA (m ²)
	1/2-person Flat	2/3-person Flat	1-bedroom Flat	2-bedroom Flat	
2013-14					
Urban	2 300	3 400	3 000	900	372 000
Extended Urban	800	1 100	2 000	600	188 000
Sub-total	3 100	4 500	5 000	1 500	560 000
2014-15					
Urban	800	900	1 800	400	165 000
Extended Urban	700	600	1 200	500	123 000
New Territories	1 300	1 300	2 500	700	240 000
Sub-total	2 800	2 900	5 500	1 600	528 000
2015-16					
Urban	1 600	2 900	4 100	1 100	450 000
Extended Urban	1 800	1 400	4 100	800	343 000
New Territories	500	600	1 200	400	117 000
Sub-total	3 900	4 900	9 400	2 300	910 000
2016-17					
Urban	1 700	2 100	3 400	3 300	513 000
Extended Urban	600	900	1 600	500	161 000
New Territories	800	1 100	1 200	1 600	202 000
Sub-total	3 000	4 200	6 200	5 400	877 000
2017-18					
Flat number and domestic GFA to be confirmed as developments are under design.					

Note: The actual figures may be subject to change at the detailed design stage. Figures may not add up to the total due to rounding.

Domestic GFA and Number of Home Ownership Scheme Flats by Flat Types (2013-14 to 2017-18)

Year of Completion/District	Flat Type				Domestic GFA (m ²)
	1/2-person Flat	2/3-person Flat	1-bedroom Flat	2-bedroom Flat	
2016-17					
Extended Urban	0	0	100	1 900	104 000
New Territories	0	0	0	200	14 000
Sub-total	0	0	100	2 100	118 000
2017-18					
Flat number and domestic GFA to be confirmed as developments are under design.					

Note: The actual figures may be subject to change at the detailed design stage. Figures may not add up to the total due to rounding.

CONTROLLING OFFICER'S REPLY

THB(H)019

(Question Serial No. 0478)

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Budget Speech Parg. 116 Page 38 (if applicable)

Question (Member Question No. 44):

In paragraph 116 of the Budget Speech, it is mentioned: "The Housing Authority (HA) will have an estimated balance of \$68 billion at the end of this financial year. The sum can meet the funding requirement of the development programme for the next four years." In this regard, will the Administration inform this Committee of:

- a) the sites to be made available to the HA by the Administration for building public rental housing flats and a breakdown of the production volume for the next 4 years by district; and
- b) the sites to be made available to the HA by the Administration for building new Home Ownership Scheme flats and a breakdown of the production volume for the next 4 years by district.

Asked by: Hon LEE Kok-long, Joseph

Reply:

- a) The Hong Kong Housing Authority (HA) is going to complete about 14 100 public rental housing (PRH) flats in 2013-14. The sites made available to the HA by the Government for building PRH flats and the production volume for the next 4 years (i.e. 2014-15 to 2017-18) by district, are listed in **Annex I**.
- b) The sites made available to the HA by the Government for building Home Ownership Scheme flats and the production volume for the next 4 years (i.e. 2014-15 to 2017-18) by district, are listed in **Annex II**.

Public Rental Housing (PRH) Production (2013-14 to 2017-18)

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2013-14				
Urban	Kowloon City	Kai Tak Development Site 1B Phase 1	2 700	8 200
		Kai Tak Development Site 1B Phase 2	2 900	
		Kai Tak Development Site 1B Phase 3	2 500	
	Sham Shui Po	Sai Chuen Road	1 500	1 500
Extended Urban	Kwai Tsing	Tai Pak Tin Street	800	2 300
		Kwai Shing Circuit	1 500	
	Sai Kung	Tseung Kwan O Area 65B	2 100	2 100
			Sub-total	14 100
2014-15				
Urban	Sham Shui Po	So Uk Phase 1	2 900	2 900
	Wong Tai Sin	Tung Tau Cottage Area East	1 000	1 000
Extended Urban	Sha Tin	Sha Tin Area 52 Phase 1	3 000	3 000
New Territories	North	Sheung Shui Area 36 West	1 400	1 400
		Yuen Long	Hung Shui Kiu Area 13 Phase 1	1 500
	Hung Shui Kiu Area 13 Phase 2		600	
	Hung Shui Kiu Area 13 Phase 3		2 300	
			Sub-total	12 700
2015-16				
Urban	Eastern	Conversion of Chai Wan Factory Estate to PRH	200	200
	Kwun Tong	Lower Ngau Tau Kok Phase 2	600	9 600
		Anderson Road Site D	3 500	
		Anderson Road Site E Phase 1	2 600	
		Anderson Road Site E Phase 2	2 500	
		Lei Yue Mun Phase 3	400	
Extended Urban	Sha Tin	Sha Tin Area 52 Phase 2	3 500	8 100
		Sha Tin Area 52 Phase 3	2 000	
		Sha Tin Area 52 Phase 4	2 600	
New Territories	Tai Po	Po Heung Street	500	500
	Yuen Long	Hung Shui Kiu Area 13 Phase 3	500	2 100
		Au Tau Departmental Quarters	1 200	
		Ex-Yuen Long Estate	400	
			Sub-total	20 500

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2016-17				
Urban	Kwun Tong	Anderson Road Site A	1 500	9 300
		Anderson Road Site B Phase 1	3 100	
		Anderson Road Site B Phase 2	2 600	
		Anderson Road Site C1	1 400	
		Anderson Road Site E Phase 2	800	
	Sham Shui Po	So Uk Phase 1	400	400
	Wong Tai Sin	San Po Kong Flatted Factory	900	900
Extended Urban	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700
		Tuen Mun Area 54 Site 2 Phase 2	2 100	
			Sub-total	18 800
2017-18				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	EHC Site Phase 7	500	500
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 200	7 800
		Lai Chi Kok Road - Tonkin Street Phase 1	2 500	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 2	3 700	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Married Quarters	900	900
	Sha Tin	Shek Mun	2 300	2 300
	Islands	Tung Chung Area 39	3 800	3 800
			Sub-total	15 600
			Total	81 600

Based on Public Housing Construction Programme as at November 2013
Figures may not add up to the total due to rounding.

Home Ownership Scheme (HOS) Production (2013-14 to 2017-18)

Year of Completion/ District	Sub-district	HOS Project	Planned Flat Number	Planned Flat Number By Sub-district
2016-17				
Extended Urban	Kwai Tsing	Ching Hong Road	500	500
	Tsuen Wan	Sha Tsui Road	1 000	1 000
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C	200	500
		Pik Tin Street, Sha Tin Area 4D	300	
New Territories	Yuen Long	Wang Yip Street West	200	200
			Sub-total	2 200
2017-18				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5	700	700
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31	200	200
New Territories	Yuen Long	Kiu Cheong Road East	2 600	2 600
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			Sub-total	4 200
			Total	6 300

Based on Public Housing Construction Programme as at November 2013

Figures may not add up to the total due to rounding.

CONTROLLING OFFICER'S REPLY

THB(H)020

(Question Serial No. 3238)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 824 (if applicable)

Question (Member Question No. 36):

Please advise on the number of flats and total floor area in a breakdown by various types of private housing, namely A (under 40 square metres), B (40 to 69.9 square metres), C (70 to 99.9 square metres), D (100 to 159.9 square metres) and E (over 160 square metres) completed in each of the past 5 years. Please also advise on the present number of flats and total floor area of the various types of private housing in a breakdown by District Council district. What is the distribution of the total floor area of the various types of private housing expected to be increased in supply by the Government in various districts in 2014-15?

Asked by: LEE Wai-king, Starry

Reply:

The Rating and Valuation Department does not compile statistics on the total floor area of private domestic properties. The breakdown on the number of private domestic units, including annual completions by class in the past five years, the stock by class and district as at end 2013, as well as the forecast completions by class and district in 2014 and 2015, are set out in **Table I** to **Table III** respectively.

Table I: Annual completions by class in the past five years

Year	A	B	C	D	E	Total
2009	373	2 998	1 369	1 530	887	7 157
2010	689	6 742	4 534	1 182	258	13 405
2011	636	4 586	3 101	919	207	9 449
2012	1 511	4 496	1 720	1 827	595	10 149
2013	1 423	4 688	1 207	573	363	8 254

Remarks:

The data is provided by the Rating and Valuation Department.

All figures exclude village houses.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table II: Stock by class and district as at end 2013

District	A	B	C	D	E	Total
Central and Western	41 224	27 650	9 520	7 756	5 719	91 869
Wan Chai	21 230	21 946	7 315	8 241	3 238	61 970
Eastern	37 073	66 520	17 660	5 251	608	127 112
Southern	6 227	19 958	4 048	5 565	6 274	42 072
Yau Tsim Mong	43 733	48 042	14 479	4 296	575	111 125
Sham Shui Po	25 080	38 531	6 695	2 881	403	73 590
Kowloon City	32 389	40 960	17 165	9 189	1 749	101 452
Wong Tai Sin	7 794	9 387	1 444	469	29	19 123
Kwun Tong	18 132	28 508	707	117	9	47 473
Kwai Tsing	13 963	18 121	2 848	545	26	35 503
Tsuen Wan	16 600	50 645	6 624	1 033	332	75 234
Tuen Mun	18 994	32 183	3 215	1 635	461	56 488
Yuen Long	16 145	41 355	10 232	2 785	362	70 879
North	11 007	12 833	1 620	613	652	26 725
Tai Po	10 911	10 033	3 726	3 547	1 777	29 994
Sha Tin	24 671	31 114	15 880	4 042	1 103	76 810
Sai Kung	7 443	39 132	4 137	1 350	1 413	53 475
Islands	1 461	11 748	7 179	1 903	448	22 739
Overall	354 077	548 666	134 494	61 218	25 178	1 123 633

Remarks:

The data is provided by the Rating and Valuation Department (RVD).

The stock figures are based on rating records.

All figures exclude village houses.

The figures are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2014" in April 2014.

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: Forecast completions by class and district in 2014 and 2015

District	2014						2015					
	A	B	C	D	E	Total	A	B	C	D	E	Total
Central and Western	320	154	279	104	83	940	763	200	114	100	62	1 239
Wan Chai	543	1 081	107	36	27	1 794	352	206	12	5	48	623
Eastern	185	174	61	3	-	423	111	332	197	37	3	680
Southern	-	-	-	-	13	13	-	-	-	6	67	73
Yau Tsim Mong	273	574	397	316	54	1 614	170	66	1	1	-	238
Sham Shui Po	458	391	10	36	2	897	163	373	20	2	10	568
Kowloon City	498	160	90	36	100	884	577	137	140	650	355	1 859
Wong Tai Sin	-	-	-	-	-	-	-	-	-	-	-	-
Kwun Tong	-	198	95	6	-	299	-	-	-	-	-	-
Kwai Tsing	-	-	-	-	-	-	-	-	-	-	-	-
Tsuen Wan	-	1 698	414	26	22	2 160	-	-	-	-	-	-
Tuen Mun	-	651	244	30	62	987	-	-	-	-	-	-
Yuen Long	219	1 369	461	14	11	2 074	174	870	131	136	36	1 347
North	78	707	55	31	1	872	-	-	-	-	-	-
Tai Po	243	480	619	8	-	1 350	-	199	248	466	178	1 091
Sha Tin	-	611	199	39	17	866	-	767	251	58	36	1 112
Sai Kung	-	684	1 624	124	8	2 440	-	1 243	364	377	169	2 153
Islands	-	-	-	-	1	1	10	729	556	315	64	1 674
Overall	2 817	8 932	4 655	809	401	17 614	2 320	5 122	2 034	2 153	1 028	12 657

Remarks:

The data is provided by the Rating and Valuation Department (RVD).

All figures exclude village houses.

The figures are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2014" in April 2014.

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

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0132)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 594 (if applicable)

Question (Member Question No.5):

Regarding the public consultation on the Long Term Housing Strategy (LTHS), will the Administration inform this Council:

1. of the total expenditure involved in such work in 2013-14; and
 2. in 2014-15,
- (a) of the estimated expenditure of STH's Office for following up on the recommendations of the LTHS Steering Committee;
 - (b) of the Government's estimated expenditure for undertaking research on rental control as mentioned in the Report on Public Consultation; and
 - (c) of the estimated expenditure for conducting research on the development of transitional housing on temporarily vacant sites in the urban area.

Asked by: Hon LEONG Kah-kit, Alan

Reply:

1. In 2013-14, the total expenditure incurred in the public consultation exercise for the Long Term Housing Strategy (LTHS) review is about \$2.2 million. This includes production of the Announcement of Public Interests; organization of public fora; printing of the Consultation Document, leaflets and posters; and the Report on Public Consultation, etc.
2. (a) No separate funding is earmarked for the Office of the Secretary for Transport and Housing to follow up on the recommendations of the LTHS Steering Committee. This is because relevant work will be taken up by a Special Duties Unit to be established in the Housing Department. The Unit will be established for two years and will comprise one supernumerary Administrative Officer Staff Grade C (D2) post and eight time-limited non-directorate posts. The estimated expenditure for this Unit in 2014-15, including salary and other operational expenses, is about \$11.5 million.
- (b) Monitoring the development of the private residential market, including conducting studies on rental control if considered necessary, is an on-going function of the Transport and Housing Bureau (THB). We do not have a breakdown on the expenditure incurred for this duty.
- (c) Should there be a need to conduct studies relating to "transitional housing" in 2014-15, it will be carried out as part of the on-going functions of the THB and no additional expenditure will be incurred.

CONTROLLING OFFICER'S REPLY

THB(H)022

(Question Serial No. 1307)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 591 (if applicable)

Question (Member Question No. 23):

In the Programme, it is mentioned that the work of the Housing Department (HD) includes “collecting data, compiling and maintaining a database on private housing supply.” What is the estimated expenditure for this area of work in 2014-15? Is the data collected and consolidated by HD staff on its establishment, or provided, at the request of the HD, by other departments such as the Buildings Department, the Rating and Valuation Department, and the Census and Statistics Department?

Asked by: Hon. LEUNG Che-cheung

Reply:

Since 2004, the Transport and Housing Bureau (THB) (and the former Housing, Planning and Lands Bureau) has maintained a private housing database. THB publishes data on the estimated supply of private residential flats on its website on a quarterly basis. The data contained in the database is collected from relevant Government departments such as the Buildings Department, Rating and Valuation Department, Lands Department, Land Registry, etc. As such work is an on-going function of THB and forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing), we do not have a breakdown of the estimated expenditure.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1310)

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 590 (if applicable)

Question (Member Question No. 29):

How many advisory letters and removal orders were issued by the Department in 2013 in respect of the divested retail and carparking premises? How many of these advisory letters and removal orders were complied with or discharged? How many removal orders were referred to the Buildings Department for prosecution as a result of non-compliance?

Asked by: Hon. LEUNG Che-cheung

Reply:

The Independent Checking Unit (ICU) of Housing Department carries out building control works on buildings in Home Ownership Scheme courts and Tenants Purchase Scheme estates, and the Hong Kong Housing Authority's divested retail and carparking (RC) facilities and public rental housing blocks which share the same land lease with the divested RC facilities in accordance with the Buildings Ordinance under the delegated authority from the Director of Buildings. The enforcement arrangement (e.g. issue of advisory letters and removal orders, etc) is consistent with the Buildings Department (BD)'s practice.

The ICU does not keep data on the types of buildings to which advisory letters and removal orders are issued. In general, the majority of these advisory letters and removal orders are related to residential buildings. Among the cases referred to the BD for prosecution in 2013, none of them relate to divested RC facilities.

CONTROLLING OFFICER'S REPLY

THB(H)024

(Question Serial No. 1311)

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)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No. 30):

With the existing 416 bedspaces in transit centres for emergency purposes, what were the respective occupancy rates in the transit centres in 2012 and 2013? How many bedspaces had been occupied by the same occupant for over 3 months?

Asked by: Hon. LEUNG Che-cheung

Reply:

The occupancy position of transit centres fluctuates frequently. Depending on the occurrence of incidents, the occupancy rate at different periods of time would vary greatly. As such, Housing Department has not kept the required statistics. In 2012 and 2013, there were about 90 and 130 bedspaces occupied by the same occupant for over three months respectively.

CONTROLLING OFFICER'S REPLY

THB(H)025

(Question Serial No. 1312)

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)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No. 31):

It was initially estimated by the Department that 300 rehousing applications arising from squatter clearances or emergency clearances would be processed in 2013, but it turned out that only 140 rehousing applications were processed. What squatter clearance projects scheduled for 2013 were postponed or cancelled, thus causing a reduction in applications? Regarding the Department's estimation that it has to process 330 rehousing applications in 2014, what clearance projects of the Lands Department have been taken into account by the Department in making this estimation?

Asked by: Hon. LEUNG Che-cheung

Reply:

The number of rehousing cases arising from programmed squatter clearances and emergency clearances under Head 62 Programme (4) depends on the actual number of planned clearances undertaken by the Lands Department (LandsD) in a particular year. In 2013, the LandsD rescheduled or postponed some clearance projects. As such, the relevant actual rehousing applications were lower than estimated. The LandsD is responsible for the clearance programmes, the details of which would only be made public when the LandsD conducts the pre-clearance registration so as to ensure that only those occupants who are genuinely affected are rehoused. As such, the LandsD is unable to provide the information sought. In 2014, it is anticipated that the Housing Department will process 330 rehousing applications arising from different clearance programmes.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1313)

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 589 (if applicable)

Question (Member Question No. 26):

Please advise on the staffing, both on permanent establishment and contract terms, as well as the expenditures, deployed/ to be deployed for mandatory building and window inspections in 2012-13 and 2014-15 respectively?

Asked by: Hon. LEUNG Che-cheung

Reply:

The Independent Checking Unit (ICU) of Housing Department is delegated authority from the Director of Buildings to implement the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) under the Buildings Ordinance in Home Ownership Scheme courts, Tenants Purchase Scheme estates and public rental housing estates with divested retail and carparking premises.

The staff establishments for ICU in implementing the MBIS and MWIS in 2012-13 and 2013-14 is 10, including 1 senior professional, 2 professionals, 5 technical staff and 2 clerical staff. The operating expenditures for 2012-13 and 2013-14 was approximately \$4.5 million and \$9.0 million respectively.

In 2014-15, ICU will increase the number of staff to implement the MBIS and MWIS by 12 posts, resulting in a total staff establishment of 22, including 1 senior professional, 5 professionals, 14 technical staff and 2 clerical staff. The estimated operating expenditure for 2014-15 is approximately \$14.5 million.

The above operating expenditures do not include staff cost.

CONTROLLING OFFICER'S REPLY**THB(H)027****(Question Serial No. 1314)**

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 589 (if applicable)

Question (Member Question No. 27):

In 2013, a total of 84 buildings were targeted by the Department for mandatory building inspection. Please set out the names of the 84 targeted buildings in 4 categories, viz. Home Ownership Scheme courts, Tenants Purchase Scheme estates, public rental housing estates and retail/ carparking premises. In addition, the Department estimates that 28 statutory notices will be issued in 2014. When will it issue the notice to the remaining targeted buildings?

Asked by: Hon. LEUNG Che-cheung

Reply:

In 2013, the Independent Checking Unit (ICU) of Housing Department has selected 84 target buildings in which to carry out the Mandatory Building Inspection Scheme (MBIS) and issued pre-notification letters to the owners and Incorporated Owners (IO) of the courts/estates in which the target buildings exist. Selected target buildings may be removed from the selected target building list after the issue of pre-notification letters. To avoid confusion, ICU will only promulgate the names of the selected target buildings after the statutory notices have been issued to them.

In order to minimize the disturbance to owners/tenants caused by the inspection and repair works, ICU has selected target buildings on a whole estate/court basis. The distribution of the 84 selected MBIS target buildings for 2013 are shown as follows:

Number of target estate / court selected for MBIS in year 2013

Number of Estate / Court	Type of Estate / Court		
	Home Ownership Scheme (HOS) Court	Tenants Purchase Scheme (TPS) Estate	Public Rental Housing (PRH) Estate
10	8	0	2

Number of target buildings selected for MBIS in year 2013

Number of Building	Type of Building			
	Residential Block in HOS Court	Residential Block in TPS Estate	Residential Block in PRH Estate	Other Non-residential and Retail / Carparking Premises
84	42	0	24	18

ICU will issue the first batch of 28 statutory notices on MBIS in the latter half of 2014. As the target building selection exercise is carried out approximately every half-year, because of manpower and operation

considerations, the MBIS statutory notices for the remaining target buildings are expected to be issued thereafter about once every half-year according to the selection sequence of the target building batches.

If the owners or IO have arranged to carry out prescribed inspection and prescribed repairs according to the requirements set under MBIS after they had received the pre-notification letters, ICU will not issue statutory notice to those owners or IO. Therefore, the number of MBIS target buildings selected and the number of buildings served with MBIS statutory notices may not be the same.

CONTROLLING OFFICER'S REPLY

THB(H)028

(Question Serial No. 1315)

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 589 (if applicable)

Question (Member Question No. 28):

Out of a total of 73 776 flats selected for prescribed window inspection and window repair in 2013, the Department plans to issue statutory notices to 17 000 flats in 2014. When will the Department issue the notice to the remaining flats?

Asked by: Hon. LEUNG Che-cheung

Reply:

The Independent Checking Unit (ICU) of Housing Department will issue the first batch of 17 000 statutory notices on Mandatory Window Inspection Scheme (MWIS) in the latter half of 2014. As the target building selection exercise is carried out approximately every half-year, and because of manpower and operation considerations, the MWIS statutory notices for the remaining target buildings are also expected to be issued about once every half-year thereafter according to the selection sequence of the target building batches.

If the owners or Incorporated Owners (IO) have arranged to carry out prescribed inspection and prescribed repair according to the requirements set under MWIS after they had received the pre-notification letters, ICU will not issue statutory notice to those owners or IO. Therefore, the number of MWIS target buildings selected and the number of buildings served with MWIS statutory notices may not be the same.

CONTROLLING OFFICER'S REPLY**(Question Serial No. 1543)**

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 590 (if applicable)

Question (Member Question No. 44):

It is mentioned in the Brief Description under the Programme that notices of mandatory window inspection that were issued and discharged in 2013 numbered 0 because the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) were at their early implementation stage. As such the issue of statutory notices was deferred to 2014. While the Department estimates that 17 000 notices of mandatory window inspection will be issued in 2014, only 6 800 of them are estimated to be discharged.

- (a) Why does the Department anticipate that there will not be a large number of notices of mandatory window inspection discharged in the same period? How will it deal with the cases of non-compliance?
- (b) Please list the buildings under the MBIS and MWIS in Yuen Long and the Islands.

Asked by: Hon. LEUNG Che-cheung

Reply:

- (a) The Independent Checking Unit (ICU) of Housing Department will issue the first batch of 17 000 statutory notices on Mandatory Window Inspection Scheme (MWIS) in the latter half of 2014. Following the practice of the Buildings Department, ICU will allow the owners or Incorporated Owners (IO) 6 months from the date of the statutory notice to arrange carrying out the statutory prescribed inspection and prescribed repairs (if required) to the windows of their premises. As the first batch of statutory notices will not expire until the end of 2014, ICU estimated that only a portion of the owners or IO will have complied with the requirements of the statutory notice by that time (estimated about 40%). ICU will issue warning letters to those owners or IO who do/does not comply with a MWIS statutory notice without reasonable excuse to remind them of their responsibility and legal consequence. If owners and IO fail to comply with the statutory notice, then ICU will serve them a penalty notice for a fixed fine of \$1,500 or initiating prosecution.
- (b) Selected target buildings may be removed from the selected target building list after the issuance of pre-notification letters. To avoid confusion, ICU will only promulgate the names of the selected target buildings after the statutory notices have been issued for them. For the period between the last quarter of 2012 and the end of 2013, the target buildings selected by the ICU under Mandatory Building Inspection Scheme do not involve buildings in Yuen Long and Islands District. Target buildings selected under MWIS are shown as follows:

From last quarter of 2012 to the end of 2013, estates/ courts selected for MWIS in Yuen Long and Islands District

Number	Type of Estate / Court		
	Home Ownership Scheme Court	Tenants Purchase Scheme Estate	Public Rental Housing Estate
4 (estates/ courts)	1	1	2
16 887 units	2 640	8 483	5 764

CONTROLLING OFFICER'S REPLY

THB(H)030

(Question Serial No. 1550)

Head: (62) Housing Department

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

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 39):

Although there is no specific new work under this Programme, the Housing Department requires an additional provision of \$5.3m (9.1%) for 2014-15 due to the increase of 2 posts and operating expenses. Will the Administration please provide the details of the new posts and their respective duties?

Asked by: Hon. LEUNG Che-cheung

Reply:

Two posts (one Planning Officer and one Technical Officer (Civil)) will be created under Programme 2, to be responsible for assisting in collecting data, compiling and maintaining a database on private housing supply. The total estimated annual staff cost for the two posts is about \$1.6 million.

CONTROLLING OFFICER'S REPLY**THB(H)031****(Question Serial No. 1899)**

Head: (62) Housing Department

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

Programme: Not Specified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 147 Page 54 (if applicable)

Question (Member Question No. 19):

It is stated in the Budget that the total expenditure for the proposal for “paying one month’s rent for public housing tenants” will be about \$1 b. Please provide the numbers of tenants of the following groups that will benefit from it:

Tenants of the Housing Authority (HA)’s estates who are paying normal rent;
 Tenants of HA’s estates who are paying 1.5 times rent;
 Tenants of HA’s estates who are paying double / market rent;
 Tenants of the Hong Kong Housing Society (HKHS)’s Group A estates;
 Tenants of Elderly Persons’ Flats in the HKHS’s Group B estates; and
 Tenants of Non-Elderly Persons’ Flats in the HKHS’s Group B estates.

Asked by: Hon. LEUNG Che-cheung

Reply:

According to the proposal stated in the Budget, the Government will pay one month’s rent in full for tenants/ licencees of the Hong Kong Housing Authority (HA) paying normal rent, tenants of the Hong Kong Housing Society (HKHS) Group A estates and tenants of Elderly Persons’ Flats in HKHS Group B estates. The Government will also pay one month’s net rent for the HA’s tenants/ licencees paying additional rent. For non-Elderly Persons’ Flats tenants of HKHS Group B estates, the Government will pay on their behalf two-thirds of their net rent for one month.

The reply to various parts of the question is as follows:

The HA

As at end-December 2013, the numbers ^{Note 1} of the HA’s tenants/ licencees are as follows:

	No. of tenants/ licencees paying normal rent	No. of tenants/ licencees paying 1.5 times net rent plus rates	No. of tenants/ licencees paying double net rent plus rates or market rent
As at end-December 2013	702 900 ^{Note 2}	19 000	2 600

Note 1 Figures are rounded to the nearest hundred.

Note 2 The number includes about 12 200 tenants/ licencees enjoying rent deduction of 25% or 50% under the Rent Assistance Scheme.

The HKHS

As at end-December 2013, the numbers ^{Note 3} of HKHS's tenants are as follows:

	No. of tenants in HKHS Group A Estates	No. of Elderly Persons' Flats tenants in HKHS Group B Estates	No. of non-Elderly Persons' Flats tenants in HKHS Group B Estates
As at end- December 2013	29 400	300	1 000

Note 3 Figures are rounded to the nearest hundred.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2539)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No. 50):

Please provide the following information:

1. The respective average construction costs of a public rental housing (PRH) flat and a Home Ownership Scheme flat in 2013-14.
2. A list of PRH projects which had overspending and/ or delays in work in the past 2 years.
3. A list of housing-related infrastructural projects under Capital Works Reserve Fund Head 711 which had overspending and/ or delays in work in the past 2 years.

Asked by: Hon. LEUNG Che-cheung

Reply:

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

- (1) & (2) As mentioned above, the HA would fund the construction cost of public housing. The Housing Department, as the executive arm of the HA, would report the construction costs, expenditure and progress, etc, in relation to the construction of the public housing to the HA on a regular basis. Based on the HA's major public rental housing (PRH) projects let out in 2013-14, the average construction unit cost is about \$0.7 million per PRH flat. The tendering process for some Home Ownership Scheme (HOS) projects in the first batch is currently underway, the average construction unit cost per HOS flat in the first batch is not yet available at this stage.
- (3) In the past 2 years (i.e. 2012-13 to 2013-14), the progress of all the projects under the Capital Works Reserve Fund Head 711 is on schedule and the relevant expenditures are within the project estimates.

CONTROLLING OFFICER'S REPLY

THB(H)033

(Question Serial No. 2506)

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) (D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No. 2.07):

Please provide information on the number of occupants affected by clearance, their rehousing arrangements, and the expenditure incurred for housing different categories of affected occupants as per the table below.

	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015(Estimate)
Number of occupants affected by programmed squatter clearances or emergency clearances						
Number of occupants involved in the rehousing applications						
Number of occupants offered with public rental housing						
Number of occupants offered with interim housing						
Number of occupants received other housing benefits						
Number of occupants affected by illegal rooftop structure clearances						
Number of occupants involved in the rehousing applications						
Number of occupants offered with public rental housing						
Number of occupants offered with interim housing						

Number of occupants received other housing benefits						
Number of occupants affected by sub-divided units clearances						
Number of occupants involved in the rehousing applications						
Number of occupants offered with public rental housing						
Number of occupants offered with interim housing						
Number of occupants received other housing benefits						

Asked by: Hon. LEUNG Kenneth

Reply:

The respective numbers of people affected by clearance and rehousing arrangements provided to them by the Housing Department from 2009-10 to 2014-15 are listed below -

	2009-10	2010-11	2011-12	2012-13	2013-14 (as at February 2014)	2014-15 (estimate)
Number of occupants affected by programmed squatter clearances or emergency clearances	533	1844	1144	915	676	825
Number of occupants involved in the rehousing applications	314	438	94	80	238	825
Number of occupants offered with public rental housing	107	193	34	19	78	500
Number of occupants offered with interim housing	39	61	15	20	55	200
Number of occupants received other housing benefits	3	7	0	2	0	25
Number of occupants affected by illegal rooftop structure clearances	164	110	151	385	232	460
Number of occupants involved in the rehousing applications	164	110	151	196	232	460
Number of occupants offered with public rental housing	81	50	85	79	47	120

Number of occupants offered with interim housing	12	14	16	15	6	40
Number of occupants received other housing benefits	0	1	2	0	0	20

As regards occupants affected by clearance operations of subdivided units, in normal circumstances, they are expected to find their own alternative accommodation. However, if the affected households are rendered homeless due to enforcement action by the government, temporary accommodation at Po Tin Transit Centre in Tuen Mun will be provided to them through referrals by the government departments concerned (e.g. Buildings Department). Under the prevailing rehousing policy, if the affected households have lived in the transit centre for three months and passed the “homeless” test, subject to their fulfillment of the eligibility of applying for public rental housing (PRH), they will be offered interim housing in the New Territories and await PRH allocation through the Waiting List. Those with pressing housing needs may apply for Compassionate Rehousing through the Social Welfare Department.

In 2014-15, the related staff cost and other operating expenditure are estimated to be about \$20.8 million. We do not have a breakdown of the resources involved for handling different categories of affected occupants.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0503)

Head: (62) Housing Department

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

Programme: (5) Support Service

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 24):

Under Programme (5), provision for 2014-15 is \$18.0 million (85.3%) higher than the revised estimate for 2013-14. This is mainly due to the increase of 20 posts to provide support for planning and implementing infrastructure projects and community facilities for public housing developments. In this connection, please advise:

1. on the respective numbers of posts in the professional grades and general grades among the additional manpower; and
2. whether the Administration, in determining the additional manpower, has fully considered the new housing supply target put forward by the Chief Executive, i.e. an annual provision of about 20 000 public rental housing flats and about 8 000 Home Ownership Scheme flats on average; if yes, of the details; if no, of the reasons.

Asked by: Hon. LO Wai-kwok

Reply:

1. The increase of 20 posts under Programme (5), 11 posts are responsible for coordination, steering and seeking Legislative Council funding approval of housing-related infrastructural and community facility projects under the Capital Works Reserve Fund Head 711. Among the 11 posts, there are 6 professional grade posts, 2 technical grade posts and 3 general grade posts.

Among the 20 additional posts, apart from the above-mentioned 11 posts, there are nine time-limited posts (including 8 general grade posts and 1 departmental grade post) for the establishment of a Special Duties Unit (the Unit) under the Strategy Division. The Unit will be established for a period of two years and is responsible for taking follow-up actions on the implementation of the various recommendations and initiatives arising from the Long Term Housing Strategy review. The Unit will be headed by an Administrative Officer Staff Grade C (D2) officer and supported by eight non-directorate officers, including one Senior Administrative Officer, one Chief Executive Officer, one Housing Manager, one Administrative Officer, one Personal Secretary I, one Personal Secretary II, one Assistant Clerical Officer and one Clerical Assistant.

2. Planning for the additional manpower, was based on the housing supply targets announced in 2013 (i.e. about 20 000 public rental housing units per year on average from 2018-19 onwards, about 17 000 Home Ownership Scheme (HOS) flats from 2016-17 to 2019-20, with a production target of about 5 000 HOS flats a year on average thereafter). Taking into account the new housing supply targets put forward by the Chief Executive, we will closely monitor the manpower requirements.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0504)

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 29):

Under Programme (1), there will be an increase of 26 posts in 2014-15 to strengthen the implementation of the Mandatory Building Inspection Scheme, the Mandatory Window Inspection Scheme, etc. In this regard, will the Administration inform this Committee:

1. whether it has identified the major difficulties and obstacles in launching the above schemes from the experience gained during the early stage of implementation; if yes, of the details; if not, of the reasons; and
2. whether it has set a timetable for the review of the effectiveness of the above 2 schemes with a view to formulating enhancement measures or deploying resources; if yes, of the details; if not, of the reasons?

Asked by: Hon. LO Wai-kwok

Reply:

1. For the Hong Kong Housing Authority (HA) and former HA buildings that are subject to the Buildings Ordinance, the Independent Checking Unit (ICU) of Housing Department followed the Buildings Department (BD) to fully implement the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) in 2012. During the early stage of implementation, ICU found that the number of enquiries from the public and their requests to ICU to send staff to brief owners in their respective courts had far exceeded what was expected. ICU had also received a lot of feedback from the Owners' Incorporations and local communities, thus requiring continuous review and adjustment to the implementation details by the ICU. In addition, the actual implementation workload far exceeded that estimated before launching.
2. ICU reviewed the implementation progress of the two Schemes last year. To better implement the Schemes, ICU plans to deploy more manpower in 2014-15. ICU will continue to review the situation from time to time taking reference from the BD's latest practice to further streamline the related administrative procedures to provide a more effective service.

CONTROLLING OFFICER'S REPLY

THB(H)036

(Question Serial No. 0505)

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)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 30):

Programme (4) is mainly aimed at rehousing residents affected by clearance actions, including providing assistance in rehousing the occupants of illegal rooftop structures displaced by the enforcement actions of the Buildings Department (BD). However, the financial provision for 2014-15 is only increased by \$1 m (5.1%) as compared with the revised estimate of 2013-14. As the BD steps up its enforcement actions, the occupants of illegal rooftop structures to be displaced will probably increase in number and the above-mentioned financial provision may not be enough to meet the needs. Has the Administration anticipated this situation and put in place any contingency measures? If yes, what are the details? If not, what are the reasons?

Asked by: Hon. LO Wai-kwok

Reply:

The existing establishment for discharging the duties relating to Programme (4) of Head 62 is 29 non-directorate officers. This should be sufficient to cope with the planned clearance projects in 2014-15. The Housing Department will flexibly deploy staff in the light of operational needs to ensure that quality services will be maintained and affected residents will be rehoused as soon as possible.

CONTROLLING OFFICER'S REPLY

THB(H)037

(Question Serial No. 0193)

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 590 (if applicable)

Question (Member Question No.3):

Under Programme (1), the number of reports from members of the public concerning dilapidated buildings, including those received and attended to, soared significantly by 30 percent from 448 in 2012 to 584 in 2013. In this regard, will the Administration inform this Committee:

- (1) of the major categories of reports received from members of the public, the posts and number of staff responsible for follow-up actions, and the expenses incurred;
- (2) of the mechanism and time required on average for handling the cases; and
- (3) given that there is an obvious rising trend in the number of reports, what analyses have been made and whether there is any plan for recruiting additional staff in 2014-15; if yes, of the number and posts of staff to be recruited and the expenses involved?

Asked by: Hon MAK Mei-kuen, Alice

Reply:

A total of 29 staff of the Independent Checking Unit (ICU) of Housing Department (including six Professionals, 18 Technical or Site Supervisory staff and five Clerical staff) carry out building control work under the delegated authority of the Director of Buildings on the sold / divested properties of the Hong Kong Housing Authority in accordance with the Buildings Ordinance (BO) and the current policy and guidelines of the Buildings Department (BD). The work of ICU includes control on unauthorized building works, building disrepair and defective drainage pipes. The follow-up action on reported cases of dilapidated buildings from the public forms a part of the work of the above staff. We do not have a breakdown of the manpower and the expenses involved in carrying out such work.

Upon the receipt of reports on dilapidated buildings, staff of the ICU will carry out site inspections. Depending on the state of the building disrepair, ICU will take appropriate action in accordance with the BO, the current policy and guidelines of the BD, including the issue of advisory letters and repair orders to the relevant owners. In respect of the categories of reports, most of the cases are spalling concrete inside domestic flats. Other cases include fallen mosaic tiles and cracked concrete on external walls. In general, ICU will reply to informants within 21 days while the actual handling time of each case will be different depending on the particular circumstances of each case.

The upsurge on report of dilapidated buildings in 2013 may have resulted from the aging of buildings and the increase in awareness resulting in more reports of dilapidated buildings by the public. The ICU will continue to closely monitor the trend and relevant manpower requirement.

CONTROLLING OFFICER'S REPLY

THB(H)038

(Question Serial No. 0196)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No.7):

In Programme (5), the figures given by the Administration show that the number of infrastructure projects under construction in 2013 is more than estimation. In this connection, will the Administration inform this Committee:

- (1) of the locations and types of the 21 infrastructural projects under construction in 2013, and the staff establishment and expenditure involved; the relevant details of the two additional infrastructural projects not included in the original estimate, and the reasons for the increase in the number of projects; and
- (2) of the locations and types of infrastructural projects for which financial provisions are expected to be granted by the Legislative Council in the year, as well as the staff establishment and expenditure involved.

Asked by: Hon MAK Mei-kuen, Alice

Reply:

- (1) Under the Capital Works Reserve Fund Head 711, the 21 infrastructural projects under construction in 2013 are housing-related infrastructural and community facility projects. Their locations and types are listed at the Annex.

In 2013, there are 5 staff administering the housing-related infrastructural projects under the Capital Works Reserve Fund Head 711. They include 1 senior engineer (civil), 3 engineers (civil) and 1 technical officer. They are headed by a chief engineer (civil) and supported by a senior technical officer. These officers do so in addition to their other duties. The work involves liaison with concerned departments to implement the projects at various stages from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and budget. The related staff costs are about \$7 million per annum.

There were two infrastructural projects (i.e. "Trunk Road T7 in Ma On Shan" and "Planning and development studies on North East New Territories: consultants' fees and site investigation") originally planned for completion of the final accounts in 2012. Thus they were not included in the number of projects under construction in 2013 (Estimate). However, the final accounts of these two projects were only completed in 2013. Therefore, they were taken into account in the number of projects under construction in 2013 (Actual).

- (2) There were two infrastructural and community facility projects (i.e. "Main engineering infrastructure in association with the proposed developments in Area 56, Tung Chung" and "Community hall at Sau Ming Road, Kwun Tong") for which the funding approval was obtained from Legislative Council (LegCo) in February 2014. There is another community facility project that will seek funding

approval from the LegCo in 2014, i.e. “Reprovisioning of Pak Tin Community Hall and special child care centre-cum-early education and training centre in Pak Tin Estate redevelopment site, and construction of footbridge link at Nam Cheong Street, Sham Shui Po”. The coordination and implementation of these 3 projects, including seeking LegCo funding approval, are being handled by the above-mentioned staff.

List of housing-related infrastructural and community facility projects under construction in 2013

Projects in construction stage

1. District open space adjoining Lower Ngau Tau Kok public housing redevelopment
2. Development at Anderson Road
3. Development at Anderson Road—consultants' fees and site investigation
4. Water supply to housing development at Anderson Road
5. Mainlaying within development at Anderson Road
6. Development near Choi Wan Road and Jordan Valley
7. Development near Choi Wan Road and Jordan Valley — consultants' fees and site investigation
8. Public transport interchange at Area 13, Hung Shui Kiu
9. Public transport interchange at Area 3A, Tung Chung

Projects in final account stage

10. Primary school in Area 101, Tin Shui Wai, Yuen Long
11. Secondary school in Area 101, Tin Shui Wai, Yuen Long
12. Re-provisioning of the Police Dog Unit and Force Search Unit from the Burma Lines Site to Sha Ling
13. Local open space adjoining Tseung Kwan O Area 73B public housing development
14. District open spaces adjoining Kwai Chung Estate, Sau Mau Ping and Choi Wan Road public housing development
15. Tin Shui Wai further development — road junction improvement, site formation and main engineering infrastructure
16. Mainlaying within development near Choi Wan Road and Jordan Valley
17. Remaining waterworks for development near Choi Wan Road and Jordan Valley
18. Road improvement works in association with the proposed re-alignment of Ngau Tau Kok Fourth Street and Fifth Street and construction of nearby footbridge links
19. Sai Sha Road widening between Kam Ying Road and future Trunk Road T7 junction
20. Trunk Road T7 in Ma On Shan *
21. Planning and development studies on North East New Territories: consultants' fees and site investigation *

* these two projects were not counted in the number of projects under construction in 2013 (Estimate).

CONTROLLING OFFICER'S REPLY**THB(H)039****(Question Serial No. 3054)**

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)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No. 27):

Regarding transit centres, please state:

- (1) the existing occupancy of transit centres and the distribution of occupants (e.g. by age, sex, duration of occupation, and application for PRH or interim housing);
- (2) the number of complaints received over the past 3 years (2011-12, 2012-13 and 2013-14) against the hygiene condition and living environment of transit centres; and
- (3) given the probable increase in demand for transit centres due to development of new areas, redevelopment of old buildings, and the enhanced enforcement actions against illegal rooftop structures, whether the Housing Department has any plan to identify land in the urban area and the New Territories for the provision of additional transit centres or interim housing for temporary accommodation of those affected?

Asked by: Hon. MAK Mei-kuen, AliceReply:

- (1) As at 28 February 2014, 68 households comprising 109 persons had been admitted into transit centres (TC) of the Hong Kong Housing Authority (HA). Their particulars are listed below -

Age	Below 18	13 persons
	18 - 59	75 persons
	60 and above	21 persons
Sex	Male	73 persons
	Female	36 persons
Duration of occupation	3 months and below	76 persons
	4 to 6 months	9 persons
	6 months above	24 persons

For households who have stayed in the TC for three months and passed the "homeless test", subject to their meeting the eligibility criteria for public rental housing (PRH), Housing Department (HD) will arrange for their admission to Interim Housing (IH) in the New Territories while awaiting for PRH through application on the Waiting List. As at 28 February 2014, there are 57 applications for IH from TC occupants which were being assessed by HD. The remaining households did not apply for IH due to their personal choices or they cannot meet the eligibility criteria.

- (2) Three complaints against the hygiene condition and living environment of transit centres were received over the past three years (i.e. 2011-12 to 2013-14).
- (3) We expect that the bedspaces currently available at the Po Tin TC in Tuen Mun and the Lung Tin TC in Tai O should be adequate to meet the temporary accommodation needs. As such, Housing Department currently has no plan to identify land for building a new TC.

CONTROLLING OFFICER'S REPLY

THB(H)040

(Question Serial No. 0408)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Budget Speech Para.115-116 Page 38 (if applicable)

Question (Member Question No. 37):

The Financial Secretary has mentioned that 60 per cent of the new housing target will be public housing and the Government will supply additional sites to the Housing Authority. Please provide the scale, timetable and the location of the sites involved for the next 4 years. The Financial Secretary has also mentioned that the estimated balance of the Housing Authority is \$68 billion at the end of this financial year which only meets the funding requirement of the development programme for the next four years. Will the Government inform this Committee the potential feasible long-term financial arrangement for the Housing Authority? Will the Government seek this Committee's approval for a lump-sum payment to support the Housing Authority or will the Housing Authority consider issuing bonds to fund the relevant construction projects?

Asked by: Hon SHEK Lai-him, Abraham

Reply:

The Hong Kong Housing Authority (HA) is going to complete about 14 100 public rental housing (PRH) flats in 2013-14. The sites to be made available to the HA by the Government for building PRH and Home Ownership Scheme (HOS) flats for the next four years (i.e. 2014-15 to 2017-18) including flat production, completion year and the location of the sites are shown in **Annex I** and **Annex II** respectively.

To achieve the new housing production target, the HA will carry out the assessment in 2014-15 on additional financial resources needed for the next ten years after consolidating revenue increases and cost savings. This will facilitate its discussions with the Government on a feasible long-term financial arrangement. The Government will seek approval from the Legislative Council in a timely manner when additional funding is required to support the public housing programme of the HA.

Public Rental Housing (PRH) Production (2013-14 to 2017-18)

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2013-14				
Urban	Kowloon City	Kai Tak Development Site 1B Phase 1	2 700	8 200
		Kai Tak Development Site 1B Phase 2	2 900	
		Kai Tak Development Site 1B Phase 3	2 500	
	Sham Shui Po	Sai Chuen Road	1 500	1 500
Extended Urban	Kwai Tsing	Tai Pak Tin Street	800	2 300
		Kwai Shing Circuit	1 500	
	Sai Kung	Tseung Kwan O Area 65B	2 100	2 100
			Sub-total	14 100
2014-15				
Urban	Sham Shui Po	So Uk Phase 1	2 900	2 900
	Wong Tai Sin	Tung Tau Cottage Area East	1 000	1 000
Extended Urban	Sha Tin	Sha Tin Area 52 Phase 1	3 000	3 000
New Territories	North	Sheung Shui Area 36 West	1 400	1 400
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	1 500	4 400
		Hung Shui Kiu Area 13 Phase 2	600	
		Hung Shui Kiu Area 13 Phase 3	2 300	
			Sub-total	12 700
2015-16				
Urban	Eastern	Conversion of Chai Wan Factory Estate to PRH	200	200
	Kwun Tong	Lower Ngau Tau Kok Phase 2	600	9 600
		Anderson Road Site D	3 500	
		Anderson Road Site E Phase 1	2 600	
		Anderson Road Site E Phase 2	2 500	
		Lei Yue Mun Phase 3	400	
Extended Urban	Sha Tin	Sha Tin Area 52 Phase 2	3 500	8 100
		Sha Tin Area 52 Phase 3	2 000	
		Sha Tin Area 52 Phase 4	2 600	
New Territories	Tai Po	Po Heung Street	500	500
	Yuen Long	Hung Shui Kiu Area 13 Phase 3	500	2 100
		Au Tau Departmental Quarters	1 200	
		Ex-Yuen Long Estate	400	
			Sub-total	20 500

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2016-17				
Urban	Kwun Tong	Anderson Road Site A	1 500	9 300
		Anderson Road Site B Phase 1	3 100	
		Anderson Road Site B Phase 2	2 600	
		Anderson Road Site C1	1 400	
		Anderson Road Site E Phase 2	800	
	Sham Shui Po	So Uk Phase 1	400	400
	Wong Tai Sin	San Po Kong Flatted Factory	900	900
Extended Urban	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700
		Tuen Mun Area 54 Site 2 Phase 2	2 100	
			Sub-total	18 800
2017-18				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	EHC Site Phase 7	500	500
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 200	7 800
		Lai Chi Kok Road - Tonkin Street Phase 1	2 500	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 2	3 700	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Married Quarters	900	900
	Sha Tin	Shek Mun	2 300	2 300
	Islands	Tung Chung Area 39	3 800	3 800
			Sub-total	15 600
			Total	81 600

Based on Public Housing Construction Programme as at November 2013
Figures may not add up to the total due to rounding.

Home Ownership Scheme (HOS) Production (2013-14 to 2017-18)

Year of Completion/ District	Sub-district	HOS Project	Planned Flat Number	Planned Flat Number By Sub-district
2016-17				
Extended Urban	Kwai Tsing	Ching Hong Road	500	500
	Tsuen Wan	Sha Tsui Road	1 000	1 000
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C	200	500
Pik Tin Street, Sha Tin Area 4D		300		
New Territories	Yuen Long	Wang Yip Street West	200	200
			Sub-total	2 200
2017-18				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5	700	700
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31	200	200
New Territories	Yuen Long	Kiu Cheong Road East	2 600	2 600
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			Sub-total	4 200
			Total	6 300

Based on Public Housing Construction Programme as at November 2013

Figures may not add up to the total due to rounding.

CONTROLLING OFFICER'S REPLY

THB(H)041

(Question Serial No. 0412)

Head: (62) Housing Department

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

Programme: (5) Support Service

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 43):

The provision for Programme (5) has increased by 85.3% due to the increase of 20 posts to provide support for planning and implementing infrastructure projects and community facilities for public housing developments. Please inform this Committee of the nature of work, ranks and salaries of these new posts.

Asked by: Hon SHEK Lai-him, Abraham

Reply:

The increase of 20 posts under Programme (5), 11 posts are responsible for coordination, steering and seeking funding approval from the Legislative Council for housing-related infrastructural and community facility projects under the Capital Works Reserve Fund Head 711. Among the 11 posts, there are 1 chief engineer, 2 senior engineers (civil), 3 engineers (civil), as well as 2 technical staff and 3 general grade staff. Their work involves liaison with concerned departments to implement the projects at various stages from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and budget. The total estimated annual staff cost for the 11 posts is about \$11.3 million.

Among the 20 additional posts, apart from the above-mentioned 11 posts, there are nine time-limited posts for the establishment of a Special Duties Unit (the Unit) under the Strategy Division. The Unit will be established for a period of two years and is responsible for taking follow-up actions on the implementation of the various recommendations and initiatives arising from the Long Term Housing Strategy review. The Unit will be headed by an Administrative Officer Staff Grade C (D2) officer and supported by eight non-directorate officers, including one Senior Administrative Officer, one Chief Executive Officer, one Housing Manager, one Administrative Officer, one Personal Secretary I, one Personal Secretary II, one Assistant Clerical Officer and one Clerical Assistant. The total estimated annual staff cost for the nine posts is about \$9.56 million.

CONTROLLING OFFICER'S REPLY**THB(H)042****(Question Serial No. 0211)**

Head: (62) Housing Department

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

Programme: Not Sepecified

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)

Question (Member Question No.9):

The Administration has indicated a housing production target of 470 000 units for the next 10 years. However, I have from time to time received complaints from staff of the Housing Department about the acute shortage of frontline manpower, which will affect the investigation works in early stage and supervision during construction of the projects. In this connection, will the Administration inform this Council:

- (1) of the staff establishment of and expenditure for the Clerk of Works Grade in the Housing Department in the past 3 years (2011-12, 2012-13 and 2013-14), and its anticipated growth and expenditure in 2014-15;
- (2) of the staff establishment of and expenditure for the Building Services Inspector Grade in the Housing Department in the past 3 years (2011-12, 2012-13 and 2013-14), and its anticipated growth and expenditure in 2014-15; and
- (3) of the staff establishment of and expenditure for the Works Supervisor Grade in the Housing Department in the past 3 years (2011-12, 2012-13 and 2013-14), and its anticipated growth and expenditure in 2014-15?

Asked by: Hon TANG Ka-piu

Reply:

The establishment of the three grades concerned in the past three years and the estimated increase and estimated staff cost in 2014-15 are listed in the table below:

	Clerk of Works	Building Services Inspector	Works Supervisor (Construction)	Works Supervisor (Building Services)	Works Supervisor (Civil)
Establishment (as at end-March 2012)	606	332	306	242	27
Establishment (as at end-March 2013)	618	344	298	233	27
Establishment (as at end-March 2014)	637 (projected)	358 (projected)	297 (projected)	231 (projected)	34 (projected)
No. of posts to be created in 2014-15 and the estimated staff cost	34 posts \$21,070,421	17 posts \$12,298,682	7 posts \$2,620,471	3 posts \$1,248,456	2 posts \$625,146

Most of these posts are funded by the Hong Kong Housing Authority. The Housing Department has not kept breakdown of actual staff expenditure by grade and rank.

CONTROLLING OFFICER'S REPLY

THB(H)043

(Question Serial No. 0569)

Head: (62) Housing Department

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

Programme: ()

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 415 (if applicable)

Question (Member Question No. 20):

During 2014-15, the Treasury Branch will continue to oversee legislative amendments to the Inland Revenue Ordinance (Cap. 112) and Stamp Duty Ordinance (Cap. 117) to keep the tax regime in Hong Kong updated. In this regard, will the Administration conduct regular reviews of the Stamp Duty (Amendment) Bill 2012 which was enacted as an ordinance by the Legislative Council in February this year after 3 readings? If yes, what are the criteria for the reviews and details of the work concerned? If not, what are the reasons?

Asked by: Hon. TIEN Pei-chun, James

Reply:

When the Stamp Duty (Amendment) Bill 2012 was scrutinised by the Legislative Council, the Government gave an undertaking to report to the Legislative Council on the review on the Buyer's Stamp Duty and the Special Stamp Duty one year after its enactment. The Government will continue to closely monitor the property market with reference to a series of indicators, including property prices, affordability, transaction volume, supply situation, mortgage to income ratio, as well as the changes in the local and external economic situations, such as the measures introduced by other countries or regions in response to market situation, the pace of adjusting and withdrawing the quantitative easing policies by Western countries, etc.

CONTROLLING OFFICER'S REPLY

THB(H)044

(Question Serial No. 1592)

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)

Question (Member Question No. 29):

Regarding the Government's payment of one month's rent on behalf of public rental housing (PRH) tenants, please provide the following information:

- 1) the number of tenants who originally have to pay extra rent to the Housing Authority;
- 2) the maximum, minimum and total amounts of rent waiver granted to those under item 1 above;
- 3) the number of other tenants;
- 4) the maximum, minimum and total amounts of rent wavier granted to those under item 3 above;
- 5) the number of non-elderly households living in the flats of Group B estates under the Hong Kong Housing Society; and
- 6) the maximum, minimum and total amounts of rent wavier granted to those under item 5 above.

Asked by: Hon. TIEN Puk-sun, Michael

Reply:

According to the proposal stated in the Budget, the Government will pay one month's rent in full for tenants / licencees of the Hong Kong Housing Authority (HA) paying normal rent; tenants of the Hong Kong Housing Society (HKHS) Group A estates; and tenants of Elderly Persons' Flats in the HKHS's Group B estates. The Government will also pay one month's net rent for the HA's tenants / licencees paying additional rent^{Note 1}. For non-Elderly Persons' Flats tenants of the HKHS's Group B estates, the Government will pay on their behalf two-thirds of their net rent for one month.

The reply to various parts of the question is as follows^{Note 2} -

- (1) & (3) As at end-December 2013, there were a total of about 724 400 tenants / licencees in the HA's public rental housing (PRH) and interim housing. The number of the HA's tenants /

^{Note 1} Under the HA's "Well-off Tenants Policies", households living in PRH for ten years are required to declare their household income and thereafter biennially. Those with a household income exceeding the prescribed income limits have to pay 1.5 times or double net rent plus rates as appropriate. PRH households with total household income and net assets value both exceeding the prescribed income and asset limits are required to vacate their PRH flats. These families are given one year to arrange to move out of PRH, during which time they are charged the equivalent of full market rent. Net rent refers to the amount obtained after deducting rates from the normal rent. In terms of a PRH flat, additional rent refers to the portion of rent a "well-off tenant" has to pay in excess of what is required from a normal rent paying household.

^{Note 2} The numbers of tenants of the HA and HKHS are rounded to the nearest hundred.

licencees paying normal rent^{Note 3} was about 702 900^{Note 4}, and about 21 500 of the HA's tenants/ licencees were paying additional rent.

(5) As at end-December 2013, there were about 1 000 tenants living in the non-Elderly Persons' Flats of the HKHS's Group B estates^{Note 5}.

(2),(4) & (6) The Government will seek funding approval from the Finance Committee (FC) of the Legislative Council upon the passage of the 2014 Appropriation Bill. Experience indicates that upon the FC's approval, it will take about one and a half months for the HA and the HKHS to implement the initiative. During the period between now and the implementation of the initiative, the exact amount to be paid by the Government on behalf of the PRH tenants is subject to change for various reasons including intake to new estates; sitting tenants transferring to other PRH flats, moving out of PRH or having to pay additional rent upon declaration of their household income and /or assets under the "Well-off Tenants Policies". Therefore, at this stage, we do not know the exact amount including the maximum and the minimum amount that the Government will pay on behalf of various types of tenants / licencees. However, using the information as at end-December 2013 and assuming that the Government will pay the rent of December 2013 on behalf of various types of tenants / licencees, the estimated maximum and minimum amounts would be as follows^{Note 6}—

	Estimated maximum amount of rent paid by the Government (estimation based on information as at end-December 2013)	Estimated minimum amount of rent paid by the Government (estimation based on information as at end-December 2013)
HA's tenants / licencees paying normal rent ^{Note 7}	\$3,440	\$150
HA's tenants/ licencees paying additional rent	\$ 3,440 ^{Note 8}	\$300
Tenants living in the non-Elderly Persons' Flats of HKHS's Group B estates ^{Note 9}	\$4,370	\$1,690

As mentioned above, since the proposed initiative for the Government to pay one month's rent for PRH tenants is expected to take effect later this year, at this stage we do not know the exact amount, including the total amount, that the Government will pay on

Note 3 Normal rent of PRH includes net rent plus rate.

Note 4 The number included about 12 200 tenants / licencees enjoying rent deduction of 25% or 50% under the Rent Assistance Scheme (RAS).

Note 5 Apart from tenants living in the non-Elderly Persons' Flats of the HKHS's Group B estates, as at end-December 2013, there were also about 29 400 tenants living in HKHS's Group A estates and about 300 tenants living in HKHS's Elderly Persons' Flats in Group B estates. According to the proposal stated in the Budget, these tenants will also be covered under the measure of one month's rent payment by the Government.

Note 6 The amounts are rounded to the nearest ten.

Note 7 Normal rent includes net rent plus rates. Since the rates for 2013-14 have been waived, the amount of rent that the Government is paying on behalf of a HA's tenant / licencee paying normal rent is the amount obtained from deducting the amount of rates waived from the rent (i.e. the net rent), which is the amount that the tenant / licencee needs to pay out of his own pocket originally. For tenants / licensees under the RAS, the Government is also paying the amount that they need to pay out of their own pocket originally. Tenants / licensees under the RAS have been enjoying rent deduction of 25% or 50% granted by the HA. The amount that the Government is paying on their behalf is the rent after the HA's rent reduction, minus the amount from applying the corresponding ratio (i.e. 25% or 50%) to the amount of rates waived.

Note 8 For the HA's tenants / licencees paying additional rent, the Government will only the net rent on their behalf.

Note 9 For tenants living in non-Elderly Persons' Flats of the HKHS's Group B estates, the amount of rent paid by the Government on their behalf refers to two-thirds of their net rent. Since the rental level of units under HKHS will be increased starting from April 2014, the maximum and minimum amount of rent to be paid by the Government will be adjusted in due course.

behalf of various types of tenants / licencees. However, based on information currently available, we have made a preliminary estimate which shows that the proposal would involve an expenditure of approximately \$1.063 billion; among which about \$1.012 billion will be paid to the HA and another \$51 million will be paid to the HKHS^{Note 10}. The breakdown of the estimated expenditure is as follows –

Payment to the HA	Estimated expenditure
For paying one month's rent for tenants / licencees who are paying normal rent	About \$976 million
For paying one month's net rent of tenant / licencees who are paying additional rent	About \$35 million
<i>Sub-total*</i>	About \$1.012 billion
Payment to the HKHS	
For paying one month's rent for tenants of Group A estates and tenants of Elderly Persons' Flats in Group B estates	About \$48 million
For paying two-thirds of the net rent for one month for tenants of non-Elderly Persons' Flats in Group B estates	About \$3 million
<i>Sub-total</i>	About \$51 million
Total*	About \$1.063 billion

* Figures may not add up to the total due to rounding.

Note 10

In estimating the amount to be paid for the tenants of the HKHS, the Government has already considered the additional expenditure required when the rental level of units under HKHS increases starting from April 2014.

CONTROLLING OFFICER'S REPLY

THB(H)045

(Question Serial No. 1186)

Head: (62) Housing Department

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

Programme: (1) Building Control, (2) Private Housing, (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing) (D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 21):

The estimated expenditure of the Housing Department (HD) for 2014-15 is \$261.1 m, which is 23.9% higher than the revised estimate for 2013-14, and a total of 48 posts will be created under 3 Programmes. In this connection:

1. regarding the 26 new posts to be created under Programme (1), please advise us their post titles, terms of appointment, and the expenditure involved, as well as the staff deployment for the implementation of the Minor Works Control System (MWCS), the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) respectively;
2. regarding the 2 new posts to be created under Programme (2), please advise us their post titles, terms of appointment, specific duties, and the expenditure involved; and
3. regarding the 20 new posts to be created under Programme (5), please advise us their post titles, terms of appointment, specific duties, and the expenditure involved.

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

1. The 26 new posts to be created under Programme (1) are all under the Independent Checking Unit of the Housing Department. Among these, 14 posts including one Senior Architect or Senior Maintenance Surveyor, four Architects or Maintenance Surveyors, two Assistant Clerks of Works or Technical Officers, two Assistant Clerical Officers and five Clerical Assistants will be responsible for implementing the Minor Works Control System whilst the other 12 posts including three Architects, Maintenance Surveyors or Structural Engineers and nine Assistant Clerks of Works or Technical Officers responsible for implementing the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme. These are civil service posts which are subject to civil service terms of appointment and conditions of service. The total estimated annual staff cost for these 26 posts is about \$18.4 million.
2. Two posts (one Planning Officer and one Technical Officer (Civil)) will be created under Programme 2, to be responsible for assisting in collecting data, compiling and maintaining a database on private housing supply. These are civil service posts which are subject to civil service terms of appointment and conditions of service. The total estimated annual staff cost for the two posts is about \$1.6 million.
3. The increase of 20 posts under Programme (5), 11 posts are responsible for coordination, steering and seeking funding approval from the Legislative Council for housing-related infrastructural and community facility projects under the Capital Works Reserve Fund Head 711. These are civil service posts which are subject to civil service terms of appointment and conditions of service. Among the 11 posts, there are 1 chief engineer, 2 senior engineers (civil), 3 engineers (civil), as well as 2 technical

staff and 3 general grade staff. Their work involves liaison with concerned departments to implement the projects at various stages from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and budget. The total estimated annual staff cost for the 11 posts is about \$11.3 million.

Among the 20 additional posts, apart from the above-mentioned 11 posts, there are nine time-limited posts for the establishment of a Special Duties Unit (the Unit) under the Strategy Division. The Unit will be established for a period of two years and is responsible for taking follow-up actions on the implementation of the various recommendations and initiatives arising from the Long Term Housing Strategy review. The Unit will be headed by an Administrative Officer Staff Grade C (D2) officer and supported by eight non-directorate officers, including one Senior Administrative Officer, one Chief Executive Officer, one Housing Manager, one Administrative Officer, one Personal Secretary I, one Personal Secretary II, one Assistant Clerical Officer and one Clerical Assistant. These are civil service posts which are subject to civil service terms of appointment and conditions of service. The total estimated annual staff cost for the nine posts is about \$9.56 million.

CONTROLLING OFFICER'S REPLY**THB(H)046****(Question Serial No. 0223)**

Head: (62) Housing Department

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

Programme: (3) Appeal Panel (Housing)

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 591 (if applicable)

Question (Member Question No. 34):

As stated in Programme (3), the number of appeals received by the Appeal Panel in 2013 has increased by approximately 16% over the same period in 2012, with the Administration anticipating a further increase in 2014. In this connection, will the Administration inform this Council:

- (1) of the numbers of cases that actually required to be heard in this regard by category, and the top 10 Public Rental Housing (PRH) estates with the largest number of cases in the past 3 years (2011-2012, 2012-2013 and 2013-2014);
- (2) from last year's information on the notices-to-quit confirmed after hearing expressed as a percentage over the total number of cases received, it is shown that the number of dismissed cases for PRH tenants was greater than before. What is the Administration's analysis of the figures concerned? What are the reasons for the Administration's projection of a further increase in the number of appeals to be received in 2014; and
- (3) with the Administration anticipating a growing number of appeals in 2014, whether there will be any increase in the staff establishment of the Appeal Panel; if yes, what would be the changes in staff establishment and expenditure?

Asked by: Hon WONG Kwok-hing

Reply:

- (1) In the past 3 years (i.e. 2011-2013), the number of cases heard with breakdown by category is as follows:

	<u>2011</u>	<u>2012</u>	<u>2013</u>
Rent arrears	100	48	73
Non-occupation of the flat/ Unauthorised occupation of the flat	220	271	229
Others (including divorce, redevelopment, Marking Scheme and storage of illicit drugs, etc)	56	158	114
Total	376	477	416

The top 10 public rental housing estates with the largest number of cases are, in descending order, Po Tin Estate, Kwai Chung Estate, Pak Tin Estate, Tai Hing Estate, Tin Ching Estate, Tung Tau (I) Estate, Yat Tung (II) Estate, Kwai Shing East Estate, Mei Tin Estate, Po Tin Interim Housing and Cheung Wang Estate^{Note}.

(Note: Po Tin Interim Housing and Cheung Wang Estate are both at the 10th place.)

- (2) The background and circumstances of each individual appeal is different, and the Appeal Tribunal examines each case on the basis of the facts and evidence provided by the Housing Department and the Appellant. It is not possible to establish a general conclusion on the appeal results.

The estimate of the number of appeals received in 2014 is a figure projected from the actual number of appeals received in the first 9 months of 2013. This is because at the time of the preparation of the estimate, the figure for the whole year of 2013 was not yet available but only the figure for the first 9 months in 2013 was available. Then using the estimate of the number of appeals to be received in 2014 and the rate of withdrawal of appeals in the first 9 months of 2013, we worked out the estimates on the number of hearing sessions and the number of hearings arranged in 2014.

While we rely on these estimates for initial planning, we understand that the number of appeals received and the consequential number of hearings/ hearing sessions arranged would vary from year to year without direct correlation with past figures. We will closely monitor the situation, and adjust the number of hearings/ hearing sessions as necessary to ensure effective handling of appeals.

- (3) We have no plan to increase the establishment of the Appeal Panel (Housing) Secretariat.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0294)

Head: (62) Housing Department

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

Programme: ()

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 48):

As mentioned in paragraph 123 of the 2014 Policy Address by the Government, "As the MTR's West Island Line and South Island Line (East) are due to be completed in the near future, and as the Government is actively considering taking forward the South Island Line (West) project, we have decided to first lift the development moratorium at the south of Pok Fu Lam, i.e. the area close to Wah Fu Estate. This area will be used for public housing development and the future redevelopment of Wah Fu Estate, providing about 11 900 additional PRH and Home Ownership Scheme (HOS) units." In this connection, will the Administration inform this Committee:

- (1) of the details of the land planning work, including the advance land investigation and the traffic pressure studies on the peripheral areas of the south of Pok Fu Lam regarding the redevelopment of Wah Fu Estate in the current financial year, as well as the expenditure involved; and
- (2) of the timetable for site rezoning (because among the 5 sites identified for the development of the south of Pok Fu Lam, only the site at Chi Fu Road is residential land while the other 4 are classified as Open Space, Green Belt site and Government, Institution or Community sites), as well as the estimated expenditure for the staff establishment involved.

Asked by: Hon. WONG Kwok-hing

Reply:

- (1) During 2013-14, the Transport Department (TD) conducted a preliminary traffic impact assessment on the six proposed public housing sites in the Pok Fu Lam South area. The assessment showed that the additional traffic impact to be generated by the proposed development/redevelopment would not be substantial. TD has deployed existing in-house resources to conduct the assessment. The respective site investigation works are included in the technical assessments mentioned in the reply to Question (2) below.
- (2) The Government will conduct various technical assessments and local consultation regarding the five public housing sites adjacent to Wah Fu Estate. We will then prepare planning brief, rezoning amendments/planning applications for the five sites. Concerned departments will deploy existing in-house resources to conduct the assessments and consultation.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0936)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 24):

In Programme (5), the Administration has stated that provision for 2014–15 will be raised by \$18m for the increase of 20 posts to provide support for planning and implementing the recommendations of the Long Term Housing Strategy review on housing developments. In this connection, will the Administration inform this Committee:

- (1) of the ranking, employment term and area of work of these 20 additional posts, as well as the staff-related expenses involved;
- (2) of the number of existing staff holding the same posts as the 20 additional posts in the past 3 years, their salary-related expenses, wastage figures, wastage rates and areas of work in tabular form; and
- (3) of the implications on the planning and implementation of the recommendations of the Long Term Housing Strategy review on housing developments if appointment of the 20 additional posts cannot be made successfully in 2014-15; and whether alternative options are available?

Asked by: Hon. WONG Kwok-hing

Reply:

- (1) The increase of 20 posts under Programme (5), 11 posts are responsible for coordination, steering and seeking funding approval from the Legislative Council (LegCo) for housing-related infrastructural and community facility projects under the Capital Works Reserve Fund Head 711. These are civil service posts which are subject to civil service terms of appointment and conditions of service. Among the 11 posts, there are 1 chief engineer, 2 senior engineers (civil), 3 engineers (civil), as well as 2 technical staff and 3 general grade staff. Their work involves liaison with concerned departments to implement the projects at various stages from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and budget. The total estimated annual staff cost for the 11 posts is about \$11.3 million.

Among the 20 additional posts, apart from the above-mentioned 11 posts, there are nine time-limited posts for the establishment of a Special Duties Unit (the Unit) under the Strategy Division. The Unit will be established for a period of two years and is responsible for taking follow-up actions on the implementation of the various recommendations and initiatives arising from the Long Term Housing Strategy (LTHS) review. The Unit will be headed by an Administrative Officer Staff Grade C (D2) officer and supported by eight non-directorate officers, including one Senior Administrative Officer, one Chief Executive Officer, one Housing Manager, one Administrative Officer, one Personal Secretary I, one Personal Secretary II, one Assistant Clerical Officer and one Clerical Assistant. The total estimated annual staff cost for the nine posts is about \$9.56 million.

- (2) In the past three years, there were 5 staff responsible for coordination, steering and seeking funding approval from the LegCo for housing-related infrastructural and community facility projects under the

Capital Works Reserve Fund Head 711. They included 1 senior engineer (civil), 3 engineers (civil) and 1 technical officer (civil). They were headed by a chief engineer and supported by a senior technical officer (civil). These officers do so in addition to their other duties. In the past three years, the actual related average annual salary cost was about \$6.5 million and there was no wastage.

Separately, before the setting up of the Unit, duties related to LTHS review were taken up by the LTHS Sub-division under the Strategy Division. The LTHS Sub-division was led by the head of another Sub-division, who took up this additional duty as a stop-gap arrangement to provide secretariat support to the LTHS Steering Committee. The 7 officers underpinning him were temporary redeployed from other divisions of the Housing Department. This Sub-division will be disbanded on 1 April 2014.

- (3) The 11 posts will be created in 2014-15 so that formed land, housing-related infrastructures and supporting community facilities will be delivered on time for the proposed housing developments. There is no other suitable alternative.

There is no need to conduct recruitment to fill the 9 time-limited posts of the Unit. Civil Service Bureau will arrange for suitable officers to take up these posts as soon as possible.

CONTROLLING OFFICER'S REPLY

THB(H)049

(Question Serial No. 1036)

Head: (62) Housing Department

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

Programme: (1) Building Control

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 590 (if applicable)

Question (Member Question No. 67):

It is mentioned under Programme (1) that during 2014-15, the Administration will continue to compile as-built records of Home Ownership Scheme (HOS)/ Tenants Purchase Scheme (TPS) and public rental housing (PRH) buildings as well as retail and carparking premises. In this regard, will the Administration inform this Committee:

- (1) of unauthorised alterations to the building structures of HOS/ TPS and PRH buildings, as well as retail and carparking premises, reported/ found upon proactive investigation in the past 3 years, together with the categorisation of major irregularities;
- (2) of the number of cases where enforcement actions were taken after investigation in the past 3 years, together with examples of the most serious cases;
- (3) of the progress of the compilation of the aforementioned as-built records; of the staff establishment and expenditure involved at present; and
- (4) whether it will increase the staff establishment and expenditure in 2014-15 to strengthen its enforcement efforts as unauthorised subdivided units have appeared in public housing for letting; if yes, of the details?

Asked by: Hon. WONG Kwok-hing

Reply:

The Independent Checking Unit (ICU) of Housing Department carries out building control on buildings in Home Ownership Scheme (HOS) courts and Tenants Purchase Scheme (TPS) estates, the Hong Kong Housing Authority (HA)'s divested retail and carparking (RC) facilities and public rental housing blocks which share the same land lease with the divested RC facilities in accordance with the Buildings Ordinance under the delegated authority from the Director of Buildings. The enforcement arrangements (e.g. issue of advisory letters and removal orders, etc) are fully in accordance with the Buildings Department's practice.

During the past three years (i.e. 2011 to 2013), ICU has issued 3 457 advisory letters and 1 224 removal orders. In the same period, 1 310 advisory letters and 1 476 removal orders were complied with (i.e. cases complied with in the past three years but not necessarily be those to which ICU issued advisory letters or removal orders in the same period). The ICU does not keep a break-down on categories according to the degree of seriousness of the unauthorized building works (UBWs). In general, the majority of the cases were UBWs erected on the external walls of the buildings (such as canopies and flower racks, etc). A few cases involved unauthorized alterations to the building structure, and in these cases no imminent danger had been posed to the building structure.

The compilation of the as-built drawings has been completed. The scanning and digitizing of these as-built drawings is in progress and is anticipated to be completed by the end of 2014. Currently, the task is handled

by 14 staff in ICU with their posts created on a time-limited basis including 2 professionals, 11 technical and 1 clerical staff. The cost incurred is borne by the HA and not covered under Head 62.

Among the reported cases received by the ICU in the past three years (i.e. 2011-2013), there were very few cases regarding subdivided units in HOS courts and TPS estates. The ICU considers that it does not need to increase resources to handle such cases for the time being, but will review the situation should circumstances change.

CONTROLLING OFFICER'S REPLY**THB(H)050****(Question Serial No. 0064)**

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 597 (if applicable)

Question (Member Question No.15):

Given the public housing production target of 470 000 flats for the coming 10 years, according to the Administration, special attention will be required to monitor the progress on supply of public housing sites. In this regard, the Administration is requested to provide the following information:

- (1) A breakdown of sites, their respective locations and production targets proposed to the 18 District Councils for the development of public housing, as well as local consent and objection, in the past 3 years (2011-12, 2012-13 and 2013-14) by district.
- (2) A breakdown of sites, their respective locations and production targets proposed to the 18 District Councils for the development of subsidised housing, as well as local consent and objection, in the past 3 years (2011-12, 2012-13 and 2013-14) by district.
- (3) A breakdown of staff establishment and expenditure deployed for (1) and (2) above in the past 3 years (2011-12, 2012-13 and 2013-14), and the estimated additional manpower and expenditure to be deployed for 2014-15.

Asked by: Hon WONG Kwok-kin

Reply:

- (1) In the past three years (i.e. 2011-12 to 2013-14), details of public rental housing (PRH) developments that the Hong Kong Housing Authority (HA) had proposed to District Councils are as follows. All of them are supported or agreed by the respective District Councils.

District Council	No. of Site	Site Location	Estimated Flat No. (About)
Kwun Tong	2	Anderson Road Sites A, B and C	8 500
		EHC Site Ph. 7	500
Wong Tai Sin	1	San Po Kong Flatted Factory	900
Sham Shui Po	5	Pak Tin Estate Redevelopment	5 800
		Lai Chi Kok Road – Tonkin Street	3 800
		Shek Kip Mei Phs. 3, 6 and 7	1 500
		NWKR Site 6	2 800
		Cheung Sha Wan Wholesale Food Market Site 3	1 200

District Council	No. of Site	Site Location	Estimated Flat No. (About)
Sha Tin	3	Fo Tan	4 800
		Shek Mun	3 000
		Ma On Shan Area 86B	1 600
Kwai Tsing	2	Ex-Kwai Chung Police Married Quarters	900
		Tai Wo Hau Road	800
Tuen Mun	3	Tuen Mun Area 18	1 000
		Tuen Mun Area 29 West	800
		Tuen Mun Area 54 Sites 1 - 4	11 900
North	2	Fanling Area 49	900
		Choi Yuen Road	1 100
Islands	2	Tung Chung Area 56	3 600
		Tung Chung Area 39	3 800
Eastern	2	Lin Shing Road	300
		Chai Wan Factory Estate Conversion	200

- (2) In the past three years (i.e. 2011-12 to 2013-14), details of Home Ownership Scheme developments that the HA had proposed to District Councils are as follows. All of them are supported or agreed by the respective District Councils.

District Council	No. of Site	Site Location	Estimated Flat No. (About)
Kwun Tong	2	Choi Hing Road	900
		Pik Wan Road South	500
Kowloon City	2	Kai Tak Site 1G1(B)	700
		Sheung Lok Street	600
Sham Shui Po	2	Cheung Sha Wan Wholesale Food Market Site 5	2 300
		Fat Tseung Street West	700
Sha Tin	6	Mei Mun Lane, Sha Tin Area 4C	200
		Pik Tin Street, Sha Tin Area 4D	300
		Hin Tin Street, Sha Tin Area 31	200
		Wo Sheung Tun Street	700
		Ma On Shan Road, Northern Portion	1 000
		Ma On Shan Road, Southern Portion	700
Kwai Tsing	1	Ching Hong Road	500
Tsuen Wan	1	Sha Tsui Road	1 000
Tuen Mun	2	Tuen Mun Area 54 Site 5	500
		Tuen Mun Area 2	300
Yuen Long	2	Wang Yip Street West	200
		Kiu Cheong Road East	2 600
Islands	2	Ngan Kwong Wan Road East	200
		Ngan Kwong Wan Road West	500

- (3) As a financially autonomous public body, the HA is responsible for the staff establishment and expenditure incurred in (1) and (2) above. The Development and Construction Division of the Housing Department is responsible for the implementation of the HA's public housing projects. There are about 2 140 staff members in the Division and the estimated staff cost for 2013-14 is about \$1,896 million. The HA would monitor the manpower requirement for the development of public housing.

CONTROLLING OFFICER'S REPLY**THB(H)051****(Question Serial No. 0633)**

Head: (62) Housing Department

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

Programme: (3) Appeal Panel (Housing)

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 592 (if applicable)

Question (Member Question No. 21):

Owing to the shortage of housing supply in the private sector with rent soaring high, illegal sub-letting of flats has started to occur in public rental housing (PRH) estates. In this connection, please advise this Committee:

- (1) of the number of cases received by the Appeal Panel in the past 3 years (2011-12, 2012-13 and 2013-14) which involved illegal sub-letting of PRH flats in a breakdown by District Council district;
- (2) pertaining to (1) above, of the number of cases actually heard and dismissed, as well as the average waiting time for a case to be heard; and
- (3) in a breakdown by category, of the number of cases actually heard and dismissed by the Appeal Panel, the average waiting time for a case to be heard, as well as the staff establishment and expenses involved.

Asked by: Hon. WONG Kwok-kin

Reply:

- (1) In the past three years (i.e. 2011 to 2013), the Appeal Panel (Housing) received one appeal case against the Hong Kong Housing Authority's decision to terminate a tenancy due to sub-letting of a public rental housing flat to an unauthorised person. The above-mentioned case is in the Islands District.
- (2) The above appeal was allowed, and the waiting time for hearing was 86 calendar days.
- (3) The numbers of cases heard and their categories in the past three years (i.e. 2011 to 2013) are as follows:

	<u>2011</u>	<u>2012</u>	<u>2013</u>
Rent arrears	100	48	73
Non-occupation of the flat/ Unauthorised occupation of the flat	220	271	229
Others (including divorce, redevelopment, Marking Scheme and storage of illicit drugs, etc.)	56	158	114
Total	376	477	416

According to the categories of appeals, the number of cases in which the notices-to-quit were confirmed after hearing is as follows:

	<u>2011</u>	<u>2012</u>	<u>2013</u>
Rent arrears	20	7	16
Non-occupation of the flat/ Unauthorised occupation of the flat	136	175	146
Others (including divorce, redevelopment, Marking Scheme and storage of illicit drugs, etc.)	36	113	75
Total	192	295	237

In the past three years (i.e. 2011 to 2013), the average waiting time for hearing took 104, 106 and 103 calendar days respectively.

The establishment and the expenditure on human resources of the Appeal Panel (Housing) Secretariat for the past three years (i.e. 2011-12 to 2013-14) are as follows:

	<u>2011-12</u>	<u>2012-13</u>	<u>2013/14</u> (up to January 2014)
Staff establishment (post)	16	16	16
Expenditure on human resources (\$'000)	5,284.1	5,420.5	4,026.1

CONTROLLING OFFICER'S REPLY

THB(H)052

(Question Serial No. 2934)

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No. 108):

At present, the Housing Department (HD) has only 2 transit centres, namely the Po Tin Transit Centre in Tuen Mun and the Lung Tin Transit Centre in Tai O, providing a total of 416 bedspaces. Will the HD identify land for building a large-sized new transit center in Kowloon or on the Hong Kong Island in 2014-2015 to meet the temporary accommodation needs of people living in the urban areas? If not, why?

Asked by: Hon. WONG Yuk-man

Reply:

We expect that the bedspaces currently available at the Po Tin Transit Centre in Tuen Mun and the Lung Tin Transit Centre in Tai O should be adequate to meet the temporary accommodation needs. As such, the Housing Department currently does not have any plan to identify land to build a new transit centre.

CONTROLLING OFFICER'S REPLY

THB(H)053

(Question Serial No. 2935)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 594 (if applicable)

Question (Member Question No. 109):

The Housing Department estimates that there will be 17 infrastructure projects under construction in 2014. Please list, item by item, the respective locations and details of the 17 projects.

Asked by: Hon. WONG Yuk-man

Reply:

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

Under the Capital Works Reserve Fund Head 711, 17 infrastructural and community facility projects are under construction in 2014. The projects and their details are listed at the **Annex**.

List of housing-related infrastructural and community facility projects under construction in 2014

<u>Projects in construction stage</u>	<u>Approved project estimate \$'000</u>	<u>Anticipated completion dates</u>
1. District open space adjoining Lower Ngau Tau Kok public housing redevelopment	125,000	06/2015
2. Development at Anderson Road	3,467,200	05/2016
3. Development at Anderson Road—consultants' fees and site investigation	57,500	05/2016
4. Water supply to housing development at Anderson Road	231,500	12/2014
5. Mainlaying within development at Anderson Road	103,800	11/2014
6. Development near Choi Wan Road and Jordan Valley	2,009,300	10/2016
7. Development near Choi Wan Road and Jordan Valley — consultants' fees and site investigation	43,700	10/2016
8. Public transport interchange at Area 13, Hung Shui Kiu	48,100	12/2014
9. Public transport interchange at Area 3A, Tung Chung	69,900	07/2016
10. Main engineering infrastructure in association with the proposed developments in Area 56, Tung Chung	54,800	02/2016
11. Community hall at Sau Ming Road, Kwun Tong	134,900	05/2018
12. Re-provisioning of Pak Tin Community Hall and special child care centre-cum-early education and training centre in Pak Tin Estate redevelopment site, and construction of footbridge link at Nam Cheong Street, Sham Shui Po *	301,100	05/2017
<u>Projects in final account stage</u>	<u>Approved project estimate \$'000</u>	<u>Actual completion dates</u>
13. Re-provisioning of the Police Dog Unit and Force Search Unit from the Burma Lines Site to Sha Ling	159,700	10/2003
14. Tin Shui Wai further development — road junction improvement, site formation and main engineering infrastructure	3,163,200	07/2005
15. Road improvement works in association with the proposed re-alignment of Ngau Tau Kok Fourth Street and Fifth Street and construction of nearby footbridge links	96,100	10/2012
16. Mainlaying within development near Choi Wan Road and Jordan Valley	79,900	12/2006
17. Remaining waterworks for development near Choi Wan Road and Jordan Valley	137,100	12/2007

* It is estimated that this project will seek funding approval from the Legislative Council in 2014.

CONTROLLING OFFICER'S REPLY

THB(H)054

(Question Serial No. 3164)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(D.W. PESCOD)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No. 110):

The Government is studying the redevelopment of 22 aged public rental housing (PRH) estates which have a less number of flats. How many flats are expected to be provided after the redevelopment? Upon redevelopment, how will the flats be divided between singleton units and family units and what are their proportions? Shek Kip Mei Estate, one of the target PRH estates, has a population up to 20 000. What rehousing arrangements will be made for the households of this type of PRH estates during redevelopment?

Asked by: Hon. WONG Yuk-man

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds the public housing programmes with its own resources. The expenditure of redevelopment of aged public rental housing estates will also be funded by the HA.

Pursuant to the "Refined Policy on Redevelopment of Aged Public Rental Housing Estate", the HA has completed a review of the redevelopment potential of 22 non-divested aged public rental housing (PRH) estates, including Shek Kip Mei Estate, at the end of 2013. This will pave the way for detailed studies of redevelopment of individual aged estates in future.

For the next stage of work, the HA will review the site characteristics, development constraints and opportunities pertaining to the individual aged estates, conduct a series of detailed technical studies and liaise with relevant government bureaux and departments on the provision of ancillary facilities such as community, welfare, transport and educational facilities, etc with regard to the wider context of the districts concerned. Upon completion of these studies, the HA would then be able to confirm the build-back potential as well as feasibility of redeveloping a particular aged estate, prepare detailed redevelopment plans and determine the number and flat types of public housing units upon redevelopment.

To match the clearance programme of the individual aged estates, the HA will identify suitable rehousing accommodation for affected tenants taking into account of the individual household size. Where resources permit, the HA will endeavour to allow the affected tenants to move to PRH flats in the neighbouring areas or in the district of their choice.

CONTROLLING OFFICER'S REPLY**THB(H)055****(Question Serial No. 1076)**

Head: (162) Rating and Valuation Department

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

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (Mrs. Mimi BROWN)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 824 (if applicable)

Question (Member Question No. 72):

Regarding the advisory and mediatory services on tenancy matters provided to the public, please inform the Committee of:

- (1) the number of cases of advisory and mediatory services provided in the last three years, i.e. 2011-12, 2012-13 and 2013-14;
- (2) the workflow of providing advisory and mediatory services to the public, the existing staff establishment and expenses involved, and whether there are plans to increase the staff establishment and expenses involved.

Asked by: Hon. WONG Kwok-kin

Reply:

- (1) The respective numbers of advisory and mediatory services on tenancy matters provided to the public by the Rating and Valuation Department (RVD) in the past three years are as below –

<u>Year</u>	<u>No. of advisory services provided</u>	<u>No. of mediatory services provided</u>
2011-12	About 203 000	173
2012-13	About 176 000	198
2013-14 (up to end February 2014)	About 148 000	130

- (2) Requests to the RVD for free advisory and mediatory services on tenancy matters are made through telephone calls, e-mails, fax and post. Upon receipt of details of each enquiry, RVD will provide the relevant advice through the means as requested by the enquirer, that is, by telephone, e-mail, fax or post. RVD also provides instant advice to enquiries from the public through regular duty sessions at the Lands Tribunal and individual District Offices. As regards mediation service, RVD will contact both parties to the tenancy dispute in order to obtain details of the dispute, and conduct mediation.

The estimated expenditure in 2013-14 on services rendered by RVD to landlords and tenants, including advisory and mediation services, is \$27.7 million, with a staff establishment of 62 posts. The staff establishment will remain at 62 posts in 2014-15, with estimated expenditure being \$28.7 million.

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

(Question Serial No. 1514)

Head: (711) Capital Works Reserve Fund: Housing

Subhead (No. & title) : (B437RO) District open space adjoining Lower Ngau
Tau Kok Public Housing Redevelopment

Programme: Not Specified

Controlling Officer: Director of Architectural Services

Director of Bureau: Secretary for Transport and Housing

This question originates from : Estimates on Expenditure Volume 2 Page 91

Question (Member Question No. 81):

Regarding the “District open space adjoining Lower Ngau Tau Kok Public Housing Redevelopment” (the Project) under Sub-head B437RO, the revised estimate for 2013-14 has been significantly decreased from the original estimate of \$33.3 million to \$8.66 million. What are the reasons for the revision? What works will be implemented under the 2014-15 estimate? What is the current project progress? Are the works proceeding as expected?

Asked by: Hon. WU Chi-wai

Reply:

The “District open space adjoining Lower Ngau Tau Kok Public Housing Redevelopment” project is being constructed as part of the building contract for the Lower Ngau Tau Kok Estate Redevelopment Phases 2 and 6. The decrease of the estimate for 2013-14 from \$33.3 million to \$8.66 million was mainly due to the re-arrangement of construction activities for the district open space to tie in with the overall programme of the building contract.

The major construction to be undertaken in 2014-15 includes a hard-surfaced mini-soccer pitch with a covered spectator stand, a jogging track, a fitness corner, a children’s play area, a management office, a baby care room and indoor fitting out works, etc. The construction works are progressing according to the revised programme with target completion in June 2015.

CONTROLLING OFFICER'S REPLY

THB(H)057

(Question Serial No. 1515)

Head: (711) Capital Works Reserve Fund: Housing

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

Programme: (-) Not Specified

Controlling Officer: Director of Civil Engineering and Development Department (C K HON)

Director of Bureau: Secretary for Transport and Housing

Question (Member Question No.82):

Under Subhead B566CL "Development at Anderson Road", the 2013-14 original estimate was \$423,518,000, whereas the revised estimate is reduced to \$361,847,000. What are the reasons? What is the progress of the project now? Will the anticipated population intake of the public housing developments within the site commence as scheduled?

Asked by: Hon. WU Chi-wai

Reply:

Due to the adverse effect of inclement weather to the progress of the works of the Development at Anderson Road, the project's estimate in 2013-14 was reduced. The housing platform to be formed under the project was handed over to the Hong Kong Housing Authority in a timely manner for public housing development. The remaining infrastructural works including roads and drains, waterworks and other utilities, etc are underway. We anticipate that the population intake of the public housing development concerned would proceed as scheduled.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5415)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)

Question (Member Question No. 50):

Under Programme (1), the estimated expenditure has risen substantially by 25.2% over the revised estimated expenditure for 2013-14. However, apart from the work in relation to mandatory building and window inspections, there is not much difference from the past year in terms of performance targets and indicators. Please advise this Council whether the increase in expenditure is mainly for the work relating to mandatory building and window inspections. If yes, how many additional staff are expected to be recruited by the Housing Department for carrying out the work?

Asked by: Hon. CHAN Hak-kan

Reply:

In taking forward the Mandatory Building Inspection Scheme (MBIS), Mandatory Window Inspection Scheme (MWIS) and Minor Works Control System (MWCS), the Independent Checking Unit of Housing Department has found that the actual workload far exceed the originally estimated workload; accordingly additional resources are needed. Under Programme (1), the estimated expenditure for 2014-15 has risen by 25.2% over the revised estimated expenditure for 2013-14. This amounts to about \$26m, out of which about \$18m is for recruiting additional manpower for the work of MBIS, MWIS and MWCS, while the remaining of about \$8m is for additional operational expenditure, mainly for conducting land search.

There will be 26 additional posts, among which 12 staff including 3 professional officers and 9 technical staff will be responsible for handling MBIS and MWIS, and the other 14 staff including 1 senior professional officer, 4 professional officers, 2 technical staff and 7 clerical staff will be responsible for handling MWCS.

CONTROLLING OFFICER'S REPLY

THB(H)059

(Question Serial No. 5307)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 64):

The provision for this Programme is \$18 m (or 85.3%) higher than the revised estimate of last year due to the need to provide support for planning and implementing infrastructure projects and community facilities for public housing developments, as well as co-ordinating relevant departments to kick start the necessary policy reviews on the range of housing issues arising from the recommendations of the Long Term Housing Strategy review. Will the Government advise this Committee of the operational expenses, staff establishment and the estimated expenditure on salaries involving the Long Term Housing Strategy review for 2014-15?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The estimated expenditure for the provision of support for the policy reviews on the range of housing issues arising from the recommendations of the Long Term Housing Strategy (LTHS) review is estimated to be about \$11.5 million in 2014-15, among which about \$9.56 million is the estimated annual staff cost for the creation of nine time-limited posts for the establishment of a Special Duties Unit (the Unit) for a period of two years under the Strategy Division to be responsible for following up on the implementation of the various recommendations and initiatives arising from the LTHS review. The remaining funds are for other operational expenses. The Unit will be headed by an Administrative Officer Staff Grade C (D2) officer and supported by eight non-directorate officers, including one Senior Administrative Officer, one Chief Executive Officer, one Housing Manager, one Administrative Officer, one Personal Secretary I, one Personal Secretary II, one Assistant Clerical Officer and one Clerical Assistant.

CONTROLLING OFFICER'S REPLY

THB(H)060

(Question Serial No. 5308)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 65):

The revised estimate of the Programme for the coming year will increase by \$18 m, or 85.3%, for the need to provide support for planning and implementing infrastructure projects and community facilities for public housing developments, as well as co-ordinating relevant policy bureaux/ departments to kick start the necessary policy reviews on the range of housing issues arising from the recommendations of the Long Term Housing Strategy review. How much expenditure will be involved in the Long Term Housing Strategy review for the whole year? What are the details of the expenditure?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

The estimated expenditure for the provision of support for the reviews on the range of housing policy issues arising from the recommendations of the Long Term Housing Strategy (LTHS) review is estimated to be about \$11.5 million in 2014-15, among which about \$9.56 million is the estimated annual staff cost for the creation of nine time-limited posts for the establishment of a Special Duties Unit for a period of two years under the Strategy Division to be responsible for following up on the implementation of the various recommendations and initiatives arising from the LTHS review. The remaining funds are for other operational expenses.

CONTROLLING OFFICER'S REPLY

THB(H)061

(Question Serial No. 5364)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 594 (if applicable)

Question (Member Question No. 121):

Would the Government inform this Committee of the staff establishment and estimated salary expenditure for co-ordinating the follow-up actions arising from the Long Term Housing Strategy review in 2014-15?

Asked by: Hon. CHAN Wai-yip, Albert

Reply:

Nine of the 20 additional posts under Programme (5) are time-limited posts for the establishment of a Special Duties Unit (the Unit) under the Strategy Division. The Unit will be established for a period of two years and to be responsible for following up on the implementation of the various recommendations and initiatives arising from the Long Term Housing Strategy review. The Unit will be headed by an Administrative Officer Staff Grade C (D2) officer and supported by eight non-directorate officers, including one Senior Administrative Officer, one Chief Executive Officer, one Housing Manager, one Administrative Officer, one Personal Secretary I, one Personal Secretary II, one Assistant Clerical Officer and one Clerical Assistant. The total estimated annual staff cost for the nine posts is about \$9.56 million.

CONTROLLING OFFICER'S REPLY

THB(H)062

(Question Serial No. 3471)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)

Question (Member Question No. 169):

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

1. the number of non-domestic premises in public housing estates, and the number of such premises used for various purposes (such as commercial uses, welfare lettings or office accommodation for members of various tiers of councils) and their percentage in the past 10 years;
2. for non-domestic premises in public housing estates let for welfare services, a breakdown of their service areas (such as elderly services, family and child welfare, rehabilitation and medical social services, youth services and probation services) and their percentage of the total number of premises let for welfare purposes in the past 5 years;
3. the number of non-governmental organisations (NGOs) which were granted a concessionary rent and their percentage of the total in the past 5 years. For cases where such a rent was not offered, what were the reasons?

Since the listing of The Link REIT, how many public housing units have been completed; how many NGOs have applied for a concessionary rent; and how many of them had their applications approved? What were the refusal grounds for the unsuccessful applications? Please provide a yearly breakdown of the details in a table.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

1. The number of non-domestic premises in public housing estate, and the number of such premises being used for various purposes and their percentage in the past 10 years (i.e. 2004-05 to 2013-14) is tabulated as follows –

		2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Retail	No. of Stock	14 909	3 240	3 148	3 051	2 996	2 720	2 720	2 731	2 852	2 987
	%	35.6	12.5	13.1	13.4	13.7	13.2	13.1	13.1	13.8	14.3
Councillor's Office	No. of Stock	324	303	273	275	285	293	297	308	311	318
	%	0.8	1.2	1.1	1.2	1.3	1.4	1.5	1.5	1.5	1.5
Factory Buildings	No. of Stock	13 268	13 068	11 269	10 204	9 350	8 526	8 541	8 541	8 163	8 163
	%	31.7	50.5	46.9	44.8	42.8	41.2	41.0	41.0	39.4	39.1
Educational Use	No. of Stock	703	638	614	599	580	552	525	496	491	491
	%	1.7	2.5	2.6	2.6	2.7	2.7	2.5	2.4	2.4	2.3
Welfare Use	No. of Stock	1 420	1 341	1 342	1 347	1 283	1 319	1 355	1 391	1 404	1 429
	%	3.4	5.2	5.6	5.9	5.9	6.4	6.5	6.6	6.8	6.8
Government Lettings	No. of Stock	394	298	299	342	343	334	331	332	331	328
	%	0.9	1.1	1.2	1.5	1.6	1.6	1.6	1.6	1.6	1.6
Miscellaneous*	No. of Stock	10 861	7 008	7 094	6 976	6 980	6 929	7 044	7 043	7 148	7 191
	%	25.9	27.0	29.5	30.6	32.0	33.5	33.8	33.8	34.5	34.4
Total No. of Stock		41 879	25 896	24 039	22 794	21 817	20 673	20 813	20 842	20 700	20 907

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

2. The non-domestic premises in public estates let for welfare services, with a breakdown of their service areas and respective percentages in the past 5 years (i.e. 2009-10 to 2013-14) is listed as follows -

		2009-10	2010-11	2011-12	2012-13	2013-14
Children & Youth Services	No. of Stock	246	247	253	252	252
	%	18.7	18.2	18.2	18.0	17.6
Community Services	No. of Stock	264	289	306	317	330
	%	20.0	21.3	22.0	22.6	23.1
Elderly Services	No. of Stock	283	291	294	295	300
	%	21.4	21.5	21.1	21.0	21.0
Family Welfare Services & Child Care	No. of Stock	257	256	260	259	261
	%	19.5	18.9	18.7	18.4	18.3
Rehabilitation Services	No. of Stock	232	235	247	250	255
	%	17.6	17.4	17.8	17.8	17.8
Medical Services	No. of Stock	29	30	31	31	31
	%	2.2	2.2	2.2	2.2	2.2
Others	No. of Stock	8	7	0	0	0
	%	0.6	0.5	0	0	0
Total No. of Stock		1 319	1 355	1 391	1 404	1 429

3. Concessionary rent will be offered to all the successful applicants for welfare lettings. In the past 5 years, a total of 206 new welfare lettings were approved. The reasons for cases that have failed included the premises concerned have been allocated to other welfare organizations or reserved for other welfare use, and applicants not securing support/recommendation from relevant departments, not non-profit making organization or self-withdrawal, etc.

Furthermore, the number of welfare letting applications at concessionary rent since the listing of The Link Real Estate Investment Trust (The Link) on 25 November 2005 is appended below:

Year	Number of Applications	Approved Cases	Refusal Cases	Reasons for Refusal				
				Not Securing support from relevant government departments	Subject premises allocated to other non-governmental organizations	Self-withdrawal by non-governmental organizations	Not non-profit making organizations	Subject premises reserved for other welfare use
2005-06 (Upon listing of The Link)	19	12	7	5	0	2	0	0
2006-07	66	52	14	5	7	2	0	0
2007-08	112	58	54	27	14	11	1	1
2008-09	94	31	63	24	30	6	2	1
2009-10	93	48	45	16	16	8	3	2
2010-11	68	43	25	10	7	6	1	1
2011-12	85	34	51	21	20	2	2	6
2012-13	61	35	26	9	11	2	1	3
2013-14	94	46	48	10	21	7	0	10
Total	692	359	333	127	126	46	10	24

Since the listing of The Link, there are a total of about 111 500 new public housing units completed by the Hong Kong Housing Authority.

CONTROLLING OFFICER'S REPLY**THB(H)063****(Question Serial No. 3480)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Building ControlControlling Officer: Permanent Secretary for Transport and Housing (Housing) (Stanley YING)Director of Bureau: Secretary for Transport and HousingThis question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)Question (Member Question No. 268):

What was the increase in PRH flats in real terms in the past 5 years? What is the annual amount of reimbursement to the Government by the Housing Authority and how is it categorised?

	2009	2010	2011	2012	2013
Number of new PRH flats					
Number of PRH flats cleared					
Increase in PRH flats in real terms					

Asked by: Hon. CHEUNG Chiu-hung, FernandoReply:

The information requested in the question is set out as follows:

	2008-09	2009-10	2010-11	2011-12	2012-13
Number of new public rental housing (PRH) flats	19 050	15 389	13 672	11 186	13 114
Number of PRH flats cleared	2 814	5 405	0	0	3 406
Number of new PRH flats less number of PRH flats cleared	16 236	9 984	13 672	11 186	9 708

The construction cost of PRH is funded by the Hong Kong Housing Authority.

CONTROLLING OFFICER'S REPLY**THB(H)064****(Question Serial No. 3494)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing) (Stanley YING)Director of Bureau: Secretary for Transport and HousingThis question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)Question (Member Question No. 238):

Please provide the number of newly completed public housing units in each of the past 10 years by type of housing as per the table below:

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Public Rental Housing										
Tenants Purchase Scheme										
Home Ownership Scheme										
Housing Society Rental Housing										
Housing Society Subsidised Housing For Sale										
Interim Housing										
Transit Centre										
Others										
Total										

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The information requested in the question is set out below:

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Public rental housing (PRH) under the Hong Kong Housing Authority (HA) ¹	20 614	24 691	4 430	4 795	22 759	19 021	6 385	17 787	9 778	20 898
Tenants Purchase Scheme units under the HA	0	0	0	0	0	0	0	0	0	0
Home Ownership Scheme (HOS) units under the HA ²	0	0	0	2 010	2 200	370	1 110	0	0	0
Rental Housing units under the Hong Kong Housing Society (HKHS)	333	0	0	0	872	0	0	0	0	0
Subsidised Sale units under the HKHS	0	0	0	0	0	0	0	0	0	0
Interim Housing units under the HA	0	0	0	0	0	0	0	0	0	0
Transit Centre under the HA	0	0	0	0	0	0	0	0	0	0

Note:

1. HA's PRH production figures include flats of projects converted from Surplus HOS to PRH, and for these PRH flats, the year of intake is taken as their production year. For those PRH flats converted to subsidised sale flats under the Buy or Rent Option Scheme / Mortgage Subsidy Scheme, they are counted as HOS production (please refer to Note 2).

2. HOS flats include Private Sector Participation Scheme, and Buy or Rent Option Scheme / Mortgage Subsidy Scheme. For Surplus HOS flats completed between 2002 and 2004 with no set usage, the year in which they were put up for sale for the first time is taken as their production year.

CONTROLLING OFFICER'S REPLY

THB(H)065

(Question Serial No. 3495)

Head: (62) Housing Department

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

Programme: Not Specified

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)

Question (Member Question No. 240):

Please provide the number of households and population living in public and subsidised housing in each of the past 10 years by type of housing as per the table below:

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Number of households living in public rental housing units under the Housing Authority										
Population living in public rental housing units under the Housing Authority										
Number of households living in Tenants Purchase Scheme units under the Housing Authority										
Population living in Tenants Purchase Scheme units under the Housing Authority										
Number of households living in Home Ownership Scheme flats under the Housing Authority										

Population living in Home Ownership Scheme flats under the Housing Authority										
Number of households living in rental housing units under the Housing Society										
Population living in rental housing units under the Housing Society										
Number of households living in subsidised housing units for sale under the Housing Society										
Population living in subsidised housing units for sale under the Housing Society										
Number of households living in interim housing										
Population living in interim housing										
Number of households living in transit centres										
Population living in transit centres										
Others										
Total										

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

As at end-December in the past ten years (i.e. 2004 to 2013), the information requested in the question is tabulated as follows:

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Number of households of the Hong Kong Housing Authority (HA)'s public rental housing (1) (2) (3)	623 000	639 000	645 000	649 000	646 000	665 000	679 000	686 000	698 000	699 000

Population of the HA's public rental housing ^{(1) (2) (3)}	1 960 000	1 968 000	1 957 000	1 932 000	1 907 000	1 955 000	1 942 000	1 966 000	2 011 000	2 000 000
Number of households of the HA's subsidised sale flats ^{(1) (2) (4)}	343 000	348 000	349 000	358 000	361 000	363 000	359 000	361 000	362 000	358 000
Population of the HA's subsidised sale flats ^{(1) (2) (4)}	1 150 000	1 184 000	1 189 000	1 185 000	1 197 000	1 184 000	1 154 000	1 142 000	1 141 000	1 142 000
Number of households of the Hong Kong Housing Society (HKHS)'s rental housing ^{(1) (2) (5)}	32 000	33 000	32 000	32 000	30 000	33 000	31 000	42 000	33 000	34 000
Population of the HKHS's rental housing ^{(1) (2) (5)}	93 000	97 000	89 000	91 000	83 000	90 000	88 000	112 000	91 000	92 000
Number of households of the HKHS's subsidised housing for sale ^{(1) (2) (6)}	15 000	15 000	15 000	16 000	14 000	15 000	15 000	23 000	15 000	16 000
Population of the HKHS's subsidised housing for sale ^{(1) (2) (6)}	51 000	48 000	49 000	54 000	44 000	51 000	50 000	72 000	47 000	48 000
Number of households living in HA's transit centres	78	84	73	76	61	65	79	29	30	38
Population living in HA's transit centres	101	108	94	98	76	130	110	38	43	58

Note : (1) Figures are rounded to the nearest thousand.

(2) According to the statistics of the Census and Statistics Department's General Household Surveys.

(3) Figures include public rental housing flats and interim housing provided by the HA.

(4) Figures include the HA's subsidised sale flats sold under Home Ownership Scheme (HOS), Private Sector Participation Scheme (PSPS), Tenants Purchase Scheme (TPS), Middle Income Housing Scheme (MIHS), Buy or Rent Option Scheme (BRO) and Mortgage Subsidy Scheme (MSS). Figures exclude HOS/PSPS/TPS/MIHS/BRO/MSS flats that can be traded on open market (i.e. flats sold prior to HOS Phase 3B or flats with premium paid).

(5) Figures include flats in Groups A and B rental housing estates and flats under the Senior Citizen Residence Scheme provided by the HKHS.

- (6) Figures include the HKHS's subsidised sale flats sold under Flat-For-Sale Scheme and Sandwich Class Housing Scheme. Figures exclude flats that can be traded on the open market (i.e. flats with premiums paid).

CONTROLLING OFFICER'S REPLY**THB(H)066****(Question Serial No. 3496)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing) (Stanley YING)Director of Bureau: Secretary for Transport and HousingThis question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)Question (Member Question No. 241):

Please provide the number of public housing units recovered by the Administration in each of the past 5 years by type of housing as per the table below:

	2009	2010	2011	2012	2013
Public rental housing					
Tenants Purchase Scheme					
Home Ownership Scheme					
Rental housing under the Housing Society					
Subsidised housing for sale under the Housing Society					
Interim housing					
Transit centres					
Others					
Total					

Asked by: Hon. CHEUNG Chiu-hung, FernandoReply:

The information requested in the question is set out below:

	2008-09	2009-10	2010-11	2011-12	2012-13
Public rental housing (PRH) units under the Hong Kong Housing Authority (HA) ^{Note 1, Note 2}	10 000	8 000	10 000	7 000	7 000
Tenants Purchase Scheme (TPS) (buyback cases) ^{Note 3}	43	30	11	7	3
Home Ownership Scheme (HOS) (buyback cases) ^{Note 3}	0	0	0	0	0
Rental housing under the Hong Kong Housing Society (HKHS) ^{Note 4}	697	671	512	618	490
Subsidised housing for sale under the HKHS ^{Note 4}	0	0	0	0	0
Interim housing under the HA ^{Note 4}	1 200	800	900	700	700
Bedspaces in transit centres under the HA	145	93	164	95	100

- Note 1: Including PRH flats recovered from tenants due to purchase of subsidised sale flats sold by the HA, purchase of units with premium not yet paid on the HOS Secondary Market, termination of tenancy and voluntary surrender by tenants due to other reasons. Excluding the number of flats recovered from sitting tenants who are transferred to other PRH flats.
- Note 2: Figures are rounded to the nearest thousand.
- Note 3: The number of TPS and HOS units bought back from individual purchasers each year.
- Note 4: Figures are in the past 5 calendar years (i.e. 2009 - 2013).

CONTROLLING OFFICER'S REPLY**THB(H)067****(Question Serial No. 3497)**

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)

Question (Member Question No. 242):

Currently, is there any annual quota set by the Housing Authority (HA) for the provision of compassionate rehousing? If the answer is affirmative, has the HA issued guidelines to the Social Welfare Department or Integrated Family Service Centres or other departments and parties on setting the annual quota for compassionate rehousing? Please tabulate the number of cases of compassionate rehousing by category whereby public rental housing units were allocated in the past 5 years.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

Each year, the Subsidised Housing Committee (SHC) under the Hong Kong Housing Authority will consider and endorse the Public Rental Housing Allocation Plan for that financial year and set the proposed allocation for various rehousing categories, including the category of "compassionate rehousing". A representative from the Social Welfare Department (SWD) is a member of the SHC. In the past five years from 2008-09 to 2012-13, for planning purposes the proposed allocation for the category of "compassionate rehousing" were 2 000 public rental housing units per year. However, subject to the availability of resources, we will process additional cases recommended by the SWD on a need basis. The actual numbers of allocations and the proposed allocations for the category of "compassionate rehousing" for the past five years are shown below. We have not divided cases under "compassionate rehousing" into different categories.

	2008-09	2009-10	2010-11	2011-12	2012-13
Proposed allocation for "compassionate rehousing"	2 000	2 000	2 000	2 000	2 000
Actual number of allocations for "compassionate rehousing"	2 039	2 449	2 439	2 673	2 213

CONTROLLING OFFICER'S REPLY**THB(H)068****(Question Serial No. 3502)**

Head: (62) Housing Department

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

Programme: Not Specified

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)

Question (Member Question No. 264):

Please set out the average cost of building a public rental housing block in terms of land cost and construction cost (including land prices, labour wages and material costs) in each of the past 5 years.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Housing Department, as the executive arm of the HA, reports the construction costs in relation to the construction of the public housing to the HA on a regular basis. The average construction cost of a public rental housing (PRH) block in terms of labour and material costs in each of the past 5 years (i.e. 2009 to 2013) is as follows:

Year	Average Construction Cost per PRH Block ¹ (\$ million)		
	Labour Cost	Material Cost	Total
2009	98	183	281
2010	105	194	299
2011	124	230	354
2012	140	260	400
2013	188	282	470 ²
5-year Average	131	230	361

¹ Average construction cost includes normal foundation, superstructure, drainage and external works, etc. but excludes land cost, and is based on the "construction cost yardsticks" of respective years and 800 flats per block with 40 storeys.

² Based on the "construction cost yardsticks" of 2013, the average construction unit cost is about \$0.59 million per PRH flat. If based on the building contracts of the HA's major PRH projects let out in 2013, the average construction unit cost (excluding land cost) is about \$0.70 million per PRH flat. The difference between the two is mainly due to the fact that most major PRH projects let out in 2013 were less than 40 storeys due to building height restrictions and podium design was required in some of the projects to overcome site constraints, thus resulting in a cost higher than the estimate based on the "construction cost yardsticks".

CONTROLLING OFFICER'S REPLY**THB(H)069****(Question Serial No. 3559)**

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)

Question (Member Question No. 503):

Please provide, by flat type (such as 1-person unit, 2-person unit, etc.), the respective numbers of public rental housing (PRH) flats constructed, completed, recovered, and the net gain of recovered flats, in each of the past 5 years (along with the latest figures).

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The information requested in the question is listed below:

(I) Actual public rental housing production completed by the Hong Kong Housing Authority by flat type in the past 5 years:

Year	One / two-person (unit)	Two / three- person (unit)	One-bedroom (unit)	Two-bedroom (unit)	Total (unit)
2009	4 692	4 140	6 738	3 335	19 021*
2010	1 599	1 372	2 214	1 200	6 385
2011	4 212	6 652	4 874	2 049	17 787
2012	1 851	2 985	3 856	1 086	9 778
2013	4 891	7 218	6 857	1 932	20 898

*The figure includes 116 three-bedroom units.

(II) Number of PRH flats recovered[#] in the past 5 years:

	2009-10	2010-11	2011-12	2012-13	2013-14 (as at 31 December 2013)
No. of PRH flats recovered	14 996	16 472	14 482	13 025	9 882
Net no. of PRH flats recovered	8 078	9 937	7 151	7 306	5 607

We do not have the breakdown of the recovered/net recovered PRH flats by flat type.

CONTROLLING OFFICER'S REPLY**THB(H)070****(Question Serial No. 4839)**

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 846 (if applicable)

Question (Member Question No. 628):

Please provide information on the emergency bed spaces provided in the territory in the past 5 years, including geographical distribution, address and number of bed spaces, number of occupants and occupancy rate.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

Information of the transit centres of the Hong Kong Housing Authority is as follows:

Name of Transit Centre	District	Address
1. Po Tin Transit Centre	Tuen Mun	G/F of Blocks 1-3, 7 and 8 in Po Tin Estate, Tuen Mun
2. Lung Tin Transit Centre	Tai O	G/F of Tin Fook House, Tin Tak House, Tin Hei House and Tin Kwai House in Lung Tin Estate, Tai O, Lantau Island

As at end-December in the past five years (i.e. 2009-2013), the number of bedspaces available in these two transit centres is as follows:

	2009	2010	2011	2012	2013
No. of bedspace	416 ^{Note}	416 ^{Note}	416	416	416

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

^{Note} In addition, some of the interim housing units at Shek Lei were converted to 40 bedspaces by the HD on a discretionary basis.

CONTROLLING OFFICER'S REPLY

THB(H)071

(Question Serial No. 5944)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 791 (if applicable)

Question (Member Question No. 259):

Please list the number and percentage of public rental housing units, Home Ownership Scheme flats, private flats and other residential flats in each of the 18 districts in the past 5 years.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The information requested in the question is set out below:

Number of Flats by District Council District ^{Note 1}

	2009 -10 (Number of flats as at 31 March 2010)				
District Council District	Public Rental Housing (PRH) ^{Note 2}		HA's Home Ownership Scheme (HOS) ^{Note 3}	HKHS's subsidised sale units ^{Note 4}	Private Housing ^{Note 5}
	Hong Kong Housing Authority (HA)	Hong Kong Housing Society (HKHS)			
Central & Western	600	2 300	-	-	100 100
Wan Chai	-	2 700	-	-	63 800
Eastern	33 800	4 400	26 500	1 000	135 900
Southern	27 200	1 100	7 500	800	48 100
Yau Tsim Mong	2 800	700	4 300	-	114 700
Sham Shui Po	49 400	-	2 200	700	80 600
Kowloon City	14 300	6 400	1 100	1 400	107 200
Wong Tai Sin	74 700	-	27 800	1 900	24 100
Kwun Tong	113 800	5 300	23 600	-	66 800
Kwai Tsing	98 900	3 000	12 600	3 400	45 300
Tsuen Wan	21 700	1 800	-	1 100	84 600
Tuen Mun	58 600	-	29 000	1 200	81 100
Yuen Long	63 800	-	21 100	-	120 900
North	23 800	700	16 700	-	56 000
Tai Po	19 200	-	13 000	-	57 200
Sha Tin	57 800	3 700	39 200	1 100	97 700
Sai Kung	27 300	1 800	32 100	4 200	71 300
Islands	15 800	-	2 800	-	45 900
Total ^{Note 6}	703 600	33 700	259 500	16 700	1 401 300

District Council District	2010-11 (Number of flats as at 31 March 2011)					2011-12 (Number of flats as at 31 March 2012)				
	PRH ^{Note 2}		HA's HOS ^{Note 3}	HKHS's subsidised sale units ^{Note 4}	Private Housing ^{Note 5}	PRH ^{Note 2}		HA's HOS ^{Note 3}	HKHS's subsidised sale units ^{Note 4}	Private Housing ^{Note 5}
	HA	HKHS				HA	HKHS			
Central & Western	600	2 300	-	-	100 500	600	2 300	-	-	100 300
Wan Chai	-	2 700	-	-	64 600	-	2 700	-	-	64 300
Eastern	35 300	4 400	26 400	1 000	136 100	35 300	4 400	26 300	1 000	136 500
Southern	27 000	1 100	7 500	700	48 300	26 900	1 100	7 400	700	49 100
Yau Tsim Mong	2 800	700	4 300	-	119 400	2 800	700	4 300	-	120 900
Sham Shui Po	49 400	-	2 200	700	84 500	49 300	-	2 200	700	84 800
Kowloon City	14 300	6 400	1 000	1 400	110 800	16 200	6 400	1 000	1 400	110 800
Wong Tai Sin	75 300	-	27 600	1 800	24 400	76 300	-	27 400	1 800	26 600
Kwun Tong	117 600	5 300	23 400	-	67 500	124 600	5 300	23 200	-	67 800
Kwai Tsing	98 700	3 000	12 400	3 400	45 500	100 000	3 000	12 400	3 300	45 600
Tsuen Wan	21 700	1 800	-	1 000	85 200	21 700	1 800	-	1 000	85 100
Tuen Mun	58 300	-	28 500	1 100	82 000	58 100	-	28 300	1 100	82 800
Yuen Long	63 700	-	20 900	-	127 500	63 600	-	20 800	-	128 900
North	23 600	700	16 500	-	58 300	23 400	700	16 400	-	58 400
Tai Po	19 100	-	12 800	-	59 300	18 800	-	12 700	-	59 400
Sha Tin	57 600	3 700	38 800	1 100	98 800	59 900	3 700	38 500	1 100	103 100
Sai Kung	27 100	1 800	31 800	4 100	74 000	29 000	1 800	31 700	4 100	76 600
Islands	15 800	-	2 700	-	46 200	15 800	-	2 700	-	46 400
Total ^{Note 5, 6}	708 100	33 700	256 800	16 400	1 432 800	722 400	33 700	255 300	16 200	1 447 500

District Council District	2012-13 (Number of flats as at 31 March 2013)					2013-14 (Number of flats as at 31 December 2013)				
	PRH ^{Note 2}		HA's HOS ^{Note 3}	HKHS's subsidised sale units ^{Note 4}	Private Housing ^{Note 5}	PRH ^{Note 2}		HA's HOS ^{Note 3}	HKHS's subsidised sale units ^{Note 4}	Private Housing ^{Note 5}
	HA	HKHS				HA	HKHS			
Central & Western	600	2 300	-	-	99 500	600	2 300	-	-	98 800
Wan Chai	-	2 700	-	-	65 200	-	2 700	-	-	65 200
Eastern	35 300	4 400	26 200	1 000	136 200	35 200	3 700	26 200	1 000	135 900
Southern	26 700	1 100	7 400	700	49 600	26 600	1 100	7 400	700	49 500
Yau Tsim Mong	2 800	700	4 300	-	123 000	2 800	700	4 300	-	122 600
Sham Shui Po	52 300	-	2 200	700	84 600	55 100	-	2 200	700	85 000
Kowloon City	16 200	6 400	1 000	1 300	112 000	27 100	6 400	1 000	1 300	111 800
Wong Tai Sin	76 400	-	27 300	1 800	27 700	76 100	-	27 200	1 800	27 700
Kwun Tong	128 600	5 300	23 100	-	66 800	128 400	5 300	23 000	-	66 800
Kwai Tsing	99 800	3 000	12 300	3 300	46 000	100 400	3 000	12 300	3 300	46 000
Tsuen Wan	21 700	1 800	-	1 000	85 400	21 700	1 800	-	1 000	85 600
Tuen Mun	57 300	-	28 000	1 100	84 400	57 700	-	27 900	1 100	84 700
Yuen Long	63 400	-	20 700	-	129 300	63 200	-	20 700	-	133 900
North	23 100	700	16 300	-	58 900	22 800	700	16 300	-	59 300
Tai Po	18 500	-	12 600	-	61 400	18 100	-	12 500	-	61 900
Sha Tin	60 800	3 700	38 200	1 100	104 400	62 100	3 700	38 100	1 000	105 400
Sai Kung	28 600	1 800	31 500	4 000	76 900	28 500	1 800	31 400	4 000	79 000
Islands	15 800	-	2 700	-	46 600	15 800	-	2 700	-	46 700
Total ^{Note 5, 6}	728 000	33 700	253 700	15 900	1 458 100	742 300	33 100	253 200	15 800	1 465 900

Note 1 Figures are rounded to the nearest hundred.

Note 2 Statistics on PRH stock are based on the administrative records of the HA. As far as the HA's figures are concerned, they do not include flats sold under the Tenants Purchase Scheme (TPS). TPS was introduced in 1998 by the HA to enable PRH tenants to buy the flats they lived at a discounted price, thereby helping to achieve the then policy objective of attaining a home ownership rate of 70% in Hong Kong in ten years' time. As such, both rental flats and flats already sold to tenants could co-exist inside TPS estates. Subsequently, the Government re-positioned the housing policies in 2002. These included the dropping of the target for home ownership. Thus, there were no further grounds for continuing the TPS. Accordingly, the HA decided to cease the sale of PRH flats after launching Phase 6B of the TPS in August 2005. However, PRH flats in the existing TPS estates are still available for sale to sitting tenants. Out of a total of about 183 800 flats available for sale in the 39 estates with TPS implemented, about 125 200 flats have been sold as at the end of December 2013. Flats sold under the TPS would not be counted in the above table since these flats are no longer part of the overall PRH supply after they were sold. This is also a major reason, apart from estates clearance, etc, why the number of PRH flats in a district would decrease with time.

The HKHS's PRH figures include flats under the Senior Citizen Residence Scheme.

- Note 3 Statistics on HOS stock are based on the administrative records of the HA. HOS flats here mean HA's subsidised sale flats sold under the Home Ownership Scheme, Private Sector Participation Scheme, Middle Income Housing Scheme, Buy or Rent Option Scheme and Mortgage Subsidy Scheme. The figures include HOS flats with premium not yet paid and HOS flats completed but not yet put up for sale (i.e. Surplus HOS flats not yet sold); but the figures do not include HOS flats with premium paid or those which are tradable on the open market without payment of premium, as well as HOS flats which have been converted to other uses.
- Note 4 Statistics on HKHS's subsidised sale units are based on the administrative records of the HKHS. Such units included those under the HKHS's Flat-for-Sale Scheme and Sandwich Class Housing Scheme. The figures include units with premium not yet paid; but not those with premium paid and are tradable on the open market.
- Note 5 The figure on private housing stock is based on statistics from the Census and Statistics Department. The figure includes –
- all private residential flats, all villas/bungalows/modern village houses, all simple stone houses/traditional village houses, all units of staff quarters;
 - HOS, TPS, Flat-for-Sale Scheme and Sandwich Class Housing Scheme flats with premium paid or those which are tradable on the open market without payment of premium; and
 - flats under the HKHS's Urban Improvement Scheme.
- The figures do not include non-domestic quarters.
- Note 6 Figures may not add up to total due to rounding.

CONTROLLING OFFICER'S REPLY**THB(H)072****(Question Serial No. 6087)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Building ControlControlling Officer: Permanent Secretary for Transport and Housing (Housing) (Stanley YING)Director of Bureau: Secretary for Transport and HousingThis question originates from: Estimates on Expenditure Volume 1 Page 846 (if applicable)Question (Member Question No. 453):

What were the number and total gross floor area of vacant non-domestic premises in public housing estates that were used for welfare lettings in each of the past 5 years?

Asked by: Hon. CHEUNG Kwok-cheReply:

The number and internal floor area (IFA) (in m²) of vacant non-domestic premises in public housing estates that were used for welfare lettings in the past 5 years are set out below:

	Reserved by the Social Welfare Department		Lettings in progress		Pending signing-up of tenancy agreement		Others		Total	
	No	IFA(m ²)	No	IFA(m ²)	No	IFA(m ²)	Nos	IFA(m ²)	Nos	IFA(m ²)
2009-10 (as at end March 2010)	25	9 476	49	18 165	5	673	16	2 867	95	31 181
2010-11 (as at end March 2011)	24	9 153	24	6 125	23	11 996	25	4 464	96	31 738
2011-12 (as at end March 2012)	17	4 911	37	6 190	19	6 285	7	1 312	80	18 698
2012-13 (as at end March 2013)	20	5 109	32	6 354	30	5 174	6	2 051	88	18 688
2013-14 (as at end February 2014)	21	8 855	35	8 856	24	8 459	3	253	83	26 423

CONTROLLING OFFICER'S REPLY**THB(H)073****(Question Serial No. 4608)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Building Control, (2) Private Housing, (3) Appeal Panel (Housing),
(4) Rehousing of Occupants upon Clearance, (5) Support ServicesControlling Officer: Permanent Secretary for Transport and Housing (Housing) (Stanley YING)Director of Bureau: Secretary for Transport and HousingThis question originates from: Estimates on Expenditure Volume 1 Page 632 (if applicable)Question (Member Question No. 107):

1. Regarding the expenses on entertainment and gifts of the Housing Branch of your bureau and the departments under its purview in each of the past 3 years, please provide details as per the table below:

Bureau/ branch/ department and year	Estimated expenses on entertainment and gifts in the year	Actual expenses on entertainment and gifts in the year	Cap on entertainment expenses (including beverages) per head for the year	Cap on gift expenses per guest for the year	Number of receptions held and total number of guests entertained in the year

2. Regarding the expenses on entertainment and gifts of the Housing Branch of your bureau and the departments under its purview in 2013-14, please provide details as per the table below:

Bureau/ branch/ department	Date of reception (day/ month/ year)	Departments/ organisations and titles of the guests entertained (grouped by department/ organisation and indicating the number of guests)	Food expenses incurred in the reception	Beverage expenses incurred in the reception	Gift expenses incurred in the reception	Venue of the reception (department office/ restaurant in government facilities/ private restaurant/ others (please specify))

3. Please provide the estimated expenses on entertainment and gifts for 2014-15 as per the table below:

Bureau/ branch/ department	Estimated provision for expenses on entertainment and gifts	Cap on entertainment expenses per guest	Cap on gift expenses per guest

Asked by: Hon. HO Sau-lan, CydReply:

All staff members of the Hong Kong Housing Authority/Housing Department (HD) have to abide by the relevant regulations and administrative guidelines when arranging for official entertainments. Public officers should exercise prudent judgment and economy when entertaining guests for official purposes in order to avoid any public perception of extravagance. According to departmental guidelines, the expenditure limits

for the provision of official meals were set at \$350 per person for lunch and \$450 per person for dinner for 2011-12 to 2013-14, inclusive of all expenses incurred on food and beverages consumed on the occasion, service charges and tips. In line with the Government's latest guidelines, the expenditure limits for the provision of official meals are increased to \$450 per person for lunch and \$600 per person for dinner with effect from 1 April 2014. In 2011-12, 2012-13 and 2013-14 (as at 21 March 2014), the actual expenses on official entertainment by the HD were \$53,000, \$54,000 and \$66,000 respectively. Budget provided in 2014-15 is \$102,000.

In line with the Government's environmental protection policy, public officers should as far as possible refrain from bestowing gifts/souvenirs to others during the conduct of official activities. According to the existing guidelines, if bestowal of gifts/souvenirs is necessary or unavoidable due to operational, protocol or other reasons, the gifts/souvenirs should not be lavish or extravagant, their number should be kept to a minimum, and the exchange of gifts/souvenirs should be made from organisation to organisation. As we do not maintain separate account items for the expenses on bestowal or purchase of gifts and souvenirs, we do not have the related statistics.

CONTROLLING OFFICER'S REPLY

THB(H)074

(Question Serial No. 4657)

Head: (62) Housing Department

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

Programme: (1) Building Control, (2) Private Housing, (3) Appeal Panel (Housing), (4) Rehousing of Occupants upon Clearance, (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 600 (if applicable)

Question (Member Question No. 153):

In regard to the growing co-operation between Hong Kong and the Mainland in recent years, please provide relevant information on Hong Kong/ Mainland cross-border projects or programmes in which the Housing Branch of your bureau, the departments under its purview, and the Housing Authority have been involved.

(a) For Hong Kong/ Mainland cross-border projects or programmes from 2011-12 to 2013-14, please provide information as per the table below:

Project / Programme	Details, objective and whether it was related to the Framework Agreement on Hong Kong / Guangdong Co-operation (the Framework Agreement)	Expenditure involved	Mainland official and department/ organisation involved	Progress (% completed, commencement date, target completion date)	Have the details, objectives, amount involved or impact on the public, community, culture and ecology been released to the public? If so, through what channels and what were the manpower and expenditure involved? If not, what were the reasons?	Details of the legislative amendments or policy changes involved in the project/ programme

- (b) For Hong Kong/ Mainland cross-border projects or programmes in 2014-15, please provide information as per the table below:

Project / Programme	Details, objective and whether it is related to the Framework Agreement	Expenditure involved	Mainland official and department/ organisation involved	Progress (% completed, commencement date, target completion date)	Will the details, objectives, amount involved or impact on the public, community, culture and ecology be released to the public? If so, through what channels and what are the manpower and expenditure involved? If not, what are the reasons?	Details of the legislative amendments or policy changes involved in the project/ programme

- (c) Apart from the projects or programmes listed above, are there any other modes of Hong Kong/ Mainland cross-border co-operation? If so, what are they? What were the manpower and expenditure involved in the past 3 years? How many financial and manpower resources have been earmarked in the estimate for 2014-15?

Asked by: Hon. HO Sau-lan, Cyd

Reply:

The Housing Branch of the Transport and Housing Bureau and the Hong Kong Housing Authority was not involve in any Hong Kong/ Mainland cross-border projects or programmes in 2011-12 to 2013-14. There are no such plans in 2014-15.

CONTROLLING OFFICER'S REPLY

THB(H)075

(Question Serial No. 4259)

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No. 28):

Regarding squatter clearances and rooftop structure clearances,

- (1) please provide the respective numbers of squatters and rooftop structures cleared, occupants affected as well as cases in which ex-gratia compensation was granted in the past 3 years (2011-12, 2012-13 and 2013-14), together with the staff establishment and expenditure involved; and
- (2) as the Housing Department estimates that in 2014 it will process 330 and 230 applications from occupants affected by squatter clearances and rooftop structure clearances respectively, please provide, by estimation, information on the occupants' original districts, the number of occupants in each of the districts, and the districts to be used for rehousing the occupants.

Asked by: Hon. KWOK Wai-keung

Reply:

1. The Housing Department (HD) is responsible for providing assistance to rehouse eligible clearances affected by the Government's clearances of squatter and illegal rooftop structures; as well as victims of natural disasters and other emergencies. Since clearance of squatters and illegal rooftop structures are under the purview of Lands Department (LandsD) and Buildings Department (BD) respectively, we do not have the figures on the number of affected clearances and the amount of ex-gratia allowance involved. In the past three years (i.e. 2011-12 to 2013-14) there is a staff establishment of 29 non-directorate posts in the HD to undertake the relevant duties. The related staff cost and other operating expenditure were about \$17.2 million, \$18.4 million and \$19.8 million respectively.
2. The LandsD and BD are responsible for the relevant clearance programmes, the details of which would only be made public when the LandsD conducts the pre-clearance registration, or when the BD issues the Statutory Order, so as to ensure that the occupants who are rehoused are the ones genuinely affected. As such, the LandsD and BD are unable to provide the relevant information.

CONTROLLING OFFICER'S REPLY

THB(H)076

(Question Serial No. 5468)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 591 (if applicable)

Question (Member Question No. 62):

Regarding the liaison with the Estate Agents Authority to enhance the professionalism and service standard of estate agents under this Programme, please advise on the specific action plan and timetable for 2014-15, as well as the estimated manpower and resources required.

Asked by: Hon. LEE Kok-long, Joseph

Reply:

The Estate Agents Authority (EAA) is committed to enhancing the professionalism and service standard of estate agents. In 2014-15, the EAA will continue to review the contents of the qualifying examinations; update the existing practice circulars or issue new ones from time to time in the light of the latest situation and laws; educate the trade on new standards and regulations; and monitor their compliance through regular inspections of estate agencies. The EAA will also step up the monitoring of licencees' conduct in relation to the sale of first-hand residential properties and enhance the voluntary Continuing Professional Development Scheme through launching more pragmatic courses and initiatives.

Moreover, the EAA will continue to take disciplinary action against licencees who are found to have breached the Estate Agents Ordinance, 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.

Liaison with the EAA to enhance the professionalism and service standard of estate agents is an on-going function of the Transport and Housing Bureau, and forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have a breakdown on the expenditure for this particular duty.

CONTROLLING OFFICER'S REPLY

THB(H)077

(Question Serial No. 5473)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 71):

The Housing Department's provision for 2014-15 is \$18m (85.3%) higher than the revised estimate for 2013-14. This is mainly due to the increase of 20 posts to provide support for planning and implementing infrastructure projects and community facilities for public housing developments, as well as co-ordinating relevant policy bureaux/departments to kick-start the necessary policy reviews on the range of housing issues arising from the recommendations of the Long Term Housing Strategy review. Will the Administration advise on the number of new posts for undertaking the above tasks, as well as their respective areas of duty, ranks and salaries?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

Among the increase of 20 posts under Programme (5), 11 posts are responsible for coordination, steering and seeking funding approval from the Legislative Council for housing-related infrastructural and community facility projects under the Capital Works Reserve Fund Head 711. Among the 11 posts, there are 1 chief engineer, 2 senior engineers (civil), 3 engineers (civil), as well as 2 technical staff and 3 general grade staff. Their work involves liaison with concerned departments to implement the projects at various stages from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and budget. The total estimated annual staff cost for the 11 posts is about \$11.3 million.

Apart from the above-mentioned 11 posts, there are nine time-limited posts for the establishment of a Special Duties Unit (the Unit) under the Strategy Division. The Unit will be established for a period of two years and is responsible for co-ordinating efforts both among different divisions in Housing Department, and with relevant policy bureaux/departments to kick start and see through the implementation of the necessary policy reviews on the range of housing issues with a view to formulating revisions to existing policies or measures in a timely manner. The Unit will also need to liaise with other stakeholders to follow up on the agreed initiatives so as to take forward the Long Term Housing Strategy (LTHS). It will also be responsible for setting up the framework and plan for the conduct of future LTHS reviews. The Unit will be headed by an Administrative Officer Staff Grade C (D2) officer and supported by eight non-directorate officers, including one Senior Administrative Officer, one Chief Executive Officer, one Housing Manager, one Administrative Officer, one Personal Secretary I, one Personal Secretary II, one Assistant Clerical Officer and one Clerical Assistant. The total estimated annual staff cost for the nine posts is about \$9.56 million.

CONTROLLING OFFICER'S REPLY

THB(H)078

(Question Serial No. 6008)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Budget Speech Paragraph 147 Page 54 (if applicable)

Question (Member Question No. 282):

Regarding the Government's payment of rent on behalf of public rental housing tenants, in what month of the year will the rent be disbursed and how?

Asked by: Hon. LEUNG Kwok-hung

Reply:

The Government will seek funding approval from the Finance Committee (FC) of the Legislative Council to pay one month' rent for public housing tenants after the passage of the Appropriation Bill 2014. Experience indicates that upon FC's approval, it will take about one and a half months for the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) to implement the initiative. HA tenants/licencees and HKHS tenants will not be required to pay all or part of the rent/licence fees for the month of implementation.

CONTROLLING OFFICER'S REPLY

THB(H)079

(Question Serial No. 6012)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)

Question (Member Question No. 868):

How many buildings in total were surveyed by the Independent Checking Unit in 2013-2014? For these buildings, how many advisory letters or repair orders were issued and how did the owners' corporations concerned follow up with the advisory letters or repair orders? How many buildings are expected to be surveyed in 2014-2015?

Asked by: Hon. LEUNG Kwok-hung

Reply:

Since 2004, the Independent Checking Unit (ICU) of Housing Department has implemented the Planned Survey Programme for residential buildings of the Home Ownership Scheme courts and Tenants Purchase Scheme estates. The surveys include the inspection and identification of unauthorized and dangerous building works, as well as the condition of common areas, external walls and drainage pipes. The ICU carries out enforcement actions against unauthorized building works (UBWs) or conditions of disrepair of common areas in accordance with the Buildings Ordinance (BO) under delegated authority from the Director of Buildings.

In 2013, the ICU has inspected 20 residential buildings under the Planned Survey Programme. In the same year, the ICU had issued 1 116 advisory letters and 389 removal orders requiring the removal of UBWs. The majority were issued to individual owners or occupants of the concerned residential flats and only a few involving common areas of the buildings were issued to the Owners' Corporations of the buildings. In the same period, 403 advisory letters and 309 removal orders were complied with (i.e. cases complied with in 2013 but not necessarily those to which ICU issued advisory letters or removal orders in the same period). As no serious disrepair had been identified, no repair orders were issued during the period.

The ICU estimates that it will survey 18 buildings in 2014.

CONTROLLING OFFICER'S REPLY

THB(H)080

(Question Serial No. 6019)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 591 (if applicable)

Question (Member Question No. 463):

Please inform this Committee:

- (1) of the ratio of private housing stock to public housing stock (including the flats under construction) in Hong Kong;
- (2) of the number and percentage of individual and company buyers of private housing flats (in a breakdown by local, mainland and overseas buyers) in the past 5 years; and
- (3) of the amount and percentage of money spent on private housing units by individual and company buyers (in a breakdown by local, mainland and overseas buyers) in the past 5 years.

Asked by: Hon. LEUNG Kwok-hung

Reply:

(1) As at end 2013, the ratio of private housing stock to public housing stock is as follows –

Type of Housing	Percentage of permanent housing stock ¹
Public Housing ²	44%
Private Housing ³	56%
Total	100%

(2) & (3) The required figures are as below –

Year	Total number of agreements for sale and purchase ⁴	Individual buyers ⁴				Company buyers ⁴			
		Local ⁵		Non-local		Local ⁶		Non-local	
		No. of cases	Amount involved (\$ million)	No. of cases	Amount involved (\$ million)	No. of cases	Amount involved (\$ million)	No. of cases	Amount involved (\$ million)
2009	132 775	113 952 (86%)	339,468 (69%)	4 611 (4%)	24,139 (5%)	13 695 (10%)	116,100 (24%)	517 (0%)	10,239 (2%)
2010	155 723	128 230 (82%)	424,281 (65%)	6 156 (4%)	39,481 (6%)	20 462 (13%)	172,837 (27%)	875 (1%)	15,550 (2%)
2011	96 034	79 805 (83%)	321,550 (65%)	5 194 (5%)	39,549 (8%)	9 990 (11%)	117,187 (23%)	1 045 (1%)	19,313 (4%)
2012	91 264	78 951 (86%)	357,524 (72%)	3 524 (4%)	25,643 (5%)	8 094 (9%)	97,222 (20%)	695 (1%)	15,952 (3%)
2013	57 500	54 635 (95%)	291,635 (92%)	1 079 (2%)	9,225 (3%)	1 715 (3%)	14,002 (4%)	71 (0%)	1,299 (1%)

¹ The figures do not include housing units under construction.

² The figure on public housing stock is based on the administrative records of the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS). The figure includes -

- (a) public rental housing units under the HA and the HKHS, interim housing of the HA, as well as flats of Senior Citizen Residences Scheme estates of the HKHS;
- (b) HA's Home Ownership Scheme (HOS) flats with premium not yet paid, and HOS flats completed but not yet sold;
- (c) HKHS's Flat-for-Sale Scheme (FFSS) and Sandwich Class Housing Scheme (SCHS) flats with premium not yet paid; and
- (d) HA's Tenants Purchase Scheme (TPS) flats sold but with premium not yet paid.

³ The figure on private housing stock is based on statistics from the Census and Statistics Department. The figure includes –

- (a) private permanent residential units with Occupation Permit;
- (b) HOS, TPS, FFSS and SCHS flats with premium paid or those which are tradable on the open market without payment of premium; and
- (c) flats under HKHS's Urban Improvement Scheme.

The figure does not include non-domestic quarters.

⁴ We do not have separate statistics on Mainland buyers. The figures are the number of stamping applications for agreements for sale and purchase received by the Inland Revenue Department. Figures in brackets are the respective proportions to the total figure (rounded to the nearest decimal point, if possible).

⁵ Refers to holders of Hong Kong identity cards.

⁶ Refers to locally-registered companies.

CONTROLLING OFFICER'S REPLY

THB(H)081

(Question Serial No. 6132)

Head: (62) Housing Department

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

Programme: Not Specified

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 360 (if applicable)

Question (Member Question No. 475):

It is projected in the Assessment Report on Hong Kong's Capacity to Receive Tourists that visitor arrivals will rise to 70 million, representing an increase of about 29% as compared to 2013. However, according to the projection made in the Hotel Supply Situation Report published by the Hong Kong Tourism Board (HKTB) last November, the total number of hotel rooms is expected to reach 77 980 in 2017, representing an increase of about 13% only as compared to 2013. Will the Administration inform this Committee:

- (1) whether the Administration has assessed the impact of hotel supply on the residential property market, including a reduction in residential property supply in urban areas as well as an increase in rent; if yes, of the progress and initial findings; if not, of the reasons for that, and whether any studies in this direction will be conducted in the 2014-15 financial year?

Asked by: Hon. LEUNG Kwok-hung

Reply:

Society needs land for different development uses including housing, commercial (including office, retail and hotel), as well as other social and economic development purposes. In terms of housing supply, the Chief Executive announced in the 2014 Policy Address that the Government accepts the recommendation of the Long Term Housing Strategy Steering Committee to provide a total of 470 000 units in the coming ten years as the new housing supply target, with public housing accounting for 60%. An increased housing supply will also help stabilize the private residential rental level. The Government will continue to adopt a multi-pronged strategy in providing adequate and suitable land to meet the new housing target and different needs of the society, including the needs of the hotel industry.

CONTROLLING OFFICER'S REPLY

THB(H)082

(Question Serial No. 5527)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)

Question (Member Question No. 86):

In view of the long Waiting List and the increasing average waiting time for public rental housing in recent years, the Public Accounts Committee urges the Administration to critically review the effectiveness of the Well-off Tenants Policies in inducing better-off tenants to surrender their flats. In this connection, will the Administration inform this Committee its plan and target, provision and manpower to be allocated for this work for 2014?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

Both the chapter of the Director of Audit's Report No. 61 on allocation and utilization of public rental housing (PRH) flats and the Report of the Public Accounts Committee (PAC) recommended the Government to review the Well-off Tenants Policies. The Long Term Housing Strategy Steering Committee (LTHS Steering Committee) has also put forward recommendations on ways to maximize the rational use of PRH resources in its LTHS Consultation Document. LTHS Steering Committee's recommendations and feedback from the public collected during the public consultation exercise, the Director of Audit's recommendations and observations, as well as views received during the PAC's public hearings, have been referred to the Hong Kong Housing Authority (HA) for consideration. The HA will take into account all views received in its review. The additional workload arising from the review will be absorbed by existing resources.

CONTROLLING OFFICER'S REPLY

THB(H)083

(Question Serial No. 5528)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 588 (if applicable)

Question (Member Question No. 87):

Regarding the interim scheme launched since July 2012 whereby 5,000 White Form buyers each year will have a chance to purchase HOS flats with premium not yet paid, will the Administration inform this Committee whether it has plans to evaluate the effectiveness of the interim scheme; if it has; of the details, including the provision for the evaluation for 2014, and the criteria for whether to continue or cease the interim scheme?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

In response to the home ownership aspirations for those with White Form (WF) status, during the interim period until the first batch of new Home Ownership Scheme (HOS) flats are completed in 2016-17, we have introduced an interim scheme whereby 5 000 WF buyers each year will have a chance to purchase HOS flats with premium not yet paid in order to address the home ownership needs of eligible people as soon as possible.

The Hong Kong Housing Authority (HA) issued approval letters to the first and second batch of 2 500 successful applicants each on 31 May 2013 and 31 December 2013 respectively, allowing them to apply for a Certificate of Eligibility to Purchase (CEP) with a validity period of 6 months. CEP holders can apply for a one-off renewal of the CEP for another six months upon expiry of the validity period. All CEPs (including renewal cases) will expire by early 2015. The HA will review the effectiveness of the interim scheme, taking into account the overall response of the applicants and the market condition, before deciding whether to launch a new round of the interim scheme.

CONTROLLING OFFICER'S REPLY

THB(H)084

(Question Serial No. 3368)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 77):

Does the Housing Department (HD) have any plans to set aside a recurrent provision for managing the common areas and facilities still under its charge in Tenants Purchase Scheme estates, thereby upgrading the HD facilities in Lei Tung Estate and Wah Kwai Estate? If yes, what are the details and expenditure involved? If not, what are the reasons?

Asked by: Hon. SIN Chung-kai

Reply:

Lei Tung Estate and Wah Kwai Estate are estates under the Tenants Purchase Scheme. Facilities on the common areas therein are managed by the respective Incorporated Owners (IOs), which will be responsible for the expenses. Being the owner of the unsold TPS flats, the Hong Kong Housing Authority (HA) will continue to pay the management fees according to the apportionment of management share every month and bears the payment of the maintenance fees of the estates with the other owners. Separately, the management and maintenance of the carving out area (Estate Common Area (ECA)) in Wah Kwai Estate is under the joint responsibility of The Link Real Estate Investment Trust (The Link) and the HA. The ECA's budget regarding the general management and maintenance will be prepared and agreed between The Link and the HA.

CONTROLLING OFFICER'S REPLY

THB(H)085

(Question Serial No. 6695)

Head: (62) Housing Department

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

Programme: Not Specified

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume Page (if applicable)

Question (Member Question No. 51):

Does the Administration intend to ask the Housing Authority to increase the passenger capacity of the existing lift system connecting Wah Fu Estate and the ground level of Wah Kwai Estate, or to provide additional lifts at other locations? If yes, what are the details and expenditure involved? If not, what are the reasons?

Asked by: Hon. TO Kun-sun, James

Reply:

Currently, the Hong Kong Housing Authority (HA) has provided two passengers' lifts, an escalator, staircase and ramp connecting Wah Fu Estate and Wah Kwai Estate.

For the proposed addition of lifts at other locations, the HA is studying the details of the relevant lease documents. Besides, the site suitable for the addition of lifts is an Estate Common Area which is co-owned by The Link Real Estate Investment Trust (The Link) and the HA. Hence, consent and cooperation from The Link is required for the relevant installation works. For the alteration of the existing lift system, the relevant works will involve structural and massive slope works, the HA does not have any relevant plan at present.

CONTROLLING OFFICER'S REPLY

THB(H)086

(Question Serial No. 5693)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 590 (if applicable)

Question (Member Question No. 64):

1. The Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) as stated in the Programme gradually rolled out in 2013 and 2014 following enactment of the related legislation in end 2012. Are these schemes applicable only to buildings put up for rent (i.e. in public rental housing estates) and for sale (i.e. in the Home Ownership Scheme courts or the Sales of Flats to Sitting Tenants Scheme estates) by the Housing Authority? Is there dedicated manpower to supervise and follow up on the related matters? Please also advise on their posts, strength and the expenditure involved.
2. An additional provision of \$26m is earmarked in the Estimate 2014-15 for creating 26 new posts. Are these posts responsible for matters relating to the MBIS and MWIS? What are these posts?

Asked by: Hon. TONG Ka-wah, Ronny

Reply:

1. The Independent Checking Unit (ICU) of Housing Department has delegated authority from the Director of Buildings to implement the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) under the Buildings Ordinance in Home Ownership Scheme courts, Tenants Purchase Scheme estates, and public rental housing estates with divested retail and carparking premises. The staff establishments of ICU to implement the MBIS and MWIS in 2012-13 and 2013-14 were both 10, including 1 Senior Maintenance Surveyor, 1 Architect, 1 Structural Engineer, 4 Assistant Clerks of Works, 1 Technical Officer and 2 Assistant Clerical Officers. Apart from the staff cost, the operating expenditures for 2012-13 and 2013-14 were about \$4.5m and \$9.0m respectively.
2. Among the additional provision of \$26m earmarked in the Estimate 2014-15 for Programme (1), about \$18m is for creating 26 new posts to handle the workload of MBIS, MWIS and Minor Works Control System (MWCS) while the remaining \$8m is for additional operational expenditure, mainly for conducting land searches. Among these 26 new posts, 12 posts comprising 3 Architects or Maintenance Surveyors or Structural Engineers and 9 Assistant Clerks of Works or Technical Officers are responsible for handling the MBIS and MWIS, while the other 14 posts comprising 1 Senior Architect or Senior Maintenance Surveyor, 4 Architects or Maintenance Surveyors, 2 Assistant Clerks of Works or Technical Officers, 2 Assistant Clerical Officers and 5 Clerical Assistants are responsible for handling the MWCS.

CONTROLLING OFFICER'S REPLY

THB(H)087

(Question Serial No. 5694)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 65):

Regarding the two posts to be increased in 2014-15 to provide support for tasks related to private housing, please provide information on these posts, as well as the duties and provision involved.

Will there be any staff or departments specifically responsible for the continuous liaison with the Hong Kong Housing Society (HKHS) on matters related to subsidised housing in 2014-15? If yes, what are the posts, manpower and provision involved? Will there be any increase in manpower as the clearance of aged estates may render HKHS more involved in subsidised housing in the future?

Asked by: Hon. TONG Ka-wah, Ronny

Reply:

Two posts (one Planning Officer and one Technical Officer (Civil)) will be created under Programme 2, to be responsible for assisting in the collection of data, and the compilation and maintenance of a database on private housing supply. The total estimated annual staff cost for the two posts is about \$1.6 million.

Liaison with the Hong Kong Housing Society (HKHS) on implementation of subsidised housing projects is an on-going function of the Transport and Housing Bureau, and forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have the breakdown of the expenditure for this particular duty. The team will also liaise with the HKHS in respect of the redevelopment of the HKHS's rental housing estates. The relevant redevelopment will be implemented by the HKHS. The Transport and Housing Bureau does not have any plan to further increase manpower for this purpose.

CONTROLLING OFFICER'S REPLY

THB(H)088

(Question Serial No. 5695)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 595 (if applicable)

Question (Member Question No. 66):

There will be an increase of 20 posts in 2014-15 to support and co-ordinate the work of policy bureaux/departments. What are the duties, posts, manpower and expenses involved?

Asked by: Hon. TONG Ka-wah, Ronny

Reply:

The increase of 20 posts under Programme (5), 11 posts are responsible for coordination, steering and seeking funding approval from the Legislative Council for housing-related infrastructural and community facility projects under the Capital Works Reserve Fund Head 711. Among the 11 posts, there are 1 chief engineer, 2 senior engineers (civil), 3 engineers (civil), as well as 2 technical staff and 3 general grade staff. Their work involves liaison with concerned departments to implement the projects at various stages from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and budget. The total estimated annual staff cost for the 11 posts is about \$11.3 million.

Apart from the above-mentioned 11 posts, there are nine time-limited posts for the establishment of a Special Duties Unit (the Unit) under the Strategy Division. The Unit will be established for a period of two years and is responsible for co-ordinating efforts both among different divisions in Housing Department, and with relevant policy bureaux/departments to kick start and see through the implementation of the necessary policy reviews on the range of housing issues with a view to formulating revisions to existing policies or measures in a timely manner. The Unit will also need to liaise with other stakeholders to follow up on the agreed initiatives so as to take forward the Long Term Housing Strategy (LTHS). It will also be responsible for setting up the framework and plan for the conduct of future LTHS reviews. The Unit will be headed by an Administrative Officer Staff Grade C (D2) officer and supported by eight non-directorate officers, including one Senior Administrative Officer, one Chief Executive Officer, one Housing Manager, one Administrative Officer, one Personal Secretary I, one Personal Secretary II, one Assistant Clerical Officer and one Clerical Assistant. The total estimated annual staff cost for the nine posts is about \$9.56 million.

CONTROLLING OFFICER'S REPLY

THB(H)089

(Question Serial No. 5271)

Head: (62) Housing Department

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

Programme: Not Specified

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 597 (if applicable)

Question (Member Question No. 47):

What is the 2014-15 estimate for the Housing Department's duty visits and exchange tours to the Mainland? Please advise on the themes of the duty visits and exchange tours to the Mainland planned for 2014-15. How will the Administration avoid non-duty-related activities during duty visits outside Hong Kong? And how will the Administration avoid making applications for changing visit destinations a mere formality?

Asked by: Hon. WONG Yuk-man

Reply:

In 2014-15, the Housing Department has no plans to conduct duty visits and exchange tours to the Mainland.

CONTROLLING OFFICER'S REPLY

THB(H)090

(Question Serial No. 5099)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 594 (if applicable)

Question (Member Question No. 167):

In connection with the monitoring of the progress on supply and timely availability of public housing sites under the Programme, please inform this Committee:

- 1) of the details of each Public Rental Housing (PRH) project expected to be provided for 2018-19, in addition to those announced for 2013-18, by the 18 districts and as per the format below, including i) project location; ii) project area; and iii) the anticipated number of flats to be provided; and

i)	ii)	iii)	

- 2) of the details of each Home Ownership Scheme (HOS) project expected to be provided for 2018-19, in addition to those announced for 2013-18, by the 18 districts and as per the format below, including i) project location; ii) project area; and iii) the anticipated number of flats to be provided.

i)	ii)	iii)	

Asked by: Hon. WU Chi-wai

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. For public housing projects estimated to be completed in 2018-19, they are still subject to changes arising from various factors such as change of land use, consultation with local communities and the timely availability of sites, etc, it is not possible to list out the detailed programme of each project at this stage. The HA will announce the relevant details and consult the relevant District Councils as appropriate in accordance with its rolling Public Housing Construction Programme.

CONTROLLING OFFICER'S REPLY

THB(H)091

(Question Serial No. 5100)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 594 (if applicable)

Question (Member Question No. 168):

Please inform this Committee whether the Housing Department is still holding the following Temporary Housing Area (THA) sites: (i) Wing Tai THA; (ii) Kai Wang THA; (iii) Kai Yiu THA; (iv) Hing Shing THA; and (v) Yick Yuen THA. If yes, what is the annual expenditure for managing the said sites? If the sites have already been transferred to other government departments, please provide information on the dates of the transfers and the departments concerned.

Asked by: Hon. WU Chi-wai

Reply:

The Hong Kong Housing Authority (HA) does not have control over the five sites mentioned above. According to records, the clearance of all Temporary Housing Areas (THAs) of the HA was completed in 2001. The Housing Department had handed over the five sites to the Lands Department (LandsD) in sequence in 2001 or before. Please refer to the LandsD for further details.

We have no expenditure incurred in managing the sites.

CONTROLLING OFFICER'S REPLY

THB(H)092

(Question Serial No. 5128)

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 593 (if applicable)

Question (Member Question No. 200):

In the community, persons with pressing and long-term housing needs due to hardships (e.g. on social or medical grounds) may be allocated a public rental housing (PRH) unit through compassionate rehousing. In this connection, please inform this Committee of the following:

1. What were the respective proposed allocations and actual allocations for compassionate rehousing in the past 2 years (i.e. from 2012-13 to 2013-14)?
2. In response to Members' enquiries last year, the Government remarked that the proposed allocations for compassionate rehousing from 2007-08 to 2011-12 were 2 000 PRH units per year. The actual allocations, having an upward trend over the years, however, always exceeded the proposed allocations. Will the Housing Department (HD) consider increasing the quota proposed for compassionate rehousing to meet the needs of the community? If yes, what is the estimated increase per year? If not, what are the reasons?
3. What was the total number of compassionate rehousing applications received by HD and the Social Welfare Department (SWD) over the past 3 years? Please tabulate the number of cases referred to SWD by HD, and the number of cases recommended/ referred to HD by SWD.
4. Further to the above question, how many compassionate rehousing applications failed to be allocated a PRH flat upon receipt by HD and SWD respectively? For the successful applications, please tabulate, by district, the locations of PRH flats allocated in each of the past 3 years.
5. Is there a quota for proposed allocations for compassionate rehousing in each of the 18 districts? If yes, please list the quota for each of these districts in Hong Kong.

Asked by: Hon. WU Chi-wai

Reply:

1. In 2012-13 and 2013-14, the planned allocation and actual allocation figures for “compassionate rehousing” (CR) are as follows:

	2012-13	2013-14 (as at 28 February 2014)
Planned allocation	2 000	2 000
Actual allocation	2 213 ^{Note}	1 807

2. In mapping out the annual Public Rental Housing Allocation Plan, the Hong Kong Housing Authority will carefully consider the projection of public rental housing (PRH) supply and the anticipated demand for PRH under various rehousing categories, with a view to achieving an allocation plan which can balance the needs of all sectors. In respect of CR, upon the recommendation from Social Welfare Department (SWD) for extra allocation for a particular year and where resources permit, we will adjust the annual allocation to meet the request. Given the needs of various rehousing categories, we consider it appropriate and practical to maintain the annual quota of CR at 2 000 while maintaining the flexibility to adjust the allocation to meet extra needs.
3. Under the established mechanism, SWD will assess the social and/or medical needs of individual case and will make a recommendation for CR to the Housing Department (HD). Upon receipt of SWD’s recommendation, HD will review the case and subject to availability of resources, arrange prompt allocation of PRH units to the applicants. The number of cases received by HD in the past three fiscal years is as follows:

	2010-11	2011-12	2012-13
No. of recommended cases	2 738	2 452 ^{Note}	2 149 ^{Note}

4. Since applicants of CR have their individual needs such as serious illness, disability or social problem which require rehousing to PRH urgently, SWD would normally recommend these cases without specifying a district. After receiving the cases, we would allocate PRH units to the applicants as soon as possible where resources permit. Under some special circumstances, if SWD recommends a specific district for the applicant, we will also try to arrange prompt allocation where resources permit. If there is no suitable flat in the district, normally we will request the applicant to widen their district choice so that suitable allocation can be promptly arranged. When PRH resources of the recommended districts are very tight, the applicants may need to wait for a while for suitable PRH allocations. At present, there are only 9 cases with allocation district recommended and have not yet received a PRH offer, all of which request to be housed in Sham Shui Po and Cheung Sha Wan, which are currently the most popular districts in the urban area. CR is a rehousing category for those with imminent housing needs and the target is to allocate PRH units to the applicants as soon as possible. We have no records of cases where the applicants were successfully allocated with PRH units of their district choices.
5. As CR is a rehousing category for people with imminent housing needs, it is more appropriate to arrange allocation soonest possible within available resources. Setting quota against each district will not be able to provide the flexibility to expedite PRH allocation to applicants in need.

^{Note} Some of the cases recommended by SWD in 2011-12 were actually allocated with PRH units in 2012-13. Hence, the actual allocation in 2012-13 was more than those recommended in the same year.

CONTROLLING OFFICER'S REPLY

THB(H)093

(Question Serial No. 5136)

Head: (62) Housing Department

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

Programme: (3) Appeal Panel (Housing)

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 591 (if applicable)

Question (Member Question No. 209):

The Chief Executive stated in the 2013 Policy Address that the efforts to combat the abuse of public rental housing (PRH) resources would be stepped up, and it was hoped that about 7 000 units would be recovered. Please advise this Committee:

- (1) of the manpower and expenditure involved in combating the abuse of PRH resources from last year until now;
- (2) of the number of cases reported, number of cases investigated, number of investigations completed, number of notifications issued for termination of tenancy, number of appeal cases pending hearing, and the number of cases where tenancies were officially terminated from last year until now; and
- (3) of the number of units recovered by the Housing Department last year in a breakdown by reason of recovery.

Asked by: Hon. WU Chi-wai

Reply:

Combating abuse of public rental housing (PRH) is one of the daily duties of the estate management staff of the Housing Department (HD), so we do not have breakdown on the expenditure for the relevant duties.

From 2012-13 to 2013-14 (as at December 2013), the HD conducted on average some 8 000 investigations of suspected PRH abuse cases and received some 2 000 suspected PRH abuse reports/ enquiries annually. In the course of investigation into PRH abuse cases, some PRH households might voluntarily surrender their flats to the HD. Others simply abandon the flat or cease to pay rent upon finding out that they are being investigated, since they are well aware that the flat will be recovered due to PRH abuse. The HD eventually recovered the flat because of rent-arrears. As it is difficult to classify the relevant cases, the HD does not keep the breakdown of the statistics. As at 28 February 2014, there were 19 appeal cases relating to PRH abuse pending appeal hearing.

In 2012-13, breakdown on the numbers of PRH flats recovered by the Hong Kong Housing Authority are set out below:

Voluntary Surrender	4 732
Issuance of Notice-to-Quit	1 246
Purchase of Home Ownership Scheme (HOS)/Tenant Purchase Scheme flats from HOS Secondary Market with premium not yet paid	1 328
Transfer and others*	5 719
Total	13 025
Reserved for sitting PRH tenants for transfer and others*	5 719
Net Recovery	7 306

* Including flats recovered from sitting PRH tenants who applied for PRH through the Waiting List with their relatives (non-PRH residents) and are allocated another PRH flats, etc.

CONTROLLING OFFICER'S REPLY

THB(H)094

(Question Serial No. 5137)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 590 (if applicable)

Question (Member Question No. 210):

As regards the work to “continue with the programme of the Planned Survey in HOS/ TPS buildings” stated in the Matters Requiring Special Attention, what are the details of the action plans, estimated expenditure and manpower involved?

Asked by: Hon. WU Chi-wai

Reply:

Since 2004, the Independent Checking Unit (ICU) of Housing Department has implemented the Planned Survey Programme for residential buildings in the Home Ownership Scheme courts and Tenants Purchase Scheme estates. The surveys include the inspection and identification of unauthorized and dangerous building works, as well as the condition of common areas, external walls and drainage pipes. The ICU carries out enforcement action against unauthorized building works (UBWs) or instances of disrepair of common areas in accordance with the Buildings Ordinance (BO) under delegated authority from the Director of Buildings. The ICU plans to survey 18 residential buildings in 2014.

A total of 29 staff members of the ICU (including 6 Professionals, 18 Technical or Site Supervisory staff and 5 Clerical staff) exercise building control on the sold / divested properties of the Hong Kong Housing Authority in accordance with the provisions of the BO and the Buildings Department's current practice under delegated authority from the Director of Buildings. The scopes of works cover the handling of various building problems including UBWs, building disrepair and defective drainage pipes, etc. Apart from implementing the Planned Survey Programme, they also have to follow up on cases reported by the public on the aforesaid building problems.

Apart from the staff cost, the 2014-15 estimated total operation expenditure for the above building control works is about \$1.5m. However, the ICU does not have the breakdown of expenditure solely for implementing the Planned Survey Programme.

CONTROLLING OFFICER'S REPLY

THB(H)095

(Question Serial No. 5138)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 590 (if applicable)

Question (Member Question No. 211):

In view of the Government's plan to substantially increase the supply of public housing, please inform this Committee:

1. of the existing staff establishment of the Independent Checking Unit (ICU);
2. whether the time required for processing various applications by ICU has increased due to substantial increase in public housing cum neighbouring shopping centres projects, such as the difference in processing time for approving alteration works for commercial tenants of shopping centres in public housing when compared with that in the past; and
3. whether the Government has any plans to increase ICU's staff establishment to expedite the processing time for various applications.

Asked by: Hon. WU Chi-wai

Reply:

1. The current staff establishment of the Independent Checking Unit (ICU) of Housing Department is 237, 96 of which are responsible for carrying out building control under the delegated authority of the Director of Buildings and the relevant manpower expenditure is funded under Head 62 by the Government.
2. There are statutory periods for vetting various applications under the Buildings Ordinance. In the past three years, 99% of the applications for alteration and addition works processed by the ICU had been replied to the applicants within the applicable statutory time periods.
3. The ICU now has 54 staff processing the applications of alteration and addition works. The ICU will review the situation and the staff establishment in order to continue providing quality services.

CONTROLLING OFFICER'S REPLY**THB(H)096****(Question Serial No. 5586)**

Head: (162) Rating and Valuation Department

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

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation(Mrs. Mimi BROWN)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates on Expenditure Volume 1 Page 828 (if applicable)

Question (Member Question No. 78) :

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

Asked by: Hon. CHAN Kam-lam

Reply:

The respective numbers of advisory and mediatory services on tenancy matters provided by the Rating and Valuation Department (RVD) in the past three years (i.e. 2011-12 to 2013-14) are as below:

<u>Year</u>	<u>No. of advisory services provided</u>	<u>No. of mediatory services provided</u>
2011-12	About 203 000	173
2012-13	About 176 000	198
2013-14 (as at end February 2014)	About 148 000	130

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

CONTROLLING OFFICER'S REPLY**THB(H)097****(Question Serial No. 6381)**

Head: (162) Rating and Valuation Department

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

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (Mrs. Mimi BROWN)

Director of Bureau: Secretary for Transport and Housing

This question originates from: Estimates of Expenditure Volume 1 Page 828 (if applicable)

Question (Member Question No. 258):

Please provide the number of cases of tenancy dispute (with breakdowns on categories) handled by Government departments including the Rating and Valuation Department and Home Affairs Department in the past 5 years, together with the manpower and administrative cost involved.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Rating and Valuation Department (RVD) provides free advisory and mediatory services on tenancy matters to landlords and tenants. Advisory services provided mainly involve enquiries relating to the contractual rights and obligations of landlords and tenants as contained in the tenancy agreements. Many of these enquiries are of general nature and do not involve tenancy disputes. Where tenancy disputes occur, mediatory services will be provided by the RVD upon request from the landlord or the tenant. The disputes mainly involve arrears of rent, refund of deposit, repairs and maintenance, termination of tenancy and surrender of tenancy, etc. In 2013-14 (up to end February 2014), mediatory services were provided in respect of 130 cases.

The number of advisory services on tenancy matters and the number of cases of mediatory services provided by the RVD to landlords and tenants in the past five years are as below:

Year	No. of advisory services provided	No. of cases where mediatory services provided
2009-10	About 203 000	172
2010-11	About 220 000	190
2011-12	About 203 000	173
2012-13	About 176 000	198
2013-14 (as at end February 2014)	About 148 000	130

Each mediation case could involve more than one disputed issue. The breakdowns in the nature of disputes involved in the mediatory services provided, together with the respective percentage of the yearly total, are set out below:

Nature of Dispute Issue	Year				
	2009-10	2010-11	2011-12	2012-13	2013-14 (as at end February 2014)
Arrears of Rent	27%	30%	27%	27%	25%
Refund of Deposit	17%	14%	11%	16%	13%
Repairs & Maintenance	2%	5%	6%	7%	9%
Termination of Tenancy	11%	12%	14%	8%	11%
Surrender of Tenancy	2%	5%	8%	4%	3%
Other Tenancy Disputes (e.g. utility charges, illegal structures and alterations in rent, etc)	41%	34%	34%	38%	39%
Total	100%	100%	100%	100%	100%

The total expenditure and manpower on services rendered by the RVD to landlords and tenants, including advisory and mediatory services, are listed below for the past five years:

Year	Total expenditure (\$)	Staff establishment (posts)
2009-10	23.8 million	66
2010-11	24.1 million	66
2011-12	26.1 million	66
2012-13	27.0 million	66
2013-14	27.7 million (estimated expenditure)	62

The Home Affairs Department is responsible for referring enquiries relating to tenancy dispute to the RVD for follow up.

CONTROLLING OFFICER'S REPLY

THB(H)098

(Question Serial No.4998)

Head: (33) Civil Engineering and Development Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Provision of Land and Infrastructure
Controlling Officer: Director Civil Engineering and Development (C K HON)
Director of Bureau: Secretary for Transport and Housing

Question (Member Question No.56)

In connection with the landslide accident at the site of Anderson Road Development last year, what are the expenditures on handling that accident? What are the items of improving the safety of that site, and the itemized breakdown of the expenditures?

Asked by: Hon. WU Chi-wai

Reply:

In May 2013, part of a rock-fill slope and a retaining wall under construction in the Anderson Road Development project partially collapsed under a very severe rainstorm. The contractor has undertaken the repair works at its own cost.

After the incident, the contractor has implemented various improvement measures on site to safeguard against adverse weather including increasing discharge capacity of temporary site drainage system, conducting more frequent clearance to ensure proper functioning of site drainage system, mobilisation of emergency teams on site in the event of adverse weather, etc. All these improvement measures above are carried out at the cost of the contractor.