

## Index Page

### Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2018-19

**Director of Bureau : Secretary for Transport and Housing**

**Session No. : 8**

**File Name : THB(H)-2-e1.docx**

<b>Reply Serial No.</b>	<b>Question Serial No.</b>	<b>Name of Member</b>	<b>Head</b>	<b>Programme</b>
<a href="#">THB(H)001</a>	1925	CHAN Hak-kan	62	(1) Building Control
<a href="#">THB(H)002</a>	1926	CHAN Hak-kan	62	(4) Rehousing of Occupants upon Clearance
<a href="#">THB(H)003</a>	2896	CHENG Chung-tai	62	(5) Support Services
<a href="#">THB(H)004</a>	2986	CHENG Chung-tai	62	(1) Building Control
<a href="#">THB(H)005</a>	3167	CHOW Ho-ding, Holden	62	(1) Building Control
<a href="#">THB(H)006</a>	2096	HO Kai-ming	62	(1) Building Control
<a href="#">THB(H)007</a>	3067	HO Kwan-yiu, Junius	62	(5) Support Services
<a href="#">THB(H)008</a>	3069	HO Kwan-yiu, Junius	62	(2) Private Housing
<a href="#">THB(H)009</a>	3439	LEE Kok-long, Joseph	62	(2) Private Housing
<a href="#">THB(H)010</a>	3475	LEE Kok-long, Joseph	62	(4) Rehousing of Occupants upon Clearance
<a href="#">THB(H)011</a>	3476	LEE Kok-long, Joseph	62	(4) Rehousing of Occupants upon Clearance
<a href="#">THB(H)012</a>	3477	LEE Kok-long, Joseph	62	(4) Rehousing of Occupants upon Clearance
<a href="#">THB(H)013</a>	3478	LEE Kok-long, Joseph	62	(4) Rehousing of Occupants upon Clearance
<a href="#">THB(H)014</a>	1484	LEUNG Che-cheung	62	(1) Building Control
<a href="#">THB(H)015</a>	2352	LEUNG Yiu-chung	62	
<a href="#">THB(H)016</a>	2355	LEUNG Yiu-chung	62	
<a href="#">THB(H)017</a>	2361	LEUNG Yiu-chung	62	
<a href="#">THB(H)018</a>	2179	MAK Mei-kuen, Alice	62	(4) Rehousing of Occupants upon Clearance
<a href="#">THB(H)019</a>	3054	MAK Mei-kuen, Alice	62	
<a href="#">THB(H)020</a>	3055	MAK Mei-kuen, Alice	62	(2) Private Housing
<a href="#">THB(H)021</a>	0650	OR Chong-shing, Wilson	62	
<a href="#">THB(H)022</a>	0651	OR Chong-shing, Wilson	62	(2) Private Housing
<a href="#">THB(H)023</a>	0652	OR Chong-shing,	62	(4) Rehousing of Occupants

<b>Reply Serial No.</b>	<b>Question Serial No.</b>	<b>Name of Member</b>	<b>Head</b>	<b>Programme</b>
		Wilson		upon Clearance
<a href="#">THB(H)024</a>	0654	OR Chong-shing, Wilson	62	(2) Private Housing
<a href="#">THB(H)025</a>	0655	OR Chong-shing, Wilson	62	(2) Private Housing
<a href="#">THB(H)026</a>	0656	OR Chong-shing, Wilson	62	(5) Support Services
<a href="#">THB(H)027</a>	0658	OR Chong-shing, Wilson	62	(2) Private Housing
<a href="#">THB(H)028</a>	0659	OR Chong-shing, Wilson	62	(2) Private Housing
<a href="#">THB(H)029</a>	0660	OR Chong-shing, Wilson	62	(4) Rehousing of Occupants upon Clearance
<a href="#">THB(H)030</a>	0662	OR Chong-shing, Wilson	62	(2) Private Housing
<a href="#">THB(H)031</a>	0705	OR Chong-shing, Wilson	62	(2) Private Housing
<a href="#">THB(H)032</a>	0706	OR Chong-shing, Wilson	62	(2) Private Housing
<a href="#">THB(H)033</a>	0707	OR Chong-shing, Wilson	62	(3) Appeal Panel (Housing)
<a href="#">THB(H)034</a>	0748	OR Chong-shing, Wilson	62	(1) Building Control
<a href="#">THB(H)035</a>	0749	OR Chong-shing, Wilson	62	(2) Private Housing
<a href="#">THB(H)036</a>	0750	OR Chong-shing, Wilson	62	(2) Private Housing (5) Support Services
<a href="#">THB(H)037</a>	3127	OR Chong-shing, Wilson	62	(5) Support Services
<a href="#">THB(H)038</a>	0274	SHEK Lai-him, Abraham	62	
<a href="#">THB(H)039</a>	3233	SHEK Lai-him, Abraham	62	(3) Appeal Panel (Housing)
<a href="#">THB(H)040</a>	3400	SHEK Lai-him, Abraham	62	(2) Private Housing
<a href="#">THB(H)041</a>	1716	TAM Man-ho, Jeremy	62	(2) Private Housing
<a href="#">THB(H)042</a>	1740	TAM Man-ho, Jeremy	62	(2) Private Housing
<a href="#">THB(H)043</a>	3014	TAM Man-ho, Jeremy	62	(1) Building Control (2) Private Housing
<a href="#">THB(H)044</a>	2928	TIEN Puk-sun, Michael	62	(2) Private Housing
<a href="#">THB(H)045</a>	0649	TO Kun-sun, James	62	(2) Private Housing

<b>Reply Serial No.</b>	<b>Question Serial No.</b>	<b>Name of Member</b>	<b>Head</b>	<b>Programme</b>
<a href="#">THB(H)046</a>	2773	WAN Siu-kin, Andrew	62	(4) Rehousing of Occupants upon Clearance
<a href="#">THB(H)047</a>	3062	WAN Siu-kin, Andrew	62	
<a href="#">THB(H)048</a>	3064	WAN Siu-kin, Andrew	62	
<a href="#">THB(H)049</a>	1668	WONG Kwok-kin	62	(2) Private Housing
<a href="#">THB(H)050</a>	0871	WU Chi-wai	62	(3) Appeal Panel (Housing)
<a href="#">THB(H)051</a>	3337	SHIU Ka-chun	162	(3) Provision of Valuation and Property Information Services
<a href="#">THB(H)052</a>	1715	TAM Man-ho, Jeremy	162	(3) Provision of Valuation and Property Information Services
<a href="#">THB(H)053</a>	3132	KWOK Wai-keung	711	
<a href="#">THB(H)054</a>	5634	CHAN Tanya	62	(2) Private Housing
<a href="#">THB(H)055</a>	5635	CHAN Tanya	62	(4) Rehousing of Occupants upon Clearance
<a href="#">THB(H)056</a>	6195	CHEUNG Chiu-hung, Fernando	62	
<a href="#">THB(H)057</a>	6233	CHEUNG Chiu-hung, Fernando	62	
<a href="#">THB(H)058</a>	5082	CHU Hoi-dick	62	(4) Rehousing of Occupants upon Clearance
<a href="#">THB(H)059</a>	6353	CHU Hoi-dick	62	(2) Private Housing
<a href="#">THB(H)060</a>	4136	LEUNG Yiu-chung	62	
<a href="#">THB(H)061</a>	6333	LO Wai-kiwok	62	
<a href="#">THB(H)062</a>	6086	LUK Chung-hung	62	(5) Support Services
<a href="#">THB(H)063</a>	4939	SHIU Ka-chun	62	(2) Private Housing
<a href="#">THB(H)064</a>	4940	SHIU Ka-chun	62	(2) Private Housing
<a href="#">THB(H)065</a>	4998	SHIU Ka-chun	62	(5) Support Services
<a href="#">THB(H)066</a>	5024	SHIU Ka-chun	62	(4) Rehousing of Occupants upon Clearance
<a href="#">THB(H)067</a>	5035	SHIU Ka-chun	62	
<a href="#">THB(H)068</a>	6359	TAM Man-ho, Jeremy	62	(2) Private Housing
<a href="#">THB(H)069</a>	5806	TSE Wai-chun, Paul	62	(2) Private Housing
<a href="#">THB(H)070</a>	3619	WU Chi-wai	62	(2) Private Housing
<a href="#">THB(H)071</a>	4894	CHEUNG Chiu-hung, Fernando	162	(4) Landlord and Tenant Services

**CONTROLLING OFFICER'S REPLY**

**THB(H)001**

**(Question Serial No. 1925)**

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding mandatory building inspection under Subhead 000, please answer the following questions:

According to the information provided by the Department, 4 144 and 3 340 building inspection notices were issued in 2016 and 2017 respectively, and it is estimated that 9 000 notices will be issued this year. Would the Government explain why the estimated number of notices to be issued in 2018 exceeds the total number of notices issued in 2016 and 2017?

There were only 775 and 3 316 notices discharged in 2016 and 2017 respectively, with a total of 3 393 notices yet to be discharged in these 2 years. Does the Government have any measures in place to catch up with the backlog of cases before taking into account this year's target? Will additional manpower be provided to cope with the large number of ageing buildings?

Asked by: Hon CHAN Hak-kan (Member Question No. (LegCo use): 15)

Reply:

In 2016 and 2017, the Independent Checking Unit (ICU) issued statutory notices under the Mandatory Building Inspection Scheme (MBIS) to 55 and 43 target buildings respectively. In 2018, the ICU plans to issue statutory notices under the MBIS to 51 target buildings. In other words, the numbers of target buildings involved in the MBIS in the 3 years are more or less similar. Apart from the notice that is served to the Incorporated Owners (IO) of a building as a whole, if a selected target building has external wall projections outside individual flat units, including drying racks and/or air-conditioner racks connected to individual flat units, ICU will also serve MBIS notices to individual owners of these flat units. Therefore, the actual number of MBIS notices varies with the number of external wall projections of various buildings/courts concerned. Since there are more external wall projections in the target buildings in 2018 where MBIS notices need to be served to individual owners, the estimated number of MBIS notices in 2018 is higher than that in 2016 and 2017.

Upon receipt of MBIS notices, owners or IOs are allowed to discharge the notices within one year. Therefore, the 3 340 notices served in 2017 have not been expired. The number of cases where notices expired but not yet discharged is at a reasonable level. Although it is expected that many cases will gradually be completed and the statutory notices be smoothly complied with, to avoid unnecessary delay of some cases, the ICU will provide appropriate technical assistance as far as possible to facilitate owners or IOs to discharge their statutory notices.

As to the allocation of additional manpower, the ICU will regularly review the operational workflow with a view to streamlining the procedures and enhancing the efficiency in order to cater for the workload. The ICU will also continue to closely monitor the implementation progress of the MBIS, workload and resource situations, and to take appropriate action when necessary.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)002**

**(Question Serial No. 1926)**

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the rehousing of occupants upon clearance under Subhead 000, please advise on the following:

According to the Development Bureau's website on Kwu Tung North/Fanling North New Development Areas, "the Lands Department expects that the private land required will be resumed in phases from 2018 under the relevant ordinances and according to the project implementation programme. The government land concerned will also be cleared". Noting that land resumption will be required for many new development areas, please advise on the expenditure to be incurred. The Estimates for this year is 1.6% less than the Revised Estimates for 2017-18. Will the Government further explain the reasons for the decrease?

Asked by: Hon CHAN Hak-kan (Member Question No. (LegCo use): 16)

Reply:

In 2018-19, the estimated expenditure for undertaking duties under Programme (4) Rehousing of Occupants upon Clearance of Head 62 is \$24.4 million. 29 non-directorate posts will continuously be deployed to rehouse clearances affected by clearance operations conducted by the Lands Department; rehouse occupants of illegal rooftop structures displaced by the Buildings Department's enforcement actions; and carry out related work. Although the estimated number of rehousing cases for 2018-19 has increased as compared with 2017-18, the estimated expenditure is 1.6% less than the Revised Estimates of 2017-18. This is due to efforts made to streamline operational procedures and enhance flexibility in deployment of resources. We will continue to flexibly deploy our staffing resources to cope with the relevant work.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)003**

**(Question Serial No. 2896)**

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

If the sites identified by the Government can be smoothly delivered on time for housing development, how many public housing units will be provided in these sites for the period from 2018-19 to 2026-27?

Please advise on the number of additional units provided through rezoning, increasing development intensity, developing new development areas and reclamation on an appropriate scale in the past few years since the release of the Long Term Housing Strategy.

Asked by: Hon CHENG Chung-tai (Member Question No. (LegCo use): 40)

Reply:

As reported in the “Long Term Housing Strategy Annual Progress Report 2017”, assuming that all sites identified can be smoothly delivered on time for housing development, the Government has identified land for the construction of about 237 000 public housing units for the period from 2018-19 to 2027-28.

As part of the multi-pronged strategy to increase land supply, the Government has identified through on-going land use reviews in the last few years over 210 sites with housing development potential in the short to medium term, capable of providing over 310 000 flats in total (over 70% for public housing). As at early March 2018, 104 sites have been rezoned or allocated for housing development, capable of providing about 122 900 flats. Another 42 sites have their statutory rezoning procedures initiated and if completed, are estimated to provide a total of about 74 600 flats.

Also, the Government will increase the maximum domestic Plot Ratios (PRs) allowed for sites located in certain Density Zones by 20% as appropriate (except for the north of Hong Kong Island and Kowloon Peninsula which are more densely populated), as announced in 2014 Policy Address by the Chief Executive. The development intensity of housing sites

would be determined having regard to the relevant planning guidelines and maximum domestic PRs to the extent permissible in planning terms, subject to any technical assessments to be conducted as required statutorily or considered necessary by the bureaux/departments concerned.

Since December 2014, the number of residential units expected to be provided by sites rezoned is 75 470, while some 6 950 residential units are expected to be provided by sites with development intensity increased during the same period.

In the medium to long term, the Government are taking forward a number of major land supply projects, including but are not limited to New Development Areas and extension of new towns (including reclamations for the Tung Chung New Town Extension), and exploring reclamations outside Victoria Harbour. The flat supply from these land supply sources will only come on stream later.

- End -



**CONTROLLING OFFICER'S REPLY**

**THB(H)004**

**(Question Serial No. 2986)**

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the Mandatory Window Inspection Scheme, what are the numbers of estates/courts and flats to which the Independent Checking Unit plans to issue statutory notices in the coming year?

Asked by: Hon CHENG Chung-tai (Member Question No. (LegCo use):41)

Reply:

The Independent Checking Unit plans to issue statutory notices concerning the flat units of the eighth and ninth batches target buildings within 2018, which involve about 32 000 flats in 7 estates/courts.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)005**

**(Question Serial No. 3167)**

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

The number of subdivided units (SDUs) is increasing in Hong Kong. The living environment in some SDUs is very poor and many of them are plagued with structural problems and fire hazards, leaving the lives of the SDU occupants largely unprotected. This situation is totally unacceptable. In this connection, will the Government inform this Committee of:

1. the current number of SDUs in Hong Kong and the number of households living in these units, with a breakdown by district; and
2. whether in 2018-19 the Government has any plans to conduct an extensive survey on SDUs in Hong Kong so as to obtain more accurate data and provide a better foundation for formulating support policies in the future; if yes, the staff establishment and the estimated expenditure involved; if not, the reasons?

Asked by: Hon CHOW Ho-ding, Holden (Member Question No. (LegCo use): 34)

Reply:

1. Based on the results of the 2016 Population By-census (16BC) conducted by the Census and Statistics Department (C&SD), the number of subdivided units (SDUs) and number of households living in SDUs by region and District Council district in 2016 are set out at the **Annex**.
2. C&SD has collated information on the population and number of households residing in SDUs, as well as their socio-economic characteristics, etc. in 16BC. The survey covers SDUs in all private housing (including private residential flats, village houses, commercial buildings and temporary quarters) regardless of building age. The results were presented in the "2016 Population By-census Thematic Report: Persons Living in Subdivided Units" published in January 2018.

The main purpose of conducting surveys on SDUs was to estimate the housing demand from households living in SDUs for updating the rolling ten-year total housing supply targets under the Long Term Housing Strategy. We will, in consultation with C&SD, consider how best to estimate the number of households living in SDUs during the intercensal period.

**SDUs and households living in SDUs by region and District Council district, 2016**

Region and District Council district	No. of SDUs	No. of households living in SDUs
Hong Kong Island	18 080	18 030
<i>Eastern</i>	8 389	8 373
<i>Wanchai</i>	4 887	4 869
<i>Central and Western</i>	3 918	3 902
<i>Southern</i>	**	**
Kowloon	52 688	52 081
<i>Yau Tsim Mong</i>	21 485	21 086
<i>Sham Shui Po</i>	15 449	15 279
<i>Kowloon City</i>	9 030	8 995
<i>Kwun Tong</i>	4 630	4 629
<i>Wong Tai Sin</i>	**	**
New Territories	21 888	21 676
<i>Tsuen Wan</i>	6 574	6 517
<i>Kwai Tsing</i>	3 740	3 705
<i>Tai Po</i>	3 408	3 399
<i>Yuen Long</i>	3 374	3 328
<i>North</i>	3 257	3 229
<i>Tuen Mun</i>	**	**
<i>Sha Tin</i>	**	**
<i>Islands</i>	**	**
<i>Sai Kung</i>	**	**
Total	92 656	91 787

Remarks

The figures cover SDUs in all private housing (including private residential flats, village houses, commercial buildings and temporary quarters) regardless of building age.

\*\* Due to precision considerations, figures from the corresponding District Council district are not available.

Data source: 2016 Population By-census

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)006**

**(Question Serial No. 2096)**

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding unauthorised building works, please inform this Committee of the following:

1. the categories of the reports on unauthorised building works received from the public, which stood at 329 and 441 in the past 2 years, representing a year-on-year increase of 34%;
2. in respect of the 405 and 408 removal orders issued in the past 2 years, the districts in which the cases issued with removal orders were located, the categories of the cases, the number of cases with removal order yet to be complied with, and the follow-up actions taken;
3. in view of the rising trend in the number of reports on unauthorised building works from the public, whether the Government will increase its manpower in the latest financial year, and the expenditure to be involved.

Asked by: Hon HO Kai-ming (Member Question No. (LegCo use): 33

Reply:

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

The ICU does not keep statistical data on the report cases received and removal orders issued for unauthorised building works (UBW) with a breakdown by district and category.

In the past 2 years (i.e. 2016 and 2017), 405 and 408 removal orders were issued by the ICU respectively, among which 31 and 242 orders were not yet complied with. These removal orders include both reported cases and those discovered under ICU's Planned Survey programme implemented since 2004. Though the ICU does not keep the statistical data for various categories of UBWs, in general, the majority of the cases were UBWs erected on external walls of buildings (such as canopies, flower racks, etc.). A few cases involved unauthorised alterations to the building structure which did not pose imminent danger to the building structure.

If the UBW removal order issued by the ICU served to the owner concerned is not complied with, the ICU will issue a warning letter to the owner. In case the UBW is still not removed, the ICU will refer the case to BD for the consideration of prosecution. Among the non-compliant removal orders issued in the past 2 years, the ICU had referred 29 and 6 orders to BD for consideration of prosecution. The ICU will continue to follow up on the remaining non-compliant removal orders according to the above procedures.

The ICU will create 1 site supervisory grade post in 2018-19 to assist in handling the aforesaid reported cases and the Planned Survey programme, involving an expenditure of about \$0.58 million per year. The ICU will regularly review the operational workflow with a view to streamlining the procedures and enhancing the efficiency in order to cater for the workload. The ICU will also continue to closely monitor the workload and resource situations, and to take appropriate action when necessary.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)007**

**(Question Serial No. 3067)**

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in the 2018-19 Budget Speech that “As for the actual supply of housing units, the estimated public housing production for the next 5 years is about 100 000 units, of which about 75 000 are public rental housing (PRH) units and about 25 000 are subsidised sale flats. On private housing flats, based on the preliminary estimation, the private sector will, on average, complete about 20 800 residential units annually in the next 5 years, representing an increase of about 50 per cent over the past 5 years”. In this connection, will the Government inform this Committee of the exact location of sites available for PRH and Home Ownership Scheme development and the number of units to be provided in each of the 18 District Council districts of Hong Kong in the next 5 years?

Asked by: Hon HO Kwan-yiu, Junius (Member Question No. (LegCo use): 1)

Reply:

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

The estimated number of units and the location of the public rental housing (PRH) projects and subsidised sale flats (SSFs) projects under HA and HKHS to be completed in the coming 5 years (2017-18 to 2021-22) are set out at the **Annex**.

HA’s Estimated PRH Production (2017-18 to 2021-22)				
Estimated Year of Completion/District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2017-18				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Sites A and B	5 700	7 100
		Anderson Road Site C1	1 400	
	Sham Shui Po	So Uk Phase 1	400	1 700
		So Uk Phase 2	1 400	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
	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	18 200
2018-19				
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	8 000
		Lai Chi Kok Road - Tonkin Street	3 900	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 2	2 300	
	Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000
Islands		Tung Chung Area 39	3 900	3 900
			Sub-total	15 700



Estimated Year of Completion/District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000
		Northwest Kowloon Reclamation Site 6 Phase 1	900	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
		Pak Tin Phase 11	1 100	
		Wong Tai Sin	Tung Tau Estate Phase 8	
	Fung Shing Street, Wong Tai Sin		800	
	Extended Urban	Sha Tin	Fo Tan	4 800
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	1 000	
			Sub-total	13 800
2020-21				
Urban	Eastern	Wing Tai Road, Chai Wan	800	800
	Kwun Tong	Choi Wing Road	1 100	1 100
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700
	North	Queen's Hill Phase 1	3 800	6 300
		Queen's Hill Phase 2	1 200	
		Queen's Hill Phase 5	1 300	
			Sub-total	11 900
2021-22				
Urban	Eastern	Chai Wan Road	800	800
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400
		Tuen Mun Area 54 Sites 1 & 1A	4 200	
	North	Queen's Hill Phase 1	2 600	2 600
			Sub-total	13 800
			Total	73 400

( Based on HA's Public Housing Construction Programme as at December 2017 )

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

HA's Estimated SSFs Production (2017-18 to 2021-22)				
Estimated Year of Completion/District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2017-18				
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31*	248	248
			Sub-total	248
2018-19				
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300
		Sheung Lok Street	600	
	Kwun Tong	Choi Hing Road, Choi Hung*	1 358	1 358
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409
Islands	Islands	Ngan Kwong Wan Road East*	170	699
		Ngan Kwong Wan Road West*	529	
			Sub-total	6 600
2019-20				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	2 500
		Fat Tseung Street West	800	
Extended Urban	Kwai Tsing	Texaco Road	500	500
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400
			Sub-total	4 400
2020-21				
Extended Urban	Sha Tin	Au Pui Wan Street	800	2 400
		Hang Kin Street, Ma On Shan	700	
		Wo Sheung Tun Street, Fo Tan	800	
	Islands	Tung Chung Area 27	1 200	1 200
New Territories	North	Queen's Hill Phase 3	3 200	3 200
			Sub-total	6 800
2021-22				
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100
	Islands	Tung Chung Area 54	3 300	3 300
			Sub-total	5 400
			Total	23 400

( Based on HA's Public Housing Construction Programme as at December 2017 )

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

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

<b>HKHS's Estimated PRH Production (2017-18 to 2021-22)</b>				
<b>Estimated Year of Completion/District</b>	<b>Sub-district</b>	<b>PRH Project</b>	<b>Planned Flat Number</b>	<b>Planned Flat Number By Sub-district</b>
<b>2019-20</b>				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			<b>Sub-total</b>	<b>1 000</b>
<b>2021-22</b>				
Urban	Kowloon City	Lee Kung Street*	300	300
			<b>Sub-total</b>	<b>300</b>
			<b>Total</b>	<b>1 300</b>

( Based on HKHS's flat production forecast as at December 2017 )

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

\* Senior Citizen Residences Scheme Project

<b>HKHS's Estimated SSFs Production (2017-18 to 2021-22)</b>				
<b>Estimated Year of Completion/ District</b>	<b>Sub-district</b>	<b>SSF Project</b>	<b>Planned Flat Number</b>	<b>Planned Flat Number By Sub-district</b>
<b>2019-20</b>				
Extended Urban	Sha Tin	Sha Tin Area 36C (Greenhill Villa)*	1 020	1 350
	Sai Kung	Tseung Kwan O Area 73A (Mount Verdant)*	330	
New Territories	Tuen Mun	Tuen Mun Area 2 (Terrace Concerto)*	290	290
			<b>Sub-total</b>	<b>1 640</b>
			<b>Total</b>	<b>1 640</b>

( Based on HKHS's flat production forecast as at December 2017 )

Note: \*These subsidised sale flats were offered for pre-sale. Figures provided are actual number of flats.

- End -

**CONTROLLING OFFICER'S REPLY****THB(H)008****(Question Serial No. 3069)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

In recent years, property prices have surged to a level that is beyond the affordability of young people. Home ownership is considered a fantasy, or even a dream to them. On the other hand, many property developers put up “nano flats” for sale. These small units with an area of 100-odd square foot are sold at a peak per-square-foot price. Earlier there was a newspaper report about a couple who owns a flat but was deeply embarrassed when 14 relatives and friends visited them on Lunar New Year’s Day. Half of the visitors had to stand all the way as there was not enough space for them to sit. Worse still, the flat was permeated with oil fume and cooking odour when they fried festive puddings. This serves to illustrate why young people are dissatisfied with the Government. In this connection, please inform this Committee of the following:

1. as the Financial Secretary stated in the Budget that “the estimated public housing production for the next five years is about 100 000 units, of which about 75 000 are public rental housing units and about 25 000 are subsidised sale flats. On private housing flats, based on the preliminary estimation, the private sector will, on average, complete about 20 800 residential units annually in the next five years, representing an increase of about 50 per cent over the past five years”, how the Government can ensure the timely delivery of the housing production target;
2. with regard to the Government’s mid and long term housing production target mentioned in each year’s Policy Address and Budget, and the pledges made by the previous term of Government, the cumulative shortfall of land in hectares for public housing development and the number of public housing units involved;
3. whether the Government has any measures in place to prevent property developers from hoarding residential flats approved for sale, so as to increase the supply of private residential flats; if yes, the details; if not, the reasons; and

4. given that quite a number of young couples who wish to buy their own home can neither afford the down payments for private housing nor be eligible to apply for the purchase of Home Ownership Scheme flats, whether the Government will ask the Urban Renewal Authority or other relevant organisations to develop subsidised housing similar to that under the Sandwich Class Housing Scheme; if not, the measures the Government has in place to assist these people to achieve home ownership?

Asked by: Hon HO Kwan-yiu, Junius (Member Question No. (LegCo use): 28)

Reply:

- 1&2. In order to address the problem of housing demand-supply imbalance at source, the Government announced the Long Term Housing Strategy (LTHS) in 2014, which adopts the “supply-led” and “flexible” principles, and rebuilds the housing ladder. Based on the latest demand projection, the Government has adopted 460 000 units as the total housing supply target for the ten-year period from 2018-19 to 2027-28. Based on the public / private split of 60:40 for the supply of new housing units, the supply target for public housing is 280 000 units, including 200 000 public rental units and 80 000 subsidised sale flats, whereas the supply target for private housing is 180 000 units.

For public housing, as reported in the “Long Term Housing Strategy Annual Progress Report 2017”, assuming that all sites identified can be smoothly delivered on time for housing development, the Government has identified land for the construction of about 237 000 public housing units for the period from 2018-19 to 2027-28, representing a shortfall of about 43 000 units against the supply target. The Government will continue to adopt a multi-pronged approach, and will continue with the land use review and rezoning, increase the development intensity, release brownfield sites, develop new development areas, carry out reclamation on an appropriate scale, etc., in order to increase housing land supply in the short, medium and long terms.

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. HA has endeavoured to expedite the whole development process from all fronts. However, the key to the prompt delivery of public housing flats hinges on whether the work during early stages can be condensed. This includes whether we can secure “spade-ready” sites which have been zoned for residential use and are resumed, cleared and formed with appropriate provision of infrastructure; whether we can obtain the support of district councils and local communities for relevant public housing developments; and whether we have the other necessary resources, including the timely acquisition of adequate manpower and funding approval. Taking into account these requirements, HA has been able to shorten the work process to about 5 years (including 1 year for early planning and design works, half a year for tendering, and 3.5 years for construction works), which generally took 7 years in the past, in order to expedite the construction of public housing.

Most of the public housing projects in the coming 5 years are under construction or at the detailed design stage. HA will regularly review the public housing construction programme and closely monitor the construction progress to ensure timely completion of the projects.

3. For private housing, maintaining the healthy and stable development of the private residential property market is one of the Government's housing policy objectives. The Government will, on the one hand, endeavor to increase the private housing land supply according to the target set under the LTHS so as to avert the situation of demand-supply imbalance. On the other hand, the Government will introduce demand-side management measures to reduce the speculative, external and investment demand as and when necessary. The Government has been closely monitoring the property market development. We are aware that the number of unsold first-hand private residential units of completed buildings has increased recently. The Government is considering how to address the situation.
4. For home-ownership assistance, as announced in the Chief Executive's 2017 Policy Address, the Government will, on top of the Home Ownership Scheme, introduce the "Starter Homes" Pilot Scheme for Hong Kong Residents (Pilot Scheme), so as to provide middle-income families with higher income with the opportunity to become home owners in the face of hiking private property prices. Given the limited land supply for public housing, "Starter Homes" units will be provided on the premise that the public housing supply will not be affected. Details of the Pilot Scheme will be finalised for announcement in mid-2018.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)009**

**(Question Serial No. 3439)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the liaison with the Estate Agents Authority to enhance the professionalism and service standard of estate agents as stated under this Programme, please advise on the details of the work done in 2017, and the specific plan and timetable of work as well as the estimated manpower and resource requirements in 2018.

Asked by: Hon LEE Kok-long, Joseph (Member Question No. (LegCo use): 70)

Reply:

The Estate Agents Authority (EAA) is committed to enhancing the professionalism and service standard of estate agents. The EAA has been undertaking the following measures in 2017 and will continue with such work in 2018: reviewing the contents of the qualifying examinations; updating the existing practice circulars or issuing new ones in the light of the latest situation and laws; educating the trade on the compliance with new standards and regulations; monitoring their compliance through inspections of estate agencies; monitoring licensees' conduct in relation to the sale of first-hand residential properties; and enhancing the voluntary Continuing Professional Development Scheme. Moreover, the EAA will continue to take disciplinary actions against licensees who are found to have breached the Estate Agents Ordinance (Cap. 511), or the Code of Ethics or practice circulars issued by the EAA. The EAA will review the effectiveness of these measures from time to time and introduce new measures as necessary.

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

The Transport and Housing Bureau will continue to liaise with the EAA to enhance the professionalism and service standard of estate agents. This on-going function forms part

of the duties of a team under Deputy Secretary for Transport and Housing (Housing). We do not have the breakdown of the expenditure on this particular duty.

- End -



**CONTROLLING OFFICER'S REPLY****THB(H)010****(Question Serial No. 3475)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (4) Rehousing of Occupants upon ClearanceControlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

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

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

Asked by: Hon LEE Kok-long, Joseph (Member Question No. (LegCo use): 106)Reply:

The number of persons affected by the Lands Department (LandsD)'s squatter clearances or Buildings Department (BD)'s enforcement actions against illegal rooftop structures and with rehousing assistance provided by the Housing Department (HD) in the past 3 years are listed below-

Financial Year	2015-16	2016-17	2017-18 (as at 28.2.2018)
Number of affected clearees	466 persons	322 persons	209 persons

The Clearance Housing Unit (CHU) of HD undertakes duties relating to Programme (4) Rehousing of Occupants upon Clearance under Head 62. In the past 3 years, CHU had a staff establishment of 29 non-directorate posts. The resources incurred (including related staff cost and other operating expenditure) are set out below-

Financial Year	2015-16	2016-17	2017-18
HD's operating expenditure on rehousing clearerees	\$23.9 million	\$23.9 million	\$24.8 million <sup>1</sup>

CHU's work on verifying rehousing eligibility includes reviewing rehousing applications referred by LandsD, conducting surveys on households affected by BD's enforcement action against illegal rooftop structure, conducting income and assets tests, verifying residence rule, allocating public rental housing or interim housing to eligible applicants, etc.

- End -

---

<sup>1</sup> The figure for 2017-18 as quoted above is revised estimates while the figures for previous financial years are actual expenditure.

**CONTROLLING OFFICER'S REPLY**

**THB(H)011**

**(Question Serial No. 3476)**

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

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

Asked by: Hon LEE Kok-long, Joseph (Member Question No. (LegCo use): 107)

Reply:

The Clearance Housing Unit (CHU) under the Housing Department undertakes duties relating to Programme (4) Rehousing of Occupants upon Clearance of Head 62. In 2018-19, CHU has a staff establishment of 29 non-directorate posts and the expenditure is estimated to be \$24.4 million.

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

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)012**

**(Question Serial No. 3477)**

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated that the Government will provide temporary shelter to victims affected by natural disasters, emergency incidents and other government actions, and co-ordinate the use of the transit centres. In this connection, will the Government advise on the following:

- the manpower and expenditure involved, as well as the detailed plans; and
- the occupancy rates of the transit centres in the past 3 years?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. (LegCo use): 108)

Reply:

The 2 Transit Centres (TCs) under the purview of the Hong Kong Housing Authority (HA) are Po Tin TC in Tuen Mun and Lung Tin TC in Tai O. As a financially autonomous public body, HA funds the operational expenditure of 2 TCs with its own resources.

There are 340 bed spaces at Po Tin TC. Occupants' length of stay is normally less than 3 months. Daily management, cleansing and security services of Po Tin TC are provided by HA's Property Services Contractor. Total operating expenses of Po Tin TC in the past 3 years (i.e. 2015-16, 2016-17 and 2017-18 (up to 31 December 2017)) are approximately \$1.41 million, \$1.43 million and \$0.92 million respectively.

There are 76 bed spaces in Lung Tin TC. It provides a temporary shelter for persons who were rendered homeless as a result of disasters, emergency incidents or Government operations. Target occupants are mainly Tai O residents. Daily management, cleansing and security services of Lung Tin TC are provided by HA's Property Services Contractor.. Total operating expenses in the past 3 years (i.e. 2015-16, 2016-17 and 2017-18 (up to 31 December 2017)) are approximately \$40,000, \$50,000 and \$40,000 respectively.

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

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)013**

**(Question Serial No. 3478)**

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

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

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

Asked by: Hon LEE Kok-long, Joseph (Member Question No. (LegCo use): 109)

Reply:

The Clearance Housing Unit (CHU) under the Housing Department (HD) undertakes duties relating to Programme (4) Rehousing of Occupants upon Clearance of Head 62. In 2018-19, CHU has a staff establishment of 29 non-directorate posts and the expenditure is estimated to be \$24.4 million. The duties of CHU include “co-ordinating the use of the transit centres (TCs)”. We do not have a breakdown of the staff establishment and expenditure involved in this particular duty.

The work of “co-ordinating the use of TCs” is to co-ordinate with relevant Government departments before the clearance operations/enforcement actions, so as to ensure no person will be rendered homeless as a result of natural disasters or Government clearance operations. Any persons who are rendered homeless as a result of Government actions (such as squatter clearance, clearance of unauthorised structures, Court Bailiff’s execution orders to repossess private buildings units, etc.), natural disasters or emergencies, through the referral of relevant departments to HD, they can apply for admission to TC. Upon receiving referrals from relevant departments, CHU will reserve bed spaces in TC and arrange those affected persons who were rendered homeless for admission to TC on the day of clearance /enforcement action while looking for alternative accommodation or awaiting eligibility vetting for future rehousing. If the affected persons have stayed in TC for 3 months, they will have to go through the “homeless test” to prove that they do not have

other accommodation to reside; and fulfill the prevailing eligibility criteria for Public Rental Housing (PRH) (including income limit, asset limit and ‘no domestic property’ rule), afterwards HD will arrange for their admission to Po Tin Interim Housing while awaiting PRH allocation through PRH application. Those who cannot pass the “homeless test” or cannot fulfill the prevailing eligibility criteria for PRH will not be allowed to stay in TC and will be evicted.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)014**

**(Question Serial No. 1484)**

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS), will the Government advise this Committee on the following:

- (1) the buildings covered by MBIS and MWIS in the past 2 years;
- (2) the number of non-compliant MBIS and MWIS cases in the past 2 years and the enforcement action taken;
- (3) since the implementation of MBIS and MWIS, the longest time for processing a case, the procedure and time frame for handling repeated non-compliant MBIS and MWIS cases, and the number of these cases;
- (4) whether additional manpower will be required, given that the number of MBIS notices to be issued in 2018-19 is estimated to increase by threefold to 9 000 as compared with last year, MBIS notices for the eighth and ninth batches of selected buildings will be issued in 2018, and as most of the selected buildings have external wall projections, which include drying racks and/or air-conditioner racks connected to individual flat units, it is anticipated that more MBIS notices will need to be served to the owners of these flat units apart from the notices to the Incorporated Owners of the building as a whole; and the eighth and ninth batches of selected buildings to be issued with MBIS notices?

Asked by: Hon LEUNG Che-cheung (Member Question No. (LegCo use): 40)

Reply:

- (1) The Independent Checking Unit (ICU) issued statutory notices under the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) for fourth to seventh batches courts/estates in the past 2 years. Details are as follows:



Estates/ Courts under MBIS	Wang Fuk Court, Yee Kok Court, Shun Lee Estate, Lok Nga Court, Cheung Wo Court, Kai Yip Estate, Siu Shan Court, On Kay Court, Choi Yuen Estate, Ching Shing Court, Lok Wah (South) Estate	Total 11 Estates/ Courts (98 Blocks)
Estates/ Courts under MWIS	Wang Fuk Court, Yee Kok Court, Heng On Estate, Hing Tin Estate, Nam Cheong Estate, Yiu On Estate, King Lai Court, Hong Ying Court, Siu Lung Court, Siu Pong Court, Fung Chuen Court, Kai Tsui Court, Kwong Ming Court, Ka Fuk Estate, Lok Nga Court, Cheung Wo Court, Kam On Court, King Ming Court, Po Nga Court, Fung Tak Estate, Tin Yau Court, Kwai Hong Court, Fu Cheong Estate, Hau Tak Estate, Yuet Lai Court, Siu Shan Court, On Kay Court, Ka Tin Court, Ying Ming Court, Ching Nga Court, Tin Ping Estate, Chung Nga Court, Fung Wah Estate, Siu Hin Court, Tin Yiu (I) Estate, Chun Man Court, Ching Shing Court, Hong Lam Court, King Nga Court, Tin Wang Court, Tsui Ping (South) Estate, Tsz Ching Estate, Hong Nga Court	Total 43 Estates/ Courts (96 946 Flats)

- (2) & (3) For non-compliant cases under MBIS, the ICU will issue reminders and warning letters first , and then instigate prosecution proceedings to the building owners or Incorporated Owners (IOs). For the 4 batches of target buildings mentioned in part (1) above, by the end of Jan 2018, apart from those MBIS notices which are not yet expired and some cases granted with extension of time with justifiable reasons, there are approximately 1 000 MBIS statutory notices concerning projections from individual flats of which the specified timeframes have expired. The ICU has issued reminders and advisory letters to building owners to call for their discharge of duties under the notices. For the above mentioned cases, when taking further enforcement actions, the ICU will also in parallel provide appropriate technical support as far as possible in response to various matters faced by individual owners in dealing with MBIS, such as difficulties in appointing Registered Inspectors, so as to facilitate the owners to discharge their statutory notices. For the initial batch of overdue cases, so far the ICU only issued reminder/advisory letters. The first round of enforcement actions have not yet commenced. Therefore, there is no case of repeated non-compliance.

For non-compliant cases under MWIS, the ICU will issue reminders and warning letters to the building owners or IOs first. Then fixed penalty notices (FPN) for a fine of \$1,500 will be issued to the building owners or IOs. If the MWIS notices concerned are still not complied with after the payment of the fine, ICU may serve a further FPN to the owners or instigate prosecution proceedings. For the 4 batches of target buildings mentioned in part (1) above, by the end of Jan 2018, apart from those MWIS notices which are not yet expired, there are approximately 49 000 MWIS statutory notices of which the specified timeframes have expired. Among them, approximately 2 700 MWIS notices have not been complied with. The ICU has issued

reminders, advisory and/or warning letters to all these owners concerned. The ICU has also issued 430 FPNs to the owners not complying with the MWIS notices despite the warnings, requesting for a fine of \$1,500 each. For the initial batch of overdue cases, the ICU only issued FPN to the non-compliant owners as the first round of enforcement actions. The second round of enforcement actions have not yet commenced. Therefore, there is no case of repeated non-compliance.

Since the implementation of MBIS and MWIS, the cases requiring long processing time by the ICU come from some of the first batch of statutory notices issued in August 2014. There are still few cases outstanding after the first round of enforcement actions. The ICU is still processing these cases with statutory notices not being complied with after more than 3 years.

- (4) The ICU will regularly review the operational workflow with a view to streamlining the procedures and enhancing the efficiency in order to cater for the workload. The ICU will also continue to closely monitor the implementation progress of MBIS and MWIS, workload involved and resource required, and to take appropriate action when necessary.

The ICU plans to issue statutory notices under MBIS and MWIS for the eighth and ninth batches of target buildings in 2018, involving 4 and 7 estates/courts respectively. As to the list of these estates/courts, considering that the selected target flats may subsequently be withdrawn from the list due to various reasons, and the information is of sensitive nature, the ICU will not disclose the list of the target buildings under MBIS and MWIS for the mentioned batches. At present, the ICU only uploads the list of buildings already served with statutory MBIS and MWIS notices to the website of the Transport and Housing Bureau for public's reference.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)015**

**(Question Serial No. 2352)**

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

Question:

Regarding the outsourced cleansing services of the Housing Department (HD), will the Government inform this Committee of:

1. the savings in government expenditure achieved by HD each year;
2. the number of outsourced contracts awarded by HD each year; and
3. the number of non-skilled workers employed by HD's outsourced service providers each year?

Asked by: Hon LEUNG Yiu-chung (Member Question No. (LegCo use): 35)

Reply:

The Housing Department has 1 contract in 2017-18 under Head 62 for directly engaging outsourced cleansing service provider responsible for cleaning office premises and toilets. The working time is twice per day for 5 days per week (around 1 hour), 2 to 3 persons each time. As there is no similar staff in the Government performing the relevant work, we are not able to estimate the savings.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)016**

**(Question Serial No. 2355)**

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

According to the Government's guidelines for tendering of outsourced services revised in 2016, if the procured service relies heavily on the deployment of non-skilled workers, and a marking scheme for tender assessment is adopted, the procuring department, when assessing the tenders, should include in the assessment criteria the evaluation of tenderers' proposed wage rates and working hours for non-skilled workers. In this regard, will the Department inform this Committee of the following:

1. in respect of the assessment criteria under the current marking scheme, the details of "other criteria", and the respective weightings for wage rates, working hours and other criteria;
2. since the revised guidelines came into effect, the number and value of outsourced service contracts that rely heavily on the deployment of non-skilled workers awarded by the Department; and the number of outsourced non-skilled workers involved each year;
3. the adjustment made by the Department to the assessment criteria on wage rates and working hours for outsourced service contracts that rely heavily on the deployment of non-skilled workers in the light of the revised guidelines; if relevant information is not available, the reasons for it;
4. in respect of the outsourced service contracts that rely heavily on the deployment of non-skilled workers, whether there have been any rises in the average wage rates for workers since the revised guidelines came into effect; if yes, the percentage of increase in wage rates and the number of contracts involved; if relevant information is not available, the reasons for it;
5. the measures adopted by the Department for evaluating the effectiveness of the revised tendering guidelines;

6. the number of cases in which government outsourced service providers were found breaching the service contracts, the Employment Ordinance or the Occupational Safety or Health Ordinance during inspections by the Department, and the number of complaints by outsourced workers received each year;
7. the details of the follow-up actions on the above non-compliant cases and/or complaints, and the number and details of cases in which outsourced service providers were penalised for non-compliance and/or substantiated complaints against them?

Asked by: Hon LEUNG Yiu-chung (Member Question No. (LegCo use): 39)

Reply:

All along, the employment rights of non-skilled workers employed by government service contractors is a matter of great concern to the Government. The inter-bureaux/departmental working group set up by the Secretary for Labour and Welfare is exploring options to improve the government outsourcing system with a view to enhancing the protection of the reasonable employment terms and conditions as well as labour benefits of these non-skilled employees. Apart from the Labour and Welfare Bureau and Labour Department, members of the working group also include Financial Services and Treasury Bureau, Food and Environmental Hygiene Department, Leisure and Cultural Services Department, Housing Department (HD) and Government Property Agency. The working group looks into the marking scheme for evaluating tenders with the aim of enabling the non-skilled workers employed under Government outsourced contracts to get more reasonable remuneration while meeting the requirement of enhancement of service quality. The working group also examines the contents of the “Standard Employment Contract” and the duration of the Government service contracts to reinforce protection of the labour rights (e.g. severance payment) to which all eligible workers are entitled.

HD has 1 contract under Head 62 for directly engaging outsourced cleansing service provider responsible for cleaning office premises and toilets. The working time is twice per day for 5 days per week (around 1 hour), 2 to 3 persons each time. Since the contract amount of this outsourced cleaning service contract does not reach the threshold of procurement by tendering procedures, the Government’s guidelines for tendering of outsourced services are not applicable. If necessary, HD will also take into consideration the relevant principles in the guidelines when awarding the contract.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)017**

**(Question Serial No. 2361)**

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please inform this Committee of, since the endorsement of the revised Well-off Tenants Policies by the Subsidised Housing Committee of the Hong Kong Housing Authority in February 2017, whether the Housing Department has strengthened its staff establishment (including civil servants and contract staff) to cope with the administrative work relating to the income and asset declaration from February 2017 onwards; if yes, the manpower and expenditure involved.

Asked by: Hon LEUNG Yiu-chung (Member Question No. (LegCo use): 46)

Reply:

As a financially autonomous body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources, including the implementation of the “Well-off Tenants Policies”.

Up to now, HA has engaged 11 personnel through the “body-shopping” contracts arrangement for handling the increased publicity work arising from the revised “Well-off Tenants Policies”, including answering public enquiries and conducting roadshows in public rental housing estates. The relevant staffing expenditure is around \$2.9 million per year. We will continue to adjust the manpower arrangement according to the change in the workload.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)018**

**(Question Serial No. 2179)**

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under Programme (4), the total number of rehousing applications from occupants affected by programmed squatter clearances or emergency clearances and illegal rooftop structure clearances is estimated to increase significantly from 160 in the previous financial year to 420 in the latest financial year. In this connection, please inform this Committee of:

1. the details, in tabular form, of the squatter clearances or emergency clearances conducted in the past 2 financial years, with information on the clearance sites, the number of occupants/ households affected, the amount of compensation/ removal allowance paid and the public rental housing (PRH) offers made;
2. the details, in tabular form, of the illegal rooftop clearances conducted in the past 2 financial years, with information on the clearance sites, the number of occupants/ households affected, the amount of compensation/ removal allowance paid and the PRH offers made;
3. the details, in tabular form, of the districts in which clearance exercises will be carried out, the number of occupants/ households to be affected, the designated districts for rehousing, and the estimated expenditure to be involved, as it is estimated that about 420 rehousing applications will be processed in the latest financial year;
4. in view of the significant increase in the number of rehousing cases to be processed, whether the Government has any plans, in the next 3 financial years, to secure resources for provision of additional interim housing or other transitional housing as temporary accommodation for clearances; if yes, what are the details and the estimated expenditure?

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. (LegCo use): 16)

Reply:

The Lands Department (LandsD) is responsible for clearance programmes, including squatter clearances and emergency clearances. The Buildings Department (BD) is responsible for enforcement actions relating to illegal rooftop structures (IRS). They will provide assistance to affected clearerees in accordance with established arrangements. Rehousing in public housing is only one of the various forms of assistance. The Housing Department (HD) is mainly responsible for providing rehousing assistance to eligible clearerees affected by Government's clearance operations and victims of natural disasters and other emergency incidents. HD does not hold comprehensive information on squatter clearances, emergency clearances and enforcement actions for IRS for 2016-17 and 2017-18. Detailed information on affected clearerees in 2018-19 would only be made public when LandsD conducts the pre-clearance registration, or when BD issues the Statutory Orders, so as to ensure that the occupants to be rehoused are the ones who are genuinely affected.

In 2016-17 and 2017-18, the number of the eligible occupants affected by Government squatter clearances, enforcement actions on IRS clearances and victims of natural disasters and other emergency incidents who were offered public housing<sup>1</sup> are set out below:

Year		2016-17			2017-18 (as at 28.2.2018)		
District of clearance actions and natural disasters	No. of persons offered public housing	Squatter clearance  (person)	Clearance of IRS  (person)	Natural disasters and other emergency incidents (person)	Squatter clearance  (person)	Clearance of IRS  (person)	Natural disasters and other emergency incidents (person)
	Urban	25	6	1	20	24	21
	Extended Urban	1	-	2	1	11	-
	New Territories	55	-	12	16	-	5
	Islands	2	-	-	-	-	-
	Total	83	6	15	37	35	26

In 2018-19, the estimated operating expenditure for HD to undertake duties relating to Programme (4) Rehousing of Occupants upon Clearance under Head 62 is \$24.4 million.



We will flexibly deploy staffing resources to cope with the relevant work. The existing Interim Housing (IH) should be able to meet the needs of households who will be affected by Government clearances and enforcement actions. Hence, the Hong Kong Housing Authority currently has no plan to build new IH.

- End -

---

<sup>1</sup> Including public rental housing and interim housing.

**CONTROLLING OFFICER'S REPLY**

**THB(H)019**

**(Question Serial No. 3054)**

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in paragraph 132 of the Budget Speech that “the estimated public housing production for the next 5 years is about 100 000 units, of which about 75 000 are public rental housing (PRH) units and about 25 000 are subsidised sale flats (SSFs).” However, in the Long Term Housing Strategy Annual Progress Report 2017 (LTHS Progress Report) released by the Government at the end of last year, it is stated that “For the ten-year period from 2018-19, we will maintain this ratio of 200 000 PRH units and 80 000 SSFs”. The five-year public housing production volume mentioned in the Budget does not meet even half of the target in the LTHS Progress Report. In this connection, please inform this Committee of the following:

1. the details and estimated expenditure of the public housing construction programmes to be launched in each of the next 5 years, with information on the sites for housing production, and the number of units as well as the types of public housing to be provided;
2. among the sites for public housing development in the next 5 years, the percentage of formed disposed sites available for construction; and the estimated number of public housing units to be provided on these disposed sites in the next 5 years; and
3. given that the current target and progress of public housing production are at variance with the target recommended in the LTHS Progress Report, whether the Government has any plans to consider, in the latest financial year, drawing funding from the Housing Reserve in support of the joint development projects with organisations such as the Hong Kong Housing Society and the Urban Renewal Authority, with a view to increasing public housing supply in the urban areas; if yes, the details?

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. (LegCo use): 17)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. As an independent, financially autonomous, self-financing and not-for-profit organisation, the Hong Kong Housing Society (HKHS) also funds its public housing projects with its own resources. As at December 2017, the estimated total public housing production of HA and HKHS in the five-year period from 2017-18 to 2021-22 is about 99 700 units, comprising about 74 600 public rental housing (PRH) units and about 25 100 subsidised sale flats (SSFs).

The estimated number of units and the locations of PRH and SSF projects under HA and HKHS to be completed in the above five-year period are set out at the **Annex**.

About 80% of the projects for which HA have consulted District Councils since 2010-11, including those in the **Annex**, are not “spade ready”<sup>1</sup>.

According to HA’s budgets and forecasts for the five-year period from 2017-18 to 2021-22, it is projected that HA will have sufficient financial resources to meet its recurrent expenditure and implement the public housing construction programme and maintenance programme covered in the budget and forecast period. To achieve the public housing supply target, HA’s cash and investment balance will continue to decrease. According to the existing mechanism, HA will conduct the annual rolling five-year budgeting process and assess its financial position and future funding requirements. HA will keep in close contact and discuss, where necessary, with the Government on the quantum and timing of funding injection. The Government will, at an appropriate time, seek the approval of the Finance Committee of the Legislative Council for funding to be drawn from the Housing Reserve to support the public housing development.

Currently, the Government does not have plans to consider, in the latest financial year, drawing funding from the Housing Reserve in support of the joint development projects with organisations such as HKHS and the Urban Renewal Authority.

---

<sup>1</sup> “Spade ready” sites refer to sites that have been properly zoned, and do not require resumption, clearance, reprovisioning of existing facilities, site formation or provision of additional infrastructure.

HA's Estimated PRH Production (2017-18 to 2021-22)				
Estimated Year of Completion/District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2017-18				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Sites A and B	5 700	7 100
		Anderson Road Site C1	1 400	
	Sham Shui Po	So Uk Phase 1	400	1 700
		So Uk Phase 2	1 400	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
	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	18 200
2018-19				
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	8 000
		Lai Chi Kok Road - Tonkin Street	3 900	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 2	2 300	
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000
	Islands	Tung Chung Area 39	3 900	3 900
			Sub-total	15 700

Estimated Year of Completion/District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000
		Northwest Kowloon Reclamation Site 6 Phase 1	900	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
		Pak Tin Phase 11	1 100	
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 800
		Fung Shing Street, Wong Tai Sin	800	
	Extended Urban	Sha Tin	Fo Tan	4 800
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	1 000	
			Sub-total	13 800
2020-21				
Urban	Eastern	Wing Tai Road, Chai Wan	800	800
	Kwun Tong	Choi Wing Road	1 100	1 100
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700
	North	Queen's Hill Phase 1	3 800	6 300
		Queen's Hill Phase 2	1 200	
		Queen's Hill Phase 5	1 300	
			Sub-total	11 900
2021-22				
Urban	Eastern	Chai Wan Road	800	800
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400
		Tuen Mun Area 54 Sites 1 & 1A	4 200	
	North	Queen's Hill Phase 1	2 600	2 600
			Sub-total	13 800
			Total	73 400

( Based on HA's Public Housing Construction Programme as at December 2017 )

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

HA's Estimated SSFs Production (2017-18 to 2021-22)				
Estimated Year of Completion/District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2017-18				
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31*	248	248
			Sub-total	248
2018-19				
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300
		Sheung Lok Street	600	
	Kwun Tong	Choi Hing Road, Choi Hung*	1 358	1 358
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409
Islands	Islands	Ngan Kwong Wan Road East*	170	699
		Ngan Kwong Wan Road West*	529	
			Sub-total	6 600
2019-20				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	2 500
		Fat Tseung Street West	800	
Extended Urban	Kwai Tsing	Texaco Road	500	500
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400
			Sub-total	4 400
2020-21				
Extended Urban	Sha Tin	Au Pui Wan Street	800	2 400
		Hang Kin Street, Ma On Shan	700	
		Wo Sheung Tun Street, Fo Tan	800	
	Islands	Tung Chung Area 27	1 200	1 200
New Territories	North	Queen's Hill Phase 3	3 200	3 200
			Sub-total	6 800
2021-22				
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100
	Islands	Tung Chung Area 54	3 300	3 300
			Sub-total	5 400
			Total	23 400

( Based on HA's Public Housing Construction Programme as at December 2017 )

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

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

<b>HKHS's Estimated PRH Production (2017-18 to 2021-22)</b>				
<b>Estimated Year of Completion/District</b>	<b>Sub-district</b>	<b>PRH Project</b>	<b>Planned Flat Number</b>	<b>Planned Flat Number By Sub-district</b>
<b>2019-20</b>				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			<b>Sub-total</b>	<b>1 000</b>
<b>2021-22</b>				
Urban	Kowloon City	Lee Kung Street*	300	300
			<b>Sub-total</b>	<b>300</b>
			<b>Total</b>	<b>1 300</b>

( Based on HKHS's flat production forecast as at December 2017 )

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

\* Senior Citizen Residences Scheme Project

<b>HKHS's Estimated SSFs Production (2017-18 to 2021-22)</b>				
<b>Estimated Year of Completion/District</b>	<b>Sub-district</b>	<b>SSF Project</b>	<b>Planned Flat Number</b>	<b>Planned Flat Number By Sub-district</b>
<b>2019-20</b>				
Extended Urban	Sha Tin	Sha Tin Area 36C (Greenhill Villa)*	1 020	1 350
	Sai Kung	Tseung Kwan O Area 73A (Mount Verdant)*	330	
New Territories	Tuen Mun	Tuen Mun Area 2 (Terrace Concerto)*	290	290
			<b>Sub-total</b>	<b>1 640</b>
			<b>Total</b>	<b>1 640</b>

( Based on HKHS's flat production forecast as at December 2017 )

Note : \*These subsidised sale flats were offered for pre-sale. Figures provided are actual number of flats.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)020**

**(Question Serial No. 3055)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under Programme (2), it is stated that the Department will draw up major implementation arrangements for the “Starter Homes” Pilot Scheme for Hong Kong Residents announced in the 2017 Policy Address. In this connection, please advise this Committee on the following:

1. in respect of the public rental housing projects as well as the projects under the Green Form Subsidised Home Ownership Scheme, Home Ownership Scheme and “Starter Homes” Pilot Scheme for Hong Kong Residents planned for the next 5 years, the name of estates-courts to be built, number of flats to be provided, location of projects and estimated dates of intake;
2. the government departments, ranks and number of posts and the staff cost involved in drawing up the “Starter Homes” Pilot Scheme for Hong Kong Residents; whether there will be an increase in the staff establishment and expenditure involved in the latest financial year; and
3. given that the housing ladder in Hong Kong is being gradually rebuilt with the supply of subsidised housing, whether the Government has any timetable to utilise the Housing Reserve in order to expedite the supply of various types of subsidised housing; if yes, the funding to be drawn from the Housing Reserve for recurrent expenditure in the latest financial year.

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. (LegCo use): 14)

Reply:

1. As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing construction programmes with its own resources. As an independent, financially autonomous, self-financing and not-for-profit organisation, the Hong Kong Housing Society (HKHS) also funds its public housing projects with its own resources. As at December 2017, the estimated total public housing



production of the HA and HKHS in the five-year period from 2017-18 to 2021-22 is about 99 700 units, comprising 74 600 public rental housing (PRH) units and 25 100 subsidised sale flats (SSFs).

The estimated number of units and the locations of PRH and SSF projects under HA and HKHS to be completed in the above five-year period are set out at the **Annex**.

HA reviewed the effectiveness of the Green Form Subsidised Home Ownership Scheme (GSH) pilot project and endorsed the regularisation of GSH in January 2018. With reference to the principles adopted for the pilot project, HA will identify suitable projects among its PRH developments for sale as GSH. Hence, projects that may be put up for sale as GSH have already been included in the PRH projects listed in the **Annex**.

2. As announced in the Chief Executive's 2017 Policy Address, the Government will, on top of the Home Ownership Scheme, introduce the "Starter Homes" Pilot Scheme for Hong Kong Residents (Pilot Scheme), so as to provide middle-income families with higher income with the opportunity to become home owners in the face of hiking private property prices. Given the limited land supply for public housing, "Starter Homes" units will be provided on the premise that the public housing supply will not be affected. The Government will finalise details of the Pilot Scheme for announcement in mid-2018, and will put up for sale a residential site at Anderson Road, Kwun Tong, as a pilot at late 2018 which is estimated to provide about 1 000 "Starter Homes" units.

The work of formulating the Pilot Scheme has been undertaken by an existing team under the Deputy Secretary for Transport and Housing (Housing). We do not have a breakdown on the manpower involved and estimated staff cost for this particular duty.

3. According to HA's budgets and forecasts for the five-year period from 2017-18 to 2021-22, it is projected that HA will have sufficient financial resources to meet its recurrent expenditure and implement the public housing construction programme and maintenance programme covered in the budget and forecast period. To achieve the public housing supply target, HA's cash and investment balance will continue to decrease. According to the existing mechanism, HA will conduct the annual rolling five-year budgeting process and assess its financial position and future funding requirements. HA will keep in close contact and discuss, where necessary, with the Government on the quantum and timing of funding injection. The Government will, at an appropriate time, seek the approval of the Finance Committee of the Legislative Council for funding to be drawn from the Housing Reserve to support the public housing development.

HA's Estimated PRH Production (2017-18 to 2021-22)				
Estimated Year of Completion/District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2017-18				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Sites A and B	5 700	7 100
		Anderson Road Site C1	1 400	
	Sham Shui Po	So Uk Phase 1	400	1 700
		So Uk Phase 2	1 400	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
	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	18 200
2018-19				
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	8 000
		Lai Chi Kok Road - Tonkin Street	3 900	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 2	2 300	
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000
	Islands	Tung Chung Area 39	3 900	3 900
			Sub-total	15 700

Estimated Year of Completion/District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000
		Northwest Kowloon Reclamation Site 6 Phase 1	900	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
		Pak Tin Phase 11	1 100	
		Wong Tai Sin	Tung Tau Estate Phase 8	
	Fung Shing Street, Wong Tai Sin		800	
	Extended Urban	Sha Tin	Fo Tan	4 800
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	1 000	
			Sub-total	13 800
2020-21				
Urban	Eastern	Wing Tai Road, Chai Wan	800	800
	Kwun Tong	Choi Wing Road	1 100	1 100
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700
	North	Queen's Hill Phase 1	3 800	6 300
		Queen's Hill Phase 2	1 200	
		Queen's Hill Phase 5	1 300	
			Sub-total	11 900
2021-22				
Urban	Eastern	Chai Wan Road	800	800
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400
		Tuen Mun Area 54 Sites 1 & 1A	4 200	
	North	Queen's Hill Phase 1	2 600	2 600
			Sub-total	13 800
			Total	73 400

( Based on HA's Public Housing Construction Programme as at December 2017 )

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

HA's Estimated SSFs Production (2017-18 to 2021-22)				
Estimated Year of Completion/District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2017-18				
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31*	248	248
			Sub-total	248
2018-19				
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300
		Sheung Lok Street	600	
	Kwun Tong	Choi Hing Road, Choi Hung*	1 358	1 358
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409
Islands	Islands	Ngan Kwong Wan Road East*	170	699
		Ngan Kwong Wan Road West*	529	
			Sub-total	6 600
2019-20				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	2 500
		Fat Tseung Street West	800	
Extended Urban	Kwai Tsing	Texaco Road	500	500
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400
			Sub-total	4 400
2020-21				
Extended Urban	Sha Tin	Au Pui Wan Street	800	2 400
		Hang Kin Street, Ma On Shan	700	
		Wo Sheung Tun Street, Fo Tan	800	
	Islands	Tung Chung Area 27	1 200	1 200
New Territories	North	Queen's Hill Phase 3	3 200	3 200
			Sub-total	6 800
2021-22				
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100
	Islands	Tung Chung Area 54	3 300	3 300
			Sub-total	5 400
			Total	23 400

( Based on HA's Public Housing Construction Programme as at December 2017 )

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

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

<b>HKHS's Estimated PRH Production (2017-18 to 2021-22)</b>				
<b>Estimated Year of Completion/District</b>	<b>Sub-district</b>	<b>PRH Project</b>	<b>Planned Flat Number</b>	<b>Planned Flat Number By Sub-district</b>
<b>2019-20</b>				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			<b>Sub-total</b>	<b>1 000</b>
<b>2021-22</b>				
Urban	Kowloon City	Lee Kung Street*	300	300
			<b>Sub-total</b>	<b>300</b>
			<b>Total</b>	<b>1 300</b>

( Based on HKHS's flat production forecast as at December 2017 )

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

\* Senior Citizen Residences Scheme Project

<b>HKHS's Estimated SSFs Production (2017-18 to 2021-22)</b>				
<b>Estimated Year of Completion/District</b>	<b>Sub-district</b>	<b>SSF Project</b>	<b>Planned Flat Number</b>	<b>Planned Flat Number By Sub-district</b>
<b>2019-20</b>				
Extended Urban	Sha Tin	Sha Tin Area 36C (Greenhill Villa)*	1 020	1 350
	Sai Kung	Tseung Kwan O Area 73A (Mount Verdant)*	330	
New Territories	Tuen Mun	Tuen Mun Area 2 (Terrace Concerto)*	290	290
			<b>Sub-total</b>	<b>1 640</b>
			<b>Total</b>	<b>1 640</b>

( Based on HKHS's flat production forecast as at December 2017 )

Note : \*These subsidised sale flats were offered for pre-sale. Figures provided are actual number of flats.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)021**

**(Question Serial No. 0650)**

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in the Budget that the estimated public housing production for the next 5 years is 100 000 units, of which 75 000 are public rental housing (PRH) units and 25 000 are subsidised sale (SS) flats. In this connection, please advise whether the units available next year under the Green Form Subsidised Home Ownership Scheme will be included in the 75 000 PRH units or the 25 000 SS flats. As for public housing production for the next 5 years, what is the increase in the number of units when compared with the past 5 years?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 1)

Reply:

According to the forecasts as at December 2017, the estimated total public housing production of the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society in the five-year period from 2017-18 to 2021-22 is about 99 700 units, comprising about 74 600 public rental housing (PRH) units and about 25 100 subsidised sale flats (SSFs). In which, HA will produce about 96 800 units, comprising about 73 400 PRH units and about 23 400 SSFs. As a financially autonomous public body, HA funds its public housing programmes with its own resources.

Comparing the above estimated total public housing production for the five-year period starting from 2017-18 with that of the previous 4 five-year periods, there has been a steady increase.

HA reviewed the effectiveness of the Green Form Subsidised Home Ownership Scheme (GSH) pilot project and endorsed the regularisation of GSH in January 2018. With reference to the principles adopted for the pilot project, HA will identify suitable projects among its PRH developments for sale as GSH. HA plans to launch the sale of the next GSH project around the end of 2018.

Since future GSH projects will come from PRH developments under construction, flats from the next GSH project have already been included in the PRH supply in the next 5 years (i.e. 74 600 PRH units).

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)022**

**(Question Serial No. 0651)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in the Budget that the number of first-hand private residential flats to be completed in the next 5 years is estimated to be 104 000. How many of these flats involve Government land yet to be leased out? Please set out in detail the location, site area and plot ratio (if any) of the unleased land concerned, and the estimated number of flats to be provided thereon.

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 2)

Reply:

According to the 2018-19 Budget, the private sector will, produce an average of about 20 800 units annually (or 104 000 units in total) in the coming 5 years (i.e. 2018 – 2022). The above figures are based on the Government's preliminary assessment of private residential developments known to have started or to be started on disposed sites as at end-2017. No unleased Government land is involved.

- End -



**CONTROLLING OFFICER'S REPLY****THB(H)023****(Question Serial No. 0652)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (4) Rehousing of Occupants upon ClearanceControlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

What is the number of clearerees affected by the Lands Department's land resumption exercises or the enforcement actions taken by the Lands Department or the Buildings Department and rehoused by the Housing Department in each of the past 5 years? How long did it take on average each year to complete a project of flat allocation process? What were the expenditure and staffing requirement on rehousing these clearerees each year?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. 3)Reply:

In the past 5 years, the number of persons affected by the Lands Department's squatter clearances, enforcement actions or the Buildings Department's enforcement actions with rehousing assistance provided by the Housing Department (HD), the related operating expenditure as well as the staff establishment are tabulated below –

Year	2013-14	2014-15	2015-16	2016-17	2017-18
Number of affected clearerees	341 persons	287 persons	466 persons	322 persons	209 persons (as at 28.2.2018)
HD's operating expenditure on rehousing clearerees	\$19.8 million	\$21.2 million	\$23.9 million	\$23.9 million	\$24.8 million <sup>1</sup>
Staff Establishment <sup>2</sup>	29 posts	29 posts	29 posts	29 posts	29 posts

<sup>1</sup> The figure for 2017-18 as quoted above is revised estimates while the figures for previous financial years are actual expenditure.

<sup>2</sup> The establishment consists only non-directorate posts.

Our work target is to verify domestic clearees' rehousing eligibility within 8 weeks. The actual time required for verifying each case depends on its complexity and the number of cases required to be processed concurrently. We will flexibly deploy our resources in accordance with the situation. Nonetheless, HD has not kept statistics on the average processing time of verifying the clearees' rehousing eligibility for each project.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)024**

**(Question Serial No. 0654)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of “collecting data, compiling and maintaining a database on private housing supply” and “monitoring developments in the private residential property market”, will the Government inform this Committee of:

- a. the number of Notification of Commencement of Foundation Work filed with the Buildings Department by contractors in respect of private residential projects in each of the past 5 years; and
- b. the number of foundation works specified in the Notification of Commencement of Foundation Work failed to complete for commencement of superstructure works within 24 months after consent was given for works to start in each of these years?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 5)

Reply:

According to information provided by the Buildings Department (BD), the number of Notification of Commencement of Foundation Works filed with BD by authorised persons / registered contractors for private residential projects in the past 5 years (only calendar year figures are available); and the number of private residential projects whose superstructure works did not commence within 24 months after the filing of Notification of Commencement of Foundation Works, are set out below –

<b>Year</b>	<b>(A)</b>  <b>Number of private residential projects with their Notification of Commencement of Foundation Works filed with BD by authorised persons / registered contractors</b>	<b>(B)</b>  <b>In relation to private residential projects mentioned in (A), those whose superstructure works did not commence within 24 months after the filing of Notification of Commencement of Foundation Works</b>
2013	74	16
2014	63	6
2015	59	8
2016	58	0
2017	43	0

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)025**

**(Question Serial No. 0655)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

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

- a. the annual total completion in 2016 and 2017 and the estimated total completion in the coming year, with a breakdown by the current classification of flats by the Rating and Valuation Department (namely Classes A to E) and information on the percentage of each class; and
- b. whether the Government has any plans to impose a restriction on the minimum size of flats available for sale; if not, the reasons?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 6)

Reply:

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

- a. The numbers of private domestic flats completed in 2016 and 2017, as well as the forecast completions in 2018, are set out by class in **Table I** and **Table II** respectively.
- b. It generally takes a few years' time from the disposal of residential sites to building completion whilst the market is evolving during this period. The Government considers it more appropriate to allow some flexibility for the market to react in response to changing demand. The Government will monitor the market condition closely, and if circumstances warrant, consider imposing appropriate requirements in the Conditions of Sale in disposing individual residential sites, so as to respond to market needs in a timely manner.

**Table I: Annual completions by class in 2016 and 2017**

Year	(Number of Flats (Percentage of total))				
	Class				
	A	B	C	D	E
<b>2016</b>	3 937 (27.0%)	7 162 (49.0%)	1 413 (9.7%)	1 325 (9.1%)	758 (5.2%)
<b>2017</b>	6 891 (38.7%)	7 665 (43.1%)	1 794 (10.1%)	1 058 (5.9%)	383 (2.2%)

**Remarks**

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures for 2017 are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2018" in April 2018.

Class A - saleable area less than 40 m<sup>2</sup>

Class B - saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>

Class C - saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>

Class D - saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>

Class E - saleable area of 160 m<sup>2</sup> or above

**Table II: Forecast completions by class in 2018**

(Number of Flats (Percentage of total))	
Class	Forecast completion
<b>A</b>	6 852 (37.7%)
<b>B</b>	5 811 (32.1%)
<b>C</b>	3 346 (18.5%)
<b>D</b>	1 383 (7.6%)
<b>E</b>	738 (4.1%)

**Remarks**

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2018" in April 2018.

Class A - saleable area less than 40 m<sup>2</sup>

Class B - saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>

Class C - saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>

Class D - saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>

Class E - saleable area of 160 m<sup>2</sup> or above

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)026**

**(Question Serial No. 0656)**

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the overall public and private housing statistics, will the Government inform this Committee of:

- a. the number of private permanent housing flats; and with regard to these flats, the respective population and numbers of households living in owner-occupier accommodation and rental flats; and
- b. the respective numbers of public and private residential buildings and flats aged over 20, 25, 30 and 40 years?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 7)

Reply:

- a. Based on the latest record of the Rating and Valuation Department (RVD), the stock of private residential units<sup>1</sup> was 1 174 600<sup>2</sup> as at the end of 2017. RVD does not compile statistics on households and population living in these units.

According to the results of the General Household Survey conducted by the Census and Statistics Department (C&SD) in the fourth quarter of 2017, the number of

---

<sup>1</sup> According to the "Hong Kong Property Review 2017", private residential unit is defined as independent dwellings with separate cooking facilities and bathroom (and/or lavatory). It does not include village houses, rental estates built by the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS), units sold under the Tenants Purchase Scheme (TPS), subsidised sale flats (SSFs) and Government-owned quarters.

<sup>2</sup> The figure is provisional. The confirmed figure will be published in the "Hong Kong Property Review 2018" in April 2018.

households residing in owner-occupied and rented private sector housing<sup>3</sup> were about 889 600 and 485 500<sup>4</sup>, with a population of 2.64 million and 1.29 million persons respectively.

- b. According to the records of the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS), as at the end of 2017, the numbers of blocks and flats of the public housing under HA and HKHS (including public rental housing (PRH)<sup>5</sup> and subsidised sale flats<sup>6</sup>) aged over 20 years, 25 years, 30 years and 40 years are as follows –

<b>Buildings aged over</b>	<b>No. of Blocks</b>	<b>No. of Flats</b>
20 years	1 723	about 738 500
25 years	1 333	about 570 000
30 years	828	about 361 400
40 years	174	about 73 000

As for the private sector, based on RVD's records, as at the end of 2017, the number of private residential units aged over 20 years, 25 years, 30 years and 40 years is appended below. RVD does not compile statistics on the number of buildings by age.

<b>Buildings aged over</b>	<b>Number of Flats</b>
20 years	about 818 200
25 years	about 701 300
30 years	about 542 600
40 years	about 295 100

- End -

---

<sup>3</sup> According to the "Quarterly Report on General Household Survey" published by C&SD, private sector housing includes temporary housing and private permanent housing, of which the latter includes all private residential flats (including all flats and apartments in multi-storey blocks or houses built by the private sector mainly for residential purpose and all former SSFs (i.e. those free of alienation restrictions)); villas/bungalows/modern village houses; simple stone structures/traditional village houses; and all units of staff quarters.

<sup>4</sup> Includes rent-free households.

<sup>5</sup> Includes PRH and interim housing units of HA.

<sup>6</sup> Includes flats under HA's Home Ownership Scheme, TPS, Private Sector Participation Scheme, Middle Income Housing Scheme, Buy or Rent Option Scheme and Mortgage Subsidy Scheme with premium unpaid.



**CONTROLLING OFFICER'S REPLY**

**THB(H)027**

**(Question Serial No. 0658)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of “implementing the Residential Properties (First-hand Sales) Ordinance (Cap. 621) to regulate the sale of first-hand residential properties”, will the Government inform this Committee of:

- a. the staff establishment for and estimated expenditure to be involved in this area of work in 2018-19;
- b. the number of complaints received in 2017 with a breakdown by nature of the complaints, and the outcome of these complaints after investigation;
- c. the number of surprise inspections conducted by the Government since the implementation of the Residential Properties (First-hand Sales) Ordinance (the Ordinance); and among them, the number of suspected cases of non-compliance with the Ordinance detected; and
- d. the number of suspected cases of non-compliance or unlawful acts referred by the Government to the Estate Agents Authority, the Police and the Independent Commission Against Corruption since the implementation of the Ordinance?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. 10)

Reply:

The Sales of First-hand Residential Properties Authority (SRPA) has an establishment of 42 staff members in 2018-19 and the estimated recurrent expenditure is \$54.90 million.

The SRPA received 31 complaints in 2017. A breakdown of the complaints by categories is as follows:

	Categories of complaints	2017
(a)	Sales brochure	6
(b)	Price list	1
(c)	Sales arrangements	5
(d)	Show flats	1
(e)	Viewing of completed residential properties	0
(f)	Preliminary agreement for sale and purchase and/or agreement for sale and purchase	0
(g)	Register of transactions	0
(h)	Advertisements	7
(i)	Websites	0
(j)	Misrepresentation and/or dissemination of false or misleading information	6
(k)	Others	5
	Total	31

Among the 31 complaints aforementioned, 26 are related to the Residential Properties (First-hand Sales) Ordinance (the Ordinance), while the remaining 5 are not. Amongst those 26 complaints relating to the Ordinance, 12 complaints are not substantiated. The SRPA is still following up the remaining 14 complaints.

The SRPA would, depending on the different situation of the case and sales, conduct site inspections, including surprise inspections, to sales offices and show flats. If there are any suspected contraventions of the Ordinance, the SRPA would carry out investigations. Since the implementation of the Ordinance and up to end 2017, the SRPA has conducted 2 883 site inspections.

As the enforcement authority of the Ordinance, the SRPA would carry out investigations if there are any suspected contraventions of the Ordinance. During investigations, if there are any suspected contraventions of other laws or regulations, the SRPA would refer the cases to relevant departments for action.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)028**

**(Question Serial No. 0659)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in the Matters Requiring Special Attention in 2018-19 that the Department will draw up major implementation arrangements for the “Starter Homes” Pilot Scheme for Hong Kong Residents announced in the 2017 Policy Address. What is the estimated time of completion of the work? Will the Pilot Scheme be entrusted to the Hong Kong Housing Authority, the Hong Kong Housing Society or other organisations for implementation?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 11)

Reply:

As announced in the Chief Executive's 2017 Policy Address, the Government will, on top of the Home Ownership Scheme, introduce the “Starter Homes” Pilot Scheme for Hong Kong Residents (Pilot Scheme), so as to provide middle-income families with higher income with the opportunity to become home owners in the face of hiking private property prices. Given the limited land supply for public housing, “Starter Homes” units will be provided on the premise that the public housing supply will not be affected. Details of the Pilot Scheme will be finalised for announcement in mid-2018.

- End -

**CONTROLLING OFFICER'S REPLY****THB(H)029****(Question Serial No. 0660)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (4) Rehousing of Occupants upon ClearanceControlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Regarding the “performance measures in respect of rehousing of occupants upon clearance”, what was the manpower actually involved in verifying the rehousing eligibility of the clearerees and the number of verification cases in 2016 and 2017 respectively, as well as the actual number of days required on average for verification in each of these 2 years? On what grounds is the target time set at “8 weeks”?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 12)Reply:

The staff establishment in the Housing Department (HD) responsible for verifying the rehousing eligibility and the number of rehousing eligibility cases verified in 2016-17 and 2017-18 are tabulated below -

	2016-17	2017-18
Staff Establishment <sup>1</sup>	29 posts	29 posts
Number of rehousing cases verified	132 cases	107 cases (as at 28.2.2018)

HD's work on verifying rehousing eligibility includes reviewing rehousing applications referred by the Lands Department, conducting survey on households affected by the Buildings Department's enforcement actions against illegal rooftop structures, conducting income and asset tests, verifying residence rule, allocating public rental housing or interim housing to eligible applicants, etc.

<sup>1</sup> The establishment consists only non-directorate posts.

Our work target is to verify domestic clearees' rehousing eligibility within 8 weeks. The actual time required for verifying each case depends on its complexity and the number of cases required to be processed concurrently.

HD has not kept statistics on the average number of days required to verify rehousing eligibility in each year.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)030**

**(Question Serial No. 0662)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the subsidised housing schemes entrusted to the Hong Kong Housing Society and monitored by the Government, please provide a list of projects under these schemes with information on the progress, anticipated completion dates and number of flats to be provided. For the entrustment projects carried out in the past 3 years, were there any slippages, cost overrun or fatal site accidents?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 13)

Reply:

The Government entrusted 5 subsidised housing projects to the Hong Kong Housing Society in the past 3 financial years. The relevant information is set out below –

	<b>Greenview Villa</b>	<b>Ying Hoi House, Sha Tau Kok Chuen</b>	<b>Greenhill Villa</b>	<b>Mount Verdant</b>	<b>Terrace Concerto</b>
Progress	Completed in 2015	Completed in 2017	Construction of superstructure in progress	Construction of superstructure in progress	Construction of superstructure in progress
Anticipated completion dates	Not applicable	Not applicable	2019	2020	2020
Number of flats	988	140	1 020	330	290
Slippages	Works completed in accordance with development plan	Works completed in accordance with development plan	Works in progress in accordance with development plan	Works in progress in accordance with development plan	Works in progress in accordance with development plan
Cost overrun	No	No	Works in progress; no cost overrun	Works in progress; no cost overrun	Works in progress; no cost overrun
Fatal site accidents	No	No	No	No	No

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)031**

**(Question Serial No. 0705)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

The Government has commissioned the Census and Statistics Department (C&SD) to conduct the “Thematic Household Survey (THS) on Housing Conditions” in 2014 and 2015 under a contracting-out mode in order to estimate the total number of sub-divided units (SDUs) in private domestic/composite buildings aged 25 years or above in Hong Kong. Information on the socio-economic characteristics and housing conditions of households residing in SDUs was also collected in the surveys. In this connection, will the Government continue to commission the C&SD to conduct similar surveys? Will the scope of the surveys be extended to cover industrial buildings, squatters and other non-domestic buildings? If not, what are the reasons?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 14)

Reply:

The Census and Statistics Department (C&SD) has collated information on the population and number of households residing in subdivided units (SDUs), as well as their socio-economic characteristics, etc. in the 2016 Population By-census (16BC). The survey covers SDUs in all private housing (including private residential flats, village houses, commercial buildings and temporary quarters) regardless of building age. The results were presented in the “2016 Population By-census Thematic Report: Persons Living in Subdivided Units” published in January 2018.

The main purpose of conducting surveys on SDUs was to estimate the housing demand from households living in SDUs for updating the rolling ten-year total housing supply target under the Long Term Housing Strategy. We will, in consultation with C&SD, consider how best to estimate the number of households living in SDUs during the intercensal period.

- End -



**CONTROLLING OFFICER'S REPLY**

**THB(H)032**

**(Question Serial No. 0706)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

In the Matters Requiring Special Attention in 2018-19, it is stated that the Department will, among others, “continue to liaise with the Estate Agents Authority (EAA) to enhance the professionalism and service standard of estate agents”. Does this include exploring the ways to bring estate agents and practitioners involved in the sale of overseas properties under the regulation of the Estate Agents Ordinance and EAA; if not, what are the reasons; if yes, what are the details?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 15)

Reply:

Regulating the sales of non-local properties conducted in Hong Kong involves complicated issues and requires careful deliberation.

The Government has consulted the Estate Agents Authority (EAA) on the proposal to regulate the sale of non-local properties in Hong Kong. The EAA advises that there may be substantial difference between the sale of properties situated outside Hong Kong and those located in Hong Kong from both the perspectives of market operation and conduct regulation. Besides, as sale of non-local properties involves laws and regulations and tax regimes of different jurisdictions, as well as various stakeholders (e.g. non-local developers, overseas intermediaries and agents), the issues concerned are rather complicated and extensive. In addition, with the advancement of information technology, vendors of non-local properties can now carry out sale and promotional activities easily through the Internet, thereby increasing difficulties in law enforcement.

In light of the above, the Government considers that enhancing public education, with a view to reminding investors and the public alike the risks involved and the issues that they need to pay attention to in purchasing non-local properties (especially uncompleted properties), should be a more effective way. The EAA has all along been putting much efforts in educating the public. It has from time to time reminded consumers of the issues that they need to pay attention before deciding to purchase non-local properties through news articles, publications and other media. The Consumer Council has also published

articles in its publications to remind consumers to pay attention to the risks in purchasing non-local properties.

In addition, the EAA has all along attached great importance to the conduct of licensees of the estate agency trade. According to the Code of Ethics issued by the EAA, licensees shall provide services to clients with honesty, fidelity and integrity. They should protect their clients against fraud, misrepresentation or any unethical practices in connection with real estate transactions. Hence, if a licensee is involved in the sale of an overseas property and is in breach of the Code of Ethics mentioned above, the EAA will follow up and investigate, and may take disciplinary action against the licensee. The EAA has also issued a set of guidelines in late 2017 to remind the estate agents and salespersons of the matters they need to comply with and pay attention to in handling the sale of uncompleted properties situated outside Hong Kong. The guidelines have taken effect on 1 April 2018. The Government will continue to work with the EAA and Consumer Council to closely monitor the situation.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)033**

**(Question Serial No. 0707)**

Head: (62) Housing Department

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

Programme: (3) Appeal Panel (Housing)

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding appeals against termination of leases in the past 3 years, please advise on the following:

- a. the number of appeal cases received and the percentage of cases with lease terminated ;
- b. the average time for processing an appeal from receipt to determination by the Appeal Tribunal;
- c. the total number of notices of termination issued by the Housing Authority (HA); and
- d. the average time required for HA to recover a flat from the service of a notice of termination to eventual recovery.

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 16)

Reply:

- a. In the past 3 years (i.e. 2015 – 2017), the number of appeal cases received by the Appeal Panel (Housing) is 1 326, 1 179 and 952 respectively, and the percentage against the number of notices-to-quit (NTQ) issued in the same year is 21.5%, 18.8% and 17.1% respectively.
- b. For the appeals heard by the Appeal Panel (Housing) in the past 3 years (i.e. 2015 – 2017), the average time required from lodging of an appeal to determination is 130 days, 120 days and 88 days (on calendar day basis) respectively.
- c. In the past 3 years (i.e. 2015 – 2017), the number of NTQ issued by the Hong Kong Housing Authority (HA) is 6 176, 6 277 and 5 570 respectively.
- d. According to the prevailing policy, HA will issue a NTQ to tenants with substantiated

serious breach of tenancy agreement or management policies. The tenant concerned is required to deliver vacant possession of the unit to HA on or before the expiry date of the NTQ. By virtue of Section 20(1) of Housing Ordinance, tenant has a right to lodge an appeal in writing to the Appeal Panel (Housing), not later than 15 days after the date on which the NTQ has been issued. The time required for HA to recover a unit from the service of an NTQ to eventual recovery, is affected by many factors, such as the complexity of the case, whether the tenant has lodged an appeal, etc. It varies case by case. The Housing Department has not kept the statistics on the time required for HA to recover a unit from the service of an NTQ to eventual recovery.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)034**

**(Question Serial No. 0748)**

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise on the total number of reports on unauthorised building works involving divested retail and carparking premises in each of the past 3 years, the number of these cases referred to the Buildings Department for prosecution against failure to comply with removal orders, as well as the prosecution results.

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 18)

Reply:

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

The ICU does not keep statistical data on the report cases received and removal orders issued according to the building types. In general, the majority of these removal orders relate to residential buildings. Among the cases referred to BD for prosecution in the past 3 years, none of them relates to divested retail and carparking premises.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)035**

**(Question Serial No. 0749)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

At present, many unofficial statistics on residential properties, such as information on residential property transactions, are released on a monthly or even weekly basis. Does the Government have any plans to release the statistics on private housing supply in the primary market on a monthly rather than quarterly basis in order to enhance the transparency of private housing supply? If not, what are the difficulties involved?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 19)

Reply:

To enhance transparency, the Government published in November 2004 statistics on private housing supply in primary market as at September 2004, and updated these statistics on a quarterly basis since then.

We consider it appropriate to release the statistics on a quarterly basis, as this can avoid monthly fluctuations, and present a clearer picture of the overall supply situation of the private housing primary market in each quarter.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)036**

**(Question Serial No. 0750)**

Head: (62) Housing Department

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

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

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

Director of Bureau: Secretary for Transport and Housing

Question:

The work under Programme (2) Private Housing includes “collecting data, compiling and maintaining a database on private housing supply” and the work under Programme (5) Support Services involves “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”. Regarding the collection, processing or analysis of private housing statistics, please advise on the division of work between and the priorities of these 2 programmes.

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 20)

Reply:

The duties relating to private housing statistics under Programme (2) mainly involve routine compilation of statistics from relevant bureaux and departments for continued updating of a private housing database, and quarterly publications of data on the private housing supply in primary market on the website of the Transport and Housing Bureau. As for the duties relating to private housing statistics under Programme (5), they include mainly co-ordinating the collection and checking the accuracy of overall private housing statistics, and providing data to relevant bureaux and departments (such as the Development Bureau and the Planning Department) to facilitate infrastructure and land supply planning.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)037**

**(Question Serial No. 3127)**

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

One of the work items under Programme (5) is monitoring the supply of suitable sites for development of public housing. In this connection, will the Government inform this Committee of:

- a. the current shortfall of land in hectares and public housing units to meet the public housing supply target of 280 000 units for the ten-year period as stipulated in the Long Term Housing Strategy; and
- b. the hectares of land granted by the Government to the Hong Kong Housing Authority and the Hong Kong Housing Society for public housing development in each of the past 5 years, and among these sites, the hectares of land with the cost of land resumption, development and site formation paid by the Government?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 8)

Reply:

According to the Long Term Housing Strategy Annual Progress Report 2017 (Annual Progress Report) released in December 2017, the total housing supply target for the ten-year period from 2018-19 to 2027-28 will be 460 000 units. Based on the public/private split of 60:40, the public and private housing supply targets will be 280 000 units and 180 000 units respectively. The Government will continue to identify suitable housing sites to meet the housing supply targets.

As stated in the Annual Progress Report, the total public housing production for the above ten-year period is estimated to be around 237 000 flats, assuming that all sites identified can be smoothly delivered on time for housing development. There is still a shortfall of about 43 000 units against the supply target.

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing construction programmes with its own resources. As an independent, financially autonomous, self-financing and not-for-profit organisation, the Hong Kong



Housing Society (HKHS) also funds its public housing projects with its own resources. According to the forecasts as at December 2017, the estimated number of units and the area of public housing projects to be completed by HA and HKHS in the coming 5 years (2017-18 to 2021-22) are set out at **Annex**.

For public housing projects with completion beyond 2021-22 (i.e. 2022-23 and onwards), most of them are still at the preliminary planning and design stage and are subject to various factors such as requiring the conducting of feasibility study or investigation, rezoning, consultation with local communities, infrastructure construction, site formation works and timely acquisition of other resources including manpower resources and funding approval. The development parameters of these projects are yet to be finalised and subject to changes. Moreover, some of the housing projects may involve land resumption, clearance or reprovisioning of affected facilities. Hence, detailed information about these projects is not yet available. Nonetheless, the Government will consult the relevant District Councils on these projects in due course as and when ready, and detailed information will be provided when appropriate as we roll forward the five-year construction programme.

In respect of the public housing projects under HA, the relevant cost of land resumption, development and site formation will be paid by the Government.

**HA's Estimated Public Rental Housing (PRH) Production (2017-18 to 2021-22)**
**Annex**

Estimated Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2017-18					
Urban	Eastern	Lin Shing Road	300	300	0.2
	Kwun Tong	Anderson Road Sites A and B	5 700	7 100	5.3 <sup>#</sup>
		Anderson Road Site C1	1 400		1.4
	Sham Shui Po	So Uk Phase 1	400	1 700	7.9 <sup>#</sup>
		So Uk Phase 2	1 400		
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900	1.0
	Islands	Tung Chung Area 56	3 600	3 600	3.2
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700	4.2 <sup>#</sup>
		Tuen Mun Area 54 Site 2 Phase 2	2 100		
			Sub-total	18 200	
2018-19					
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800	0.2
		Sau Ming Road	300		0.3
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	8 000	1.6
		Lai Chi Kok Road - Tonkin Street	3 900		2.3
		Shek Kip Mei Phase 3	200		0.4
		Shek Kip Mei Phase 7	200		0.2
		So Uk Phase 2	2 300		7.9 <sup>#</sup>
	Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000
	Islands	Tung Chung Area 39	3 900	3 900	3.2
			Sub-total	15 700	
2019-20					
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000	0.8
		Northwest Kowloon Reclamation Site 6 Phase 1	900		4.7 <sup>#</sup>
		Pak Tin Phase 7	1 000		1.7
		Pak Tin Phase 8	1 000		
		Pak Tin Phase 11	1 100		
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 800	0.8
		Fung Shing Street, Wong Tai Sin	800		0.5
	Extended Urban	Sha Tin	Fo Tan	4 800	4 800
New Territories	North	Choi Yuen Road	1 100	2 100	1.2
		Fanling Area 49	1 000		1.3
			Sub-total	13 800	

Estimated Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2020-21					
Urban	Eastern	Wing Tai Road, Chai Wan	800	800	0.4
	Kwun Tong	Choi Wing Road	1 100	1 100	0.7
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400	4.7 <sup>#</sup>
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	7.2 <sup>#</sup>
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	0.4
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700	0.6
	North	Queen's Hill Phase 1	3 800	6 300	13.6 <sup>#</sup>
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	11 900	
2021-22					
Urban	Eastern	Chai Wan Road	800	800	0.3
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000	4.7 <sup>#</sup>
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400	3.5
		Tuen Mun Area 54 Sites 1 & 1A	4 200		2.9
	North	Queen's Hill Phase 1	2 600	2 600	13.6 <sup>#</sup>
			Sub-total	13 800	
			Total	73 400	

(Based on HA's Public Housing Construction Programme as at December 2017 )

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

The figures may be subject to change at the detailed design stage.

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

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

### HA's Estimated Subsidised Sale Flats (SSFs) Production(2017-18 to 2021-22)

HA's Estimated Subsidised Sale Flats (SSFs) Production (2017-18 to 2021-22)					
Estimated Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2017-18					
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31*	248	248	0.3
			Sub-total	248	
2018-19					
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300	0.6
		Sheung Lok Street	600		0.9
	Kwun Tong	Choi Hing Road, Choi Hung*	1 358	1 358	1.2
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800	2.0 <sup>#</sup>
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409	2.6
Islands	Islands	Ngan Kwong Wan Road East*	170	699	0.3
		Ngan Kwong Wan Road West*	529		0.7
			Sub-total	6 600	
2019-20					
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	2 500	2.0 <sup>#</sup>
		Fat Tseung Street West	800		0.6
Extended Urban	Kwai Tsing	Texaco Road	500	500	0.5
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400	2.0 <sup>#</sup>
			Sub-total	4 400	
2020-21					
Extended Urban	Sha Tin	Au Pui Wan Street	800	2 400	0.6
		Hang Kin Street, Ma On Shan	700		0.5
		Wo Sheung Tun Street, Fo Tan	800		0.9
	Islands	Tung Chung Area 27	1 200	1 200	1.0
New Territories	North	Queen's Hill Phase 3	3 200	3 200	13.6 <sup>#</sup>
			Sub-total	6 800	

<b>Estimated Year of Completion/ District</b>	<b>Sub-district</b>	<b>SSF Project</b>	<b>Planned Flat Number</b>	<b>Planned Flat Number By Sub-district</b>	<b>Gross Site Area (ha) (about)@</b>
<b>2021-22</b>					
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100	1.9
	Islands	Tung Chung Area 54	3 300	3 300	3.2
			<b>Sub-total</b>	<b>5 400</b>	
			<b>Total</b>	<b>23 400</b>	

( Based on HA's Public Housing Construction Programme as at December 2017 )

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

The figures may be subject to change at the detailed design stage.

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

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

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

### HKHS's Estimated PRH Production (2017-18 to 2021-22)

Estimated Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)
<b>2019-20</b>					
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000	3.5#
			<b>Sub-total</b>	<b>1 000</b>	
<b>2021-22</b>					
Urban	Kowloon City	Lee Kung Street*	300	300	0.2
			<b>Sub-total</b>	<b>300</b>	
			<b>Total</b>	<b>1 300</b>	

( Based on HKHS's flat production forecast as at December 2017 )

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

\* Senior Citizen Residences Scheme Project

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

### HKHS's Estimated SSFs Production (2017-18 to 2021-22)

Estimated Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)
<b>2019-20</b>					
Extended Urban	Sha Tin	Sha Tin Area 36C (Greenhill Villa)*	1 020	1 350	1.2
	Sai Kung	Tseung Kwan O Area 73A (Mount Verdant)*	330		0.2
New Territories	Tuen Mun	Tuen Mun Area 2 (Terrace Concerto)*	290	290	0.3
			<b>Sub-total</b>	<b>1 640</b>	
			<b>Total</b>	<b>1 640</b>	

( Based on HKHS's flat production forecast as at December 2017 )

Note : \*These subsidised sale flats were offered for pre-sale. Figures provided are actual number of flats.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)038**

**(Question Serial No. 0274)**

Head: (62) Housing Department

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

Programme: (-) Not specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

At present, the number of applicants waiting for public rental housing allocation exceeds 280 000 and the average waiting time for general applicants is 4.7 years. How much resources and manpower will the Government deploy in order to achieve the public housing production target for the next 5 years, which is estimated to be about 100 000 units, and what are the details of its plan?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 47)

Reply:

According to the forecasts as at December 2017, the estimated total public housing production of the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society in the five-year period from 2017-18 to 2021-22 is about 99 700 units, comprising about 74 600 public rental housing (PRH) units and about 25 100 subsidised sale flats (SSFs). In which, HA will produce about 96 800 units, comprising about 73 400 PRH units and about 23 400 SSFs.

As a financially autonomous public body, HA funds its public housing programmes with its own resources. HA is responsible for the staff establishment and expenditure incurred in developing public housing projects. HA will closely monitor the manpower requirement for the development of public housing.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)039**

**(Question Serial No. 3233)**

Head: (62) Housing Department

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

Programme: (3) Appeal Panel (Housing)

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of the Appeal Panel, will the Department advise this Committee on the following:

- a) among the appeal cases processed in the past 3 years, the number of those with their lease terminated;
- b) the average time for processing an appeal from lodging to determination; and
- c) whether there is an increase in the number of appeal cases after the tightening of the "Well-off Tenants Policies", and the percentage of increase?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 48)

Reply:

- a) In the past 3 years (i.e. 2015 to 2017), the number of appeals heard by the Appeal Panel (Housing) is 535, 526 and 420 respectively, of which the number of notices-to-quit confirmed by the Appeal Tribunal is 319, 317 and 229 respectively.
- b) The time for processing an appeal from lodging to determination is affected by many factors (including the complexity of the appeal, whether the appeal has been adjourned and the time taken to verify the identity of the appellant, etc.). Hence, it varies case by case. For the appeals heard by the Appeal Panel (Housing) in the past 3 years (i.e. 2015 to 2017), the average time required from lodging to determination is 130 days, 120 days and 88 days (on calendar basis) respectively.
- c) The revised "Well-off Tenants Policies" have been implemented from the declaration cycle in October 2017. As of end-February 2018, the Appeal Panel (Housing) has not received any appeal lodged against the termination of tenancy due to the revised "Well-off Tenants Policies".

- End -



**CONTROLLING OFFICER'S REPLY**

**THB(H)040**

**(Question Serial No. 3400)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide the stock of private domestic flats in the past 3 years and the supply of these flats in the coming year, with a breakdown by the current classification of flats by the Rating and Valuation Department (namely Classes A to E) and the percentage of each flat class.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 50)

Reply:

The number of private domestic flats by class in the past 3 years (in calendar year) and the percentage of each flat class, as well as the forecast completions by class in 2018 and the percentage of each flat class, are set out in **Table I** and **Table II** respectively. The major stock and completion figures for previous years are available on the website of the Rating and Valuation Department (RVD)

([http://www.rvd.gov.hk/en/property\\_market\\_statistics/index.html](http://www.rvd.gov.hk/en/property_market_statistics/index.html)).

**Table I: Number of flats by class in the past 3 years (in calendar year)**

Year	(Number of Flats (Percentage of total))				
	Class				
	A	B	C	D	E
<b>2015</b>	355 969 (31.1%)	560 064 (49.0%)	140 300 (12.2%)	63 370 (5.5%)	25 751 (2.2%)
<b>2016</b>	359 725 (31.0%)	566 338 (48.9%)	141 559 (12.2%)	64 719 (5.6%)	26 424 (2.3%)
<b>2017</b>	366 520 (31.2%)	572 769 (48.7%)	142 878 (12.2%)	65 640 (5.6%)	26 821 (2.3%)

**Remarks**

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures for 2017 are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2018" in April 2018.

Class A - saleable area less than 40 m<sup>2</sup>

Class B - saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>

Class C - saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>

Class D - saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>

Class E - saleable area of 160 m<sup>2</sup> or above

**Table II: Forecast completions by class in 2018**

(Number of Flats (Percentage of total))	
Class	Forecast completion
<b>A</b>	6 852 (37.7%)
<b>B</b>	5 811 (32.1%)
<b>C</b>	3 346 (18.5%)
<b>D</b>	1 383 (7.6%)
<b>E</b>	738 (4.1%)

**Remarks**

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2018" in April 2018.

Class A - saleable area less than 40 m<sup>2</sup>

Class B - saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>

Class C - saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>

Class D - saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>

Class E - saleable area of 160 m<sup>2</sup> or above

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)041**

**(Question Serial No. 1716)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

The Residential Properties (First-hand Sales) Ordinance came into effect in 2013 to regulate the sales of uncompleted and completed first-hand residential properties. In each of the past 5 years (2013-2017), how many uncompleted and completed first-hand residential units uploaded to the Sales of First-hand Residential Properties Electronic Platform were originally small houses in the New Territories?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 513)

Reply:

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

During the period from the full implementation of the Ordinance on 29 April 2013 up to the end of December 2017, of all the uncompleted and completed first-hand residential properties uploaded to the Sales of First-hand Residential Properties Electronic Platform by vendors, there are a total of 20 “specified New Territories developments” offering about 540 New Territories Exempted House units for sale. The Ordinance does not require vendors to state whether the residential units offered for sale were originally small houses in the New Territories.

- End -

**CONTROLLING OFFICER'S REPLY****THB(H)042****(Question Serial No. 1740)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide in the table below the number of private residential flats in the past 5 years by district:

	Number of owner-occupied residential flats					Number of non-owner-occupied residential flats				
	2013	2014	2015	2016	2017	2013	2014	2015	2016	2017
Central and Western										
Wanchai										
Eastern										
Southern										
Kowloon City										
Wong Tai Sin										
Kwun Tong										
Yau Tsim Mong										
Sham Shui Po										
Tsuen Wan										
Kwai Tsing										
Sai Kung										
Sha Tin										
Tai Po										
North										
Tuen Mun										
Yuen Long										
Islands										
Total										

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 522)

Reply:

The Rating and Valuation Department (RVD) compiles statistics on the number of private domestic units by district on a yearly basis. The number of private domestic units by district in the past 5 years is at the **Annex**. RVD does not have information on whether these units are owner-occupied or not.

**Number of private domestic units by district in the past 5 years**

<b>District</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Central and Western	91 869	92 015	91 905	93 158	93 203
Wan Chai	61 970	62 505	63 675	72 314	72 710
Eastern	127 112	127 376	127 335	118 808	119 190
Southern	42 072	42 039	41 992	42 319	42 355
Kowloon City	101 452	101 227	102 086	103 333	106 824
Wong Tai Sin	19 123	19 123	19 011	19 002	18 996
Kwun Tong	47 473	47 225	47 225	47 480	47 252
Yau Tsim Mong	111 125	112 535	112 504	112 953	113 153
Sham Shui Po	73 590	74 095	74 496	74 913	76 970
Tsuen Wan	75 234	77 384	77 378	77 380	77 375
Kwai Tsing	35 503	35 503	35 499	35 499	35 487
Sai Kung	53 475	55 905	56 501	60 260	62 682
Sha Tin	76 810	77 668	79 750	80 394	81 499
Tai Po	29 994	31 066	32 450	32 452	32 453
North	26 725	27 597	27 600	27 600	27 599
Tuen Mun	56 488	57 477	57 482	57 512	59 295
Yuen Long	70 879	72 949	74 329	76 656	80 843
Islands	22 739	22 741	24 236	26 732	26 742
<b>OVERALL</b>	<b>1 123 633</b>	<b>1 136 430</b>	<b>1 145 454</b>	<b>1 158 765</b>	<b>1 174 628</b>

**Remarks**

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures for 2017 are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2018" in April 2018.

- End -

**CONTROLLING OFFICER'S REPLY****THB(H)043****(Question Serial No. 3014)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Building Control  
(2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Regarding the supply of residential flats and residential development sites in Hong Kong, will the Government inform this Committee of the following:

- (a) by using the tables below, the sites allocated to the Housing Authority (HA) and the Hong Kong Housing Society (HKHS) by the Government for public rental housing (PRH) development in each of the past 5 years, with information on their sizes and estimated number of residential flats to be provided, as well as the total area of sites allocated:

HA						
Year	Lot number	Sites allocated for PRH development		Estimated number of residential flats to be provided	Total number of sites allocated in the financial year	Total area of sites allocated in the financial year (ha)
		Number	Area (ha)			

HKHS						
Year	Lot number	Sites allocated for PRH development		Estimated number of residential flats to be provided	Total number of sites allocated in the financial year	Total area of sites allocated in the financial year (ha)
		Number	Area (ha)			

- (b) by using the tables below, the sites allocated to HA and HKHS by the Government for subsidised sale housing (SSH) development in each of the past 5 years, with information on their sizes and estimated number of residential flats to be provided, as well as the total area of sites allocated:

HA						
Year	Lot number	Sites allocated for SSH development		Estimated number of residential flats to be provided	Total number of sites allocated in the financial year	Total area of sites allocated in the financial year (ha)
		Number	Area (ha)			

HKHS						
Year	Lot number	Sites allocated for SSH development		Estimated number of residential flats to be provided	Total number of sites allocated in the financial year	Total area of sites allocated in the financial year (ha)
		Number	Area (ha)			

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 505)



Reply:

According to the Long Term Housing Strategy Annual Progress Report 2017 (Annual Progress Report) released in December 2017, the total housing supply target for the ten-year period from 2018-19 to 2027-28 will be 460 000 units. Based on the public/private split of 60:40, the public and private housing supply targets will be 280 000 units and 180 000 units respectively. The Government will continue to identify suitable housing sites to meet the housing supply targets.

As stated in the Annual Progress Report, the total public housing production for the above ten-year period is estimated to be around 237 000 flats, assuming that all sites identified can be smoothly delivered on time for housing development. As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing construction programmes with its own resources. As an independent, financially autonomous, self-financing and not-for-profit organisation, the Hong Kong Housing Society (HKHS) also funds its public housing projects with its own resources. According to the forecasts as at December 2017, the estimated number of units and the location of public housing projects to be completed by HA and HKHS in the coming 5 years (2017-18 to 2021-22) are set out at **Annex.**

For public housing projects with completion beyond 2021-22 (i.e. 2022-23 and onwards), most of them are still at the preliminary planning and design stage and are subject to various factors such as requiring the conducting of feasibility study or investigation, rezoning, consultation with local communities, infrastructure construction, site formation works and timely acquisition of other resources including manpower resources and funding approval. The development parameters of these projects are yet to be finalised and subject to changes. Moreover, some of the housing projects may involve land resumption, clearance or reprovisioning of affected facilities. Hence, detailed information about these projects is not yet available. Nonetheless, the Government will consult the relevant District Councils on these projects in due course as and when ready, and detailed information will be provided when appropriate as we roll forward the five-year construction programme.

## HA's Estimated Public Rental Housing (PRH) Production (2017-18 to 2021-22)

Estimated Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2017-18					
Urban	Eastern	Lin Shing Road	300	300	0.2
	Kwun Tong	Anderson Road Sites A and B	5 700	7 100	5.3 <sup>#</sup>
		Anderson Road Site C1	1 400		1.4
	Sham Shui Po	So Uk Phase 1	400	1 700	7.9 <sup>#</sup>
		So Uk Phase 2	1 400		
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900	1.0
	Islands	Tung Chung Area 56	3 600	3 600	3.2
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700	4.2 <sup>#</sup>
		Tuen Mun Area 54 Site 2 Phase 2	2 100		
			Sub-total	18 200	
2018-19					
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800	0.2
		Sau Ming Road	300		0.3
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	8 000	1.6
		Lai Chi Kok Road - Tonkin Street	3 900		2.3
		Shek Kip Mei Phase 3	200		0.4
		Shek Kip Mei Phase 7	200		0.2
		So Uk Phase 2	2 300		7.9 <sup>#</sup>
	Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000
Islands	Tung Chung Area 39	3 900	3 900	3.2	
			Sub-total	15 700	
2019-20					
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000	0.8
		Northwest Kowloon Reclamation Site 6 Phase 1	900		4.7 <sup>#</sup>
		Pak Tin Phase 7	1 000		1.7
		Pak Tin Phase 8	1 000		
		Pak Tin Phase 11	1 100		1.0
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 800	0.8
		Fung Shing Street, Wong Tai Sin	800		0.5
	Extended Urban	Sha Tin	Fo Tan	4 800	4 800
New Territories	North	Choi Yuen Road	1 100	2 100	1.2
		Fanling Area 49	1 000		1.3
			Sub-total	13 800	

Estimated Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2020-21					
Urban	Eastern	Wing Tai Road, Chai Wan	800	800	0.4
	Kwun Tong	Choi Wing Road	1 100	1 100	0.7
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400	4.7 <sup>#</sup>
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	7.2 <sup>#</sup>
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	0.4
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700	0.6
	North	Queen's Hill Phase 1	3 800	6 300	13.6 <sup>#</sup>
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	11 900	
2021-22					
Urban	Eastern	Chai Wan Road	800	800	0.3
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000	4.7 <sup>#</sup>
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400	3.5
		Tuen Mun Area 54 Sites 1 & 1A	4 200		2.9
	North	Queen's Hill Phase 1	2 600	2 600	13.6 <sup>#</sup>
			Sub-total	13 800	
			Total	73 400	

(Based on HA's Public Housing Construction Programme as at December 2017 )

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

The figures may be subject to change at the detailed design stage.

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

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

### HA's Estimated Subsidised Sale Flats (SSFs) Production (2017-18 to 2021-22)

HA's Estimated Subsidised Sale Flats (SSFs) Production (2017-18 to 2021-22)					
Estimated Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2017-18					
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31*	248	248	0.3
			Sub-total	248	
2018-19					
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300	0.6
		Sheung Lok Street	600		0.9
	Kwun Tong	Choi Hing Road, Choi Hung*	1 358	1 358	1.2
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800	2.0 <sup>#</sup>
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409	2.6
Islands	Islands	Ngan Kwong Wan Road East*	170	699	0.3
		Ngan Kwong Wan Road West*	529		0.7
			Sub-total	6 600	
2019-20					
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	2 500	2.0 <sup>#</sup>
		Fat Tseung Street West	800		0.6
Extended Urban	Kwai Tsing	Texaco Road	500	500	0.5
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400	2.0 <sup>#</sup>
			Sub-total	4 400	
2020-21					
Extended Urban	Sha Tin	Au Pui Wan Street	800	2 400	0.6
		Hang Kin Street, Ma On Shan	700		0.5
		Wo Sheung Tun Street, Fo Tan	800		0.9
	Islands	Tung Chung Area 27	1 200	1 200	1.0
New Territories	North	Queen's Hill Phase 3	3 200	3 200	13.6 <sup>#</sup>
			Sub-total	6 800	

Estimated Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
<b>2021-22</b>					
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100	1.9
	Islands	Tung Chung Area 54	3 300	3 300	3.2
			<b>Sub-total</b>	<b>5 400</b>	
			<b>Total</b>	<b>23 400</b>	

( Based on HA's Public Housing Construction Programme as at December 2017 )

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

The figures may be subject to change at the detailed design stage.

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

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

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

### HKHS's Estimated PRH Production (2017-18 to 2021-22)

Estimated Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)
<b>2019-20</b>					
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000	3.5#
			<b>Sub-total</b>	<b>1 000</b>	
<b>2021-22</b>					
Urban	Kowloon City	Lee Kung Street*	300	300	0.2
			<b>Sub-total</b>	<b>300</b>	
			<b>Total</b>	<b>1 300</b>	

( Based on HKHS's flat production forecast as at December 2017 )

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

\* Senior Citizen Residences Scheme Project

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

### HKHS's Estimated SSFs Production (2017-18 to 2021-22)

Estimated Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)
<b>2019-20</b>					
Extended Urban	Sha Tin	Sha Tin Area 36C (Greenhill Villa)*	1 020	1 350	1.2
	Sai Kung	Tseung Kwan O Area 73A (Mount Verdant)*	330		0.2
New Territories	Tuen Mun	Tuen Mun Area 2 (Terrace Concerto)*	290	290	0.3
			<b>Sub-total</b>	<b>1 640</b>	
			<b>Total</b>	<b>1 640</b>	

( Based on HKHS's flat production forecast as at December 2017 )

Note : \*These subsidised sale flats were offered for pre-sale. Figures provided are actual number of flats.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)044**

**(Question Serial No. 2928)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

- (a) What is the total number of new private domestic flats completed over the past 6 years?
- (b) Further to the above question, please give a breakdown of the number of these flats by saleable area (i.e. less than 10 square metres, less than 15 square metres and less than 20 square metres), with information on the percentage of each of these flat sizes.

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. (LegCo use): 40)

Reply:

According to information from the Rating and Valuation Department (RVD), the number and percentage of private domestic flats with saleable area less than 20m<sup>2</sup> which were completed in the past 6 years (only calendar year figures are available, i.e. 2012 - 2017), together with the total number of private domestic flats completed in the same period, are set out below. RVD has not compiled any breakdown of the completion figures of private domestic flats with saleable area less than 20m<sup>2</sup>.

<b>Year</b>	<b>Number of private domestic flats completed with saleable area less than 20m<sup>2</sup> (Percentage of total)</b>	<b>Total number of private domestic flats completed</b>
2012	0 (0.0%)	10 149
2013	81 (1.0%)	8 254
2014	64 (0.4%)	15 719
2015	79 (0.7%)	11 296
2016	206 (1.4%)	14 595
2017	691 (3.9%)	17 791

**Remarks**

- (i) All figures exclude village houses.
- (ii) The total number of private domestic flats completed in 2015 includes 16 flats completed and designated as subsidised sale flats in the year but subsequently sold to the public in the open market at prevailing market prices in 2017.
- (iii) The completion figure of private domestic flats with saleable area less than 20m<sup>2</sup> in 2017 is provisional. The confirmed figure will be published in “Hong Kong Property Review 2018” in April 2018.

- End -



**CONTROLLING OFFICER'S REPLY**

**THB(H)045**

**(Question Serial No. 0649)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

More and more overseas properties are put up for sale in Hong Kong. Quite a number of these overseas development projects fail to deliver in the end or the sales information provided in respect of these properties does not reflect the actual situation, causing losses for Hong Kong buyers. In the Estimates for 2018-19, has the Government allocated additional resources for the Estate Agents Authority to explore ways to improve the Estate Agents Ordinance with a view to regulating the sales of overseas properties in Hong Kong? If yes, what is the amount of resources allocated? If not, what are the reasons?

Asked by: Hon TO Kun-sun, James (Member Question No. (LegCo use): 53)

Reply:

Regulating the sales of non-local properties conducted in Hong Kong involves complicated issues and requires careful deliberation.

The Government has consulted the Estate Agents Authority (EAA) on the proposal to regulate the sale of non-local properties in Hong Kong. The EAA advises that there may be substantial difference between the sale of properties situated outside Hong Kong and those located in Hong Kong from both the perspectives of market operation and conduct regulation. Besides, as sale of non-local properties involves laws and regulations and tax regimes of different jurisdictions, as well as various stakeholders (e.g. non-local developers, overseas intermediaries and agents), the issues concerned are rather complicated and extensive. In addition, with the advancement of information technology, vendors of non-local properties can now carry out sale and promotional activities easily through the Internet, thereby increasing difficulties in law enforcement.

In light of the above, the Government considers that enhancing public education, with a view to reminding investors and the public alike the risks involved and the issues that they need to pay attention to in purchasing non-local properties (especially uncompleted properties), should be a more effective way. The EAA has all along been putting much efforts in educating the public. It has from time to time reminded consumers of the issues

that they need to pay attention before deciding to purchase non-local properties through news articles, publications and other media. The Consumer Council has also published articles in its publications to remind consumers to pay attention to the risks in purchasing non-local properties.

In addition, the EAA has all along attached great importance to the conduct of licensees of the estate agency trade. According to the Code of Ethics issued by the EAA, licensees shall provide services to clients with honesty, fidelity and integrity. They should protect their clients against fraud, misrepresentation or any unethical practices in connection with real estate transactions. Hence, if a licensee is involved in the sale of an overseas property and is in breach of the Code of Ethics mentioned above, the EAA will follow up and investigate, and may take disciplinary action against the licensee. The EAA has also issued a set of guidelines in late 2017 to remind the estate agents and salespersons of the matters they need to comply with and pay attention to in handling the sale of uncompleted properties situated outside Hong Kong. The guidelines have taken effect on 1 April 2018. The Government will continue to work with the EAA and Consumer Council to closely monitor the situation.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)046**

**(Question Serial No. 2773)**

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the Po Tin Transit Centre in Tuen Mun, what is the number of bed spaces currently available and the occupancy rate? Due to the rigidity of the existing rehousing policy of the Government, needy people who are required to move out of their living quarters could become homeless as the Housing Department accepts Bailiff Office's referral letters and allows these people to apply for temporary accommodations in the transit centres (TCs) only after they have been evicted by the Bailiff. Will the government consider improving the policy like allowing these people to apply for TCs earlier? If not, what are the reasons?

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. (LegCo use): 16)

Reply:

There are 340 bed spaces at Po Tin Transit Centre (TC). Since the occupancy position of Po Tin TC fluctuates depending on the occurrence of incidents, the occupancy rate at different periods of time varies greatly. As such, the Housing Department (HD) has not kept the relevant statistics.

It is the Government's existing policy not to have anybody rendered homeless as a result of natural disasters or Government clearance operations. Through the referral of relevant departments to HD, nay persons who are rendered homeless as a result of Government actions (such as squatter clearance, clearance of unauthorised structures, Court Bailiff's execution orders to repossess private buildings units, etc.), natural disasters or emergencies will be provided with temporary accommodation at the Po Tin TC in Tuen Mun immediately. If the affected occupants have lived in TC for 3 months, passed the "homeless test" to prove that they have no alternative accommodation, and met the prevailing eligibility criteria for public rental housing (PRH) (including income limit, asset limit and "no domestic property" rule), afterwards HD will arrange for their admission to Po Tin Interim Housing while awaiting PRH allocation through the PRH application.

Given the limited PRH, IH and TC resources in the face of the persistent demand for public housing, it is necessary to ensure consistency in the relevant admission criteria and handle all requests in a fair manner. Therefore, the Hong Kong Housing Authority has no plan to change the existing criteria on the admission to TC.

- End -

**CONTROLLING OFFICER'S REPLY****THB(H)047****(Question Serial No. 3062)**

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Due to the acute shortfall in public rental housing (PRH) production, the average waiting time for PRH is over 4.7 years. There is strong opinion in the community that transitional housing should be provided by the Government as temporary accommodation for the public, so that they do not have to pay a high rent and live in appalling sub-divided units. However, there is no mention of this issue in the Budget. What are the reasons for it? Furthermore, some people have suggested that the Housing Authority should provide transitional housing in the form of modular housing. Has the Government examined this suggestion? If yes, what are the results; if not, what are the reasons?

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. (LegCo use): 13)

Reply:

Public Rental Housing (PRH) is a long-established safety net for the grassroots and low-income families. The Government will continue to increase the supply of PRH to these families as the fundamental solution to tackling their housing problem. As set out in the Chief Executive's 2017 Policy Address, since it takes time to identify land for housing development, the Government will facilitate the implementation of various transitional housing initiatives, which fall outside the Government's housing policy and programmes, and serve to make better use of community resources to alleviate the hardship faced by families on the PRH waiting list and the inadequately housed. The Government will support and facilitate such initiatives if necessary, including offering suggestions and assistance regarding the compliance of administrative and statutory procedures.

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. HA is responsible for the staff establishment and expenditure incurred in developing public housing projects. HA has always been open to new initiatives which are beneficial to public housing development, particularly technologies which can enhance productivity. HA is therefore conducting a feasibility study on whether it is appropriate to adopt Modular Integrated Construction for public housing development projects.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)048**

**(Question Serial No. 3064)**

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

The Government stated that the estimated public housing production for the next 5 years is about 100 000 units, of which about 75 000 are public rental housing (PRH) units and about 25 000 are subsidised sale flats (SSFs). Please advise on the estimated supply of PRH each year. At present, "Starter Homes" units, Home Ownership Scheme (HOS) flats and Green Form Subsidised Home Ownership Scheme (GSH) flats are all SSFs. Will the Government advise this Committee on the split of the 25 000 SSFs?

There have been calls for delinking of the pricing of SSFs from market prices, and using affordability as the basis of pricing. Will the Government conduct a study in this regard? If yes, what is the anticipated time to complete the study; if not, what are the reasons?

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. (LegCo use): 15)

Reply:

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

Based on information as at end-December 2017, the total public housing production of HA and HKHS for the five-year period from 2017-18 to 2021-22 is about 99 700 units, comprising 74 600 public rental housing (PRH) units and 25 100 subsidised sales flats (SSFs).

The estimated number of units of PRH projects under HA and HKHS to be completed in the above five-year period is listed in the table below:

<b>Year</b>	<b>HA</b>	<b>HKHS</b>
2017-18	18 200	-
2018-19	15 700	-
2019-20	13 800	1 000
2020-21	11 900	-
2021-22	13 800	300

Note: numbers of units are rounded to the nearest hundred and thus may not add up to the aforesaid total due to rounding. The figures may be subject to change at the detailed design stage.

The estimated number of units of SSF projects under HA and HKHS to be completed in the above five-year period is listed in the table below:

<b>Year</b>	<b>HA</b>	<b>HKHS</b>
2017-18	248*	-
2018-19	6 600	-
2019-20	4 400	1 640*
2020-21	6 800	-
2021-22	5 400	-

Note: Flat numbers are rounded to the nearest hundred. The figures may be subject to change at the detailed design stage.

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

We have not yet launched the “Starter Homes” Pilot Scheme for Hong Kong Residents. Hence, units under the Pilot Scheme are not included in the figures above.

HA reviewed the effectiveness of the Green Form Subsidised Home Ownership Scheme (GSH) pilot project and endorsed the regularisation of GSH in January 2018. With reference to the principles adopted for the pilot project, HA will identify suitable projects among its PRH developments for sale as GSH. Hence, units that may be put up for sale as GSH have been included in the number of units in HA’s PRH projects listed in the above table.

According to the established pricing mechanism, selling prices of SSFs are determined according to the affordability of the eligible persons. Taking Home Ownership Scheme (HOS) as an example, selling prices of HOS flats are determined by applying a discount to the “assessed market values” of the flats (instead of market prices of private flats) whilst the discount rate is determined according to the affordability of the eligible persons. Under normal circumstances, HOS flats are sold at 30% discount from the “assessed market values”. However, if the affordability criteria cannot be met, a higher discount can be offered under the existing pricing mechanism.

As a form of SSFs, HOS seeks to meet the home ownership aspirations of low to middle-income families. SSFs are constructed with a practical and “no-frills” design with basic provisions without elaborate fittings, furnishings and ancillary facilities. As a result, the “assessed market values” of SSFs are generally lower than those of private housing flats that are in different designs, particularly when compared with the selling prices of first-hand flats of private developments in the vicinity. In addition, a discount will be applied to the “assessed market value” of such flats in order to meet the established affordability criteria.

HA will determine the eligibility criteria every year and adjust the discount rate for each sale phase of SSFs according to the affordability of the eligible persons.

- End -



**CONTROLLING OFFICER'S REPLY**

**THB(H)049**

**(Question Serial No. 1668)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

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

1. the total completions in the past 3 financial years and estimated total completions in the coming year, with a breakdown by the Government's current classification of flats (namely Class A (saleable area less than 40 square metres), Class B (saleable area of 40 to 69.9 square metres), Class C (saleable area of 70 to 99.9 square metres), Class D (saleable area of 100 to 159.9 square metres) and Class E (saleable area of 160 square metres or above)) and District Council district;
2. whether the classification of private domestic flats for statistical purpose will be reviewed in this financial year so as to have a more detailed picture of the prevailing changes in the supply of private domestic flats, such as "nano flats" (i.e. flats with a saleable area of less than 20 square metres); if yes, the timetable and estimated expenditure of the review; and
3. the information on the enquiries and complaints relating to the sale and transaction of "nano flat" received by the Government in the past financial year?

Asked by: Hon WONG Kwok-kin (Member Question No. (LegCo use): 18)

Reply:

- 1 & 2 The breakdown on the number of private domestic flats by class and district, including annual completions in the past 3 years (only calendar year figures are available) as well as the forecast completions in 2018, are set out in **Table I** and **Table II** respectively. In compiling completion figures for previous years, the Rating and Valuation Department (RVD) breaks down Class A units into units with saleable floor area less than 20m<sup>2</sup> and units with saleable floor area between 20m<sup>2</sup> and 39.9 m<sup>2</sup>. The relevant statistics are set out in **Table I**. Relevant breakdown in respect of forecast completions is not available.

3. The Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance) sets out detailed requirements in relation to sales brochures, price lists, sales arrangements, register of transactions, show flats, viewing of completed residential properties, advertisements, and the mandatory provisions for the preliminary agreement for sale and purchase and agreement for sale and purchase for the sales of first-hand residential properties. It also provides for prohibitions against misrepresentation and the dissemination of false or misleading information.

The Sales of First-hand Residential Properties Authority (SRPA) will, according to the classification as specified above, follow up all the enquiries and complaints received in respect of first-hand residential developments. There is no category targeted against "small size residential flats".

**Table I: Annual completions by class and district in the past 3 years****(Number of Flats)**

District	2015					
	A		B	C	D	E
	Smaller than 20m <sup>2</sup>	20 – 39.9m <sup>2</sup>				
Central and Western	-	119	30	115	109	65
Wan Chai	-	481	795	103	13	26
Eastern	-	69	290	98	135	3
Southern	-	-	-	-	-	8
Yau Tsim Mong	4	110	-	-	-	-
Sham Shui Po	-	185	372	20	2	13
Kowloon City	-	347	231	212	356	48
Wong Tai Sin	-	-	-	-	-	-
Kwun Tong	-	-	-	-	-	-
Kwai Tsing	-	-	-	-	-	-
Tsuen Wan	-	-	-	-	-	-
Tuen Mun	-	-	-	2	2	3
Yuen Long	28	661	587	26	41	38
North	-	-	-	-	-	-
Tai Po	47	-	362	496	334	131
Sha Tin	-	1	1 234	652	136	62
Sai Kung	-	83	426	27	55	5
Islands	-	-	720	439	288	51
<b>OVERALL</b>	<b>79</b>	<b>2 056</b>	<b>5 047</b>	<b>2 190</b>	<b>1 471</b>	<b>453</b>

**Remarks**

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures include 16 flats completed and designated as subsidised sale flats in the year but subsequently sold to the public in the open market at prevailing market prices in 2017.

Class A - saleable area less than 40 m<sup>2</sup>Class B - saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>Class C - saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>Class D - saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>Class E - saleable area of 160 m<sup>2</sup> or above

**Table I: Annual completions by class and district in the past 3 years (Cont'd)****(Number of Flats)**

District	2016					
	A		B	C	D	E
	Smaller than 20m <sup>2</sup>	20 – 39.9m <sup>2</sup>				
Central and Western	65	405	541	248	114	51
Wan Chai	48	203	125	12	4	51
Eastern	-	-	-	-	-	-
Southern	25	102	127	2	8	118
Yau Tsim Mong	22	502	119	2	1	-
Sham Shui Po	46	441	405	-	-	-
Kowloon City	-	375	145	76	550	231
Wong Tai Sin	-	-	-	-	-	-
Kwun Tong	-	-	128	128	-	-
Kwai Tsing	-	-	-	-	-	-
Tsuen Wan	-	-	-	-	-	-
Tuen Mun	-	-	18	-	1	13
Yuen Long	-	758	1 366	128	59	14
North	-	-	-	-	-	-
Tai Po	-	-	-	-	-	-
Sha Tin	-	-	352	44	240	15
Sai Kung	-	403	1 987	773	336	262
Islands	-	542	1 849	-	12	3
<b>OVERALL</b>	<b>206</b>	<b>3 731</b>	<b>7 162</b>	<b>1 413</b>	<b>1 325</b>	<b>758</b>

**Remarks**

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

Class A - saleable area less than 40 m<sup>2</sup>

Class B - saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>

Class C - saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>

Class D - saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>

Class E - saleable area of 160 m<sup>2</sup> or above

**Table I: Annual completions by class and district in the past 3 years (Cont'd)****(Number of Flats)**

<b>District</b>	<b>2017</b>					
	<b>A</b>		<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
	<b>Smaller than 20m<sup>2</sup></b>	<b>20 – 39.9m<sup>2</sup></b>				
Central and Western	-	331	119	7	-	36
Wan Chai	136	206	108	15	14	24
Eastern	184	166	52	-	2	-
Southern	-	-	-	-	14	39
Yau Tsim Mong	186	485	12	-	-	-
Sham Shui Po	-	1 268	460	-	474	36
Kowloon City	158	712	2 187	572	128	5
Wong Tai Sin	-	-	-	-	-	-
Kwun Tong	-	-	-	-	-	-
Kwai Tsing	-	-	-	-	-	-
Tsuen Wan	-	-	-	-	-	-
Tuen Mun	-	418	849	268	139	112
Yuen Long	17	1 115	2 454	477	126	5
North	-	-	-	-	-	-
Tai Po	-	-	-	-	-	-
Sha Tin	10	992	2	12	69	108
Sai Kung	-	497	1 402	443	82	18
Islands	-	10	20	-	10	-
<b>OVERALL</b>	<b>691</b>	<b>6 200</b>	<b>7 665</b>	<b>1 794</b>	<b>1 058</b>	<b>383</b>

**Remarks**

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures by district are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2018" in April 2018.

Class A - saleable area less than 40 m<sup>2</sup>Class B - saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>Class C - saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>Class D - saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>Class E - saleable area of 160 m<sup>2</sup> or above

**Table II: Forecast completions by class and district in 2018**

<b>(Number of Flats)</b>					
<b>District</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
Central and Western	276	207	176	46	209
Wan Chai	22	-	-	-	19
Eastern	724	870	763	403	29
Southern	-	-	-	28	67
Yau Tsim Mong	54	-	-	-	-
Sham Shui Po	628	41	1	-	-
Kowloon City	2 585	1 361	379	117	23
Wong Tai Sin	232	2	-	-	-
Kwun Tong	-	-	-	-	-
Kwai Tsing	136	-	-	-	-
Tsuen Wan	666	1 243	1 063	130	2
Tuen Mun	788	335	30	-	7
Yuen Long	90	183	12	23	48
North	136	160	-	-	-
Tai Po	-	-	-	-	1
Sha Tin	54	182	268	451	249
Sai Kung	435	1 203	572	121	75
Islands	26	24	82	64	9
<b>OVERALL</b>	<b>6 852</b>	<b>5 811</b>	<b>3 346</b>	<b>1 383</b>	<b>738</b>

**Remarks**

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2018" in April 2018.

Class A - saleable area less than 40 m<sup>2</sup>

Class B - saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>

Class C - saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>

Class D - saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>

Class E - saleable area of 160 m<sup>2</sup> or above

- End -

**CONTROLLING OFFICER'S REPLY****THB(H)050****(Question Serial No. 0871)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (3) Appeal Panel (Housing)Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Regarding the work of the Appeal Panel, please inform this Committee of the number of appeal cases, the average processing time, and the number of cases allowed and dismissed in 2015-16, 2016-17 and 2017-18 respectively, with a breakdown by category.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 110)Reply:

In the past 3 years (i.e. 2015 – 2017), the number of cases heard by the Appeal Panel (Housing) with breakdown by category is as follows:

	<u>2015</u>	<u>2016</u>	<u>2017</u>
Rent arrears	97	95	61
Non-occupation of the flat/ Unauthorised occupation of the flat	316	322	267
Others (including divorce, redevelopment, Marking Scheme and storage of illicit drugs, etc.)	122	109	92
Total	535	526	420

According to the categories of appeals, the average time (on calendar day basis) required from lodging of an appeal to determination is as follows:

	<u>2015</u>	<u>2016</u>	<u>2017</u>
Rent arrears	124 days	107 days	93 days
Non-occupation of the flat/ Unauthorised occupation of the flat	131 days	118 days	84 days
Others (including divorce, redevelopment, Marking Scheme and storage of illicit drugs, etc.)	134 days	139 days	97 days

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

	<u>2015</u>			<u>2016</u>			<u>2017</u>		
	Confirmed	Amended	Cancelled	Confirmed	Amended	Cancelled	Confirmed	Amended	Cancelled
Rent arrears	24	71	2	26	62	7	11	43	7
Non-occupation/ Unauthorised occupation of the flat	215	67	34	213	72	37	160	71	36
Others (including divorce, redevelopment, Marking Scheme and storage of illicit drugs, etc.)	80	12	30	78	10	21	58	13	21
Total	319	150	66	317	144	65	229	127	64

- End -



**CONTROLLING OFFICER'S REPLY****THB(H)051****(Question Serial No. 3337)**Head: (162) Rating and Valuation DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (3) Provision of Valuation and Property InformationControlling Officer: Commissioner of Rating and Valuation (TANG Ping Kwong)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide a breakdown by residence type (private domestic premises, Home Ownership Scheme flats, public housing units) of the prices of domestic units in Hong Kong for the past 5 years (minimum, 25<sup>th</sup> percentile, median, 75<sup>th</sup> percentile and maximum).

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 116)Reply:

Based on the data received by the Rating and Valuation Department (RVD) in the course of performing its duties, the prices of private domestic units<sup>1</sup> in the past 5 calendar years (minimum, 25<sup>th</sup> percentile, median, 75<sup>th</sup> percentile and maximum) are set out as follows –

(\$)

Calendar Year	Minimum	25 <sup>th</sup> percentile	Median	75 <sup>th</sup> percentile	Maximum
2013	300,000	2,870,000	3,769,000	5,538,000	193,000,000
2014	200,000	3,159,000	4,080,000	5,800,000	200,000,000
2015	200,000	3,790,000	4,900,000	6,880,000	250,000,000
2016	200,000	3,630,000	4,600,000	6,500,000	145,000,000
2017	140,000	4,130,000	5,300,000	7,450,000	218,000,000

RVD does not maintain breakdown of other related statistical information.

- End -

<sup>1</sup> Excluding first sale of units

**CONTROLLING OFFICER'S REPLY**

**THB(H)052**

**(Question Serial No. 1715)**

Head: (162) Rating and Valuation Department

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

Programme: (3) Provision of Valuation and Property Information Services

Controlling Officer: Commissioner of Rating and Valuation (TANG Ping Kwong)

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide in the table below the respective numbers of transactions of private residential units by class of floor area and by district in the past 5 years, with breakdown showing how many of them were purchased by holders of Hong Kong Permanent Identity Card, holders of the People's Republic of China Resident Identity Card, holders of identity documents of other countries, local companies, and non-local companies respectively:

	Class A (saleable area of less than 40 square metres)					Class B (saleable area from 40 to 69.9 square metres)					Class C (saleable area from 70 to 99.9 square metres)					Class D (saleable area from 100 to 159.9 square metres)					Class E (saleable area of 160 square metres or above)					Total					
District	Holder of Hong Kong Permanent Identity Card	Holder of the People's Republic of China Resident Identity Card	Holder of identity document of other countries	Local company	Non-local company	Holder of Hong Kong Permanent Identity Card	Holder of the People's Republic of China Resident Identity Card	Holder of identity document of other countries	Local company	Non-local company	Holder of Hong Kong Permanent Identity Card	Holder of the People's Republic of China Resident Identity Card	Holder of identity document of other countries	Local company	Non-local company	Holder of Hong Kong Permanent Identity Card	Holder of the People's Republic of China Resident Identity Card	Holder of identity document of other countries	Local company	Non-local company	Holder of Hong Kong Permanent Identity Card	Holder of the People's Republic of China Resident Identity Card	Holder of identity document of other countries	Local company	Non-local company	Holder of Hong Kong Permanent Identity Card	Holder of the People's Republic of China Resident Identity Card	Holder of identity document of other countries	Local company	Non-local company	
Central and Western																															
Wan Chai																															
Eastern																															
Southern																															
Kowloon City																															
Wong Tai Sin																															
Kowloon City																															
Yau Tsim Mong																															
Sham Shui Po																															
Tsuen Wan																															
Kwai Tsing																															
Sai Kung																															
Sha Tin																															
Tai Po																															
North																															
Tuen Mun																															
Yuen Long																															
Islands																															
Total:																															

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 512)

Reply:

The Rating and Valuation Department (RVD) does not maintain records of owners of property transactions. To discharge its responsibilities, RVD would obtain owners' records from the Land Registry where necessary.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)053**

**(Question Serial No. 3132)**

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

Question:

After the completion of a technical study on the proposed public housing development in Pok Fu Lam South, the findings were made public in mid-2017. In this connection, please inform this Committee of the following:

1. the work progress made and the staff establishment and expenditure involved in following up on the findings of the study in the last financial year;
2. in 2018-19, the estimated expenditure on and staffing requirement for the development project and the planned work progress; and
3. the estimated expenditure on as well as the timetable for construction and flat production of the development project in each of the next 5 financial years.

Asked by: Hon KWOK Wai-keung (Member Question No. (LegCo use): 28)

Reply:

Expenditure charged to the Capital Works Reserve Fund does **not** form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are **not** relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.

1. The study on the development proposal conducted by an independent consultant commissioned by the Civil Engineering and Development Department has been largely completed in July 2017. The study demonstrates that the proposed public housing development is in compliance with the relevant planning requirements and design standards. Investigation and design works for the site formation and infrastructural works for public housing development at Pok Fu Lam South project have been commenced. The estimated expenditure of the investigation and design works consultancy in 2017-18 was about \$4.04 million.

2. In 2018-19, investigation and design works for the project will be continued by the independent consultant and the estimated expenditure of such consultancy is about \$6.10 million. Public consultation, gazettal of proposed roadworks and sewerage works, as well as detailed design works will also be commenced.
3. The investigation and design works of the project are still in progress. The estimated expenditure in 2019-20 is about \$7.52 million, while that from 2020-21 onwards is under review.

Upon the completion of investigation and design works, we will timely commence the site formation and infrastructural works for public housing development at Pok Fu Lam South. Assuming all procedures to be completed timely (including public consultation, rezoning, funding approval by the Legislative Council, execution of relevant works, etc.), the earliest phase of the units for reception of Wah Fu Estate Redevelopment is expected to be completed in 2025. As for the construction expenditure for the public housing developments, as a financially autonomous public body, the Hong Kong Housing Authority funds its public housing construction programme with its own resources.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)054**

**(Question Serial No. 5634)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise on the following:

1. the number of complaints received by the Sales of First-hand Residential Properties Authority (SRPA) each year since the commencement of the Residential Properties (First-hand Sales) Ordinance, as well as the number of cases substantiated, under investigation and not substantiated;
2. the details of the substantiated complaints since the commencement of the Residential Properties (First-hand Sales) Ordinance, the progress of follow-up actions, and the penalties imposed on non-compliant persons and developers;
3. the expenditure and number of staff members of SRPA in each of the past 5 years and in 2018-19;
4. the expenditure and number of staff members of Estate Agents Authority (EAA) in each of the past 5 years and in 2018-19; and
5. the details of the complaints found substantiated by EAA in the past 5 years, the progress of follow-up actions, and the penalties imposed on non-compliant persons and estate agents.

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 165)

Reply:

During the period from the commencement of the Residential Properties (First-hand Sales) Ordinance (the Ordinance) (Cap. 621) on 29 April 2013 up to the end of 2017, the Sales of First-hand Residential Properties Authority (SRPA) received a total of 260 complaints.

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

	<b>Categories of complaints</b>	<b>2013 (since 29 April 2013)</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Accumulative Total</b>
(a)	Sales brochure	4	10	12	9	6	41
(b)	Price list	1	1	0	4	1	7
(c)	Sales arrangements	14	10	6	6	5	41
(d)	Show flats	0	0	0	2	1	3
(e)	Viewing of completed residential properties	0	5	1	0	0	6
(f)	Preliminary agreement for sale and purchase (PASP) and/or agreement for sale and purchase (ASP)	1	0	1	0	0	2
(g)	Register of transactions	1	1	0	1	0	3
(h)	Advertisements	2	6	15	27	7	57
(i)	Website	1	0	0	0	0	1
(j)	Misrepresentation and/or dissemination of false or misleading information	6	15	9	10	6	46
(k)	Others	5	24	8	11	5	53
	<b>Total</b>	<b>35</b>	<b>72</b>	<b>52</b>	<b>70</b>	<b>31</b>	<b>260</b>

Among the above 260 complaints, 207 were related to the Ordinance, while the remaining 53 were not. Of the 207 complaints relating to the Ordinance, 1 case was prosecuted and the vendor concerned was convicted. The other 179 cases were not substantiated. The SRPA is still following up on the remaining 27 cases. Apart from conducting investigation arising from complaints and media enquiries received, the SRPA will also initiate compliance checks on related sales documents. If there are any suspected contraventions of the Ordinance, the SRPA will carry out investigations and consult the Department of Justice (DoJ) on the findings. The Prosecutions Division of DoJ will determine whether there is sufficient evidence for prosecution.

Since the commencement of the Ordinance, 4 cases, including 1 complaint case mentioned above and 3 self-initiated investigation cases, which involved 77 counts of offence, have been prosecuted and convicted for contraventions of the Ordinance. The charges were mainly about contraventions of the provisions of the Ordinance in respect of sales brochures, price lists, advertisements, the mandatory provisions for PASP and ASP, etc. The vendors of the developments concerned were convicted and fined a total of \$1.868 million. Details of the offences involved in the convicted cases have been uploaded to the website of the SRPA for public perusal.



The recurrent expenditures of the SRPA in the past 3 years and the estimated recurrent expenditure for 2018-19 are as follows:

<b>Recurrent expenditure/ Year</b>	<b>2013-14 (Actual)</b>	<b>2014-15 (Actual)</b>	<b>2015-16 (Actual)</b>	<b>2016-17 (Actual)</b>	<b>2017-18 (Revised estimate)</b>	<b>2018-19 (Estimate)</b>
Operating expenses (\$m)	10.09	11.28	11.06	12.46	13.11	14.88
Personal emoluments (\$m)	27.96	28.99	30.95	39.77	40.02	40.02
<b>Total (\$m)</b>	<b>38.05</b>	<b>40.27</b>	<b>42.01</b>	<b>52.23</b>	<b>53.13</b>	<b>54.90</b>

From 29 April 2013 to 31 March 2016, there were 32 staff members under the establishment of the SRPA for implementing the Ordinance. Since 2016-17, the SRPA has an establishment of 42 staff members. There will be no change in the establishment in 2018-19.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)055**

**(Question Serial No. 5635)**

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

1. Will the Government, in 2018-19, build more interim housing (IH) to ensure an adequate supply of IH units to accommodate all clearerees?
2. Will the Government, in 2018-19, ensure that eligible IH occupants will be allocated public rental housing flats in the shortest time possible? If yes, what are the details and the expenditure to be involved?
3. Will the Housing Department, in 2018-19, co-ordinate with the Urban Renewal Authority, the Buildings Department and the Lands Department to ensure that affected clearerees are rehoused before clearance and land resumption exercises are carried out?

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 166)

Reply:

1. The existing Interim Housing (IH) should be able to meet the needs of households who will be affected by Government clearances and enforcement actions. Hence, the Hong Kong Housing Authority (HA) currently has no plan to build new IH.
2. In accordance with the prevailing policy, households living in IH are required to register for public rental housing (PRH) applications. Eligible general applicants (i.e. family or elderly one-person applicants) will have 3 housing offers. The waiting time hinges on various factors, including the number of PRH applicants in the districts chosen by the applicants and the supply of new and refurbished PRH units in the districts concerned. As with all applicants for PRH, for general applicants who are living in IH, their applications will be processed according to the order of their PRH registration dates, household sizes and their choices of district. For non-elderly one-person applicants who are living in IH, their relative priority will be determined by the points which they obtained under the Quota and Points System and the quota

available. The higher the points accumulated, the earlier the applicant will be offered a PRH unit.

IH households are allocated with PRH units through PRH applications. As a financially autonomous public body, HA funds its daily operation with its own resources, including the allocation of PRH units.

3. The Urban Renewal Authority (URA), the Buildings Department (BD) and the Lands Department (LandsD) are responsible for the clearance programmes under their own purviews. They will provide assistance to affected clearerees in accordance with their established arrangements, and rehousing to PRH is only one of the various forms of assistance rendered to the affected clearerees. The Housing Department has all along maintained close liaison with URA, BD and LandsD and will flexibly deploy resources to provide rehousing assistance to affected clearerees who are eligible for PRH.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)056**

**(Question Serial No. 6195)**

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

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

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 2788)

Reply:

1. The Appeal Panel (Housing) under Programme (3) of Head 62 Housing Department (HD) will provide interpretation service for ethnic minority appellants during hearings if necessary. In the past 3 years (i.e. 2015 – 2017), there were 8 hearings involving interpretation service provided by the Centre for Harmony and Enhancement of Ethnic Minority Residents (CHEER).

2. In the past 3 years (i.e. 2015 – 2017), the number of hearings involving interpretation service provided by CHEER with a breakdown by ethnic minority language is as follows:

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

3. In the future, HD will continue to provide interpretation service for ethnic minority appellants in need.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)057**

**(Question Serial No. 6233)**

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

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

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 2568)

Reply:

The Housing Department has 1 contract over the past 5 years under Head 62 for directly engaging outsourced cleansing service provider responsible for cleaning office premises and toilets. There were no cases detected during inspections or complaints received concerning outsourced service providers suspected of breaching the requirements of service contracts or the terms and conditions of employment contracts.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)058**

**(Question Serial No. 5082)**

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding rooftop structures, please advise on the following:

- (1) according to the computerised records on miscellaneous housing benefits granted by the Lands Department (LandsD) and the Urban Renewal Authority (URA) as maintained by the Housing Department (HD), the locations and numbers of rooftop structures cleared in 2014-2015, 2015-2016, 2016-2017 and 2017-2018;
- (2) according to the computerised records on miscellaneous housing benefits granted by LandsD and URA as maintained by HD, the numbers and locations of various types of rehousing resources (such as the public rental housing (PRH) units and refurbished PRH units under the Housing Authority, refurbished PRH units under Hong Kong Housing Society and rehousing blocks) and the housing benefits for households affected by the clearance of rooftop structures in 2014-2015, 2015-2016, 2016-2017 and 2017-2018; as well as the amount of compensation paid to affected households by LandsD and URA respectively; and
- (3) in respect of the enforcement action taken by LandsD under the Lands Resumption Ordinance against rooftop structures and structures adding at the final discharge points of exit staircases at ground level in the past 5 years, the approximate time taken for affected owners/occupants to receive rehousing or compensation.

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 233)

Reply:

The Housing Department (HD) undertakes duties under Programme (4) Rehousing of Occupants upon Clearance of Head 62, including “maintaining computerised records on miscellaneous housing benefits granted by the Lands Department (LandsD) and the Urban Renewal Authority (URA)”. The aim is to maintain and update computerised data of miscellaneous housing benefits granted by LandsD and URA so as to prevent the

beneficiaries from receiving double housing benefits. These computerised data do not contain any information regarding the location, the number, etc. of the illegal rooftop structures (IRSs) cleared.

The Buildings Department, URA, etc. are responsible for the clearance of IRSs. We do not have information on the number of affected persons and the figure on those who are not rehoused to the public housing provided by the Hong Kong Housing Authority (HA). However, from 2014-15 to 2017-18, the number of the eligible occupants affected by clearance of IRSs who were offered with HA's public housing is listed below:

	Number of persons offered with HA's public housing <sup>1</sup>
2014-15	34
2015-16	22
2016-17	13
2017-18 (as at 28 February 2018)	57

The prevailing rehousing policy is not applicable to the structures added to staircases at ground level.

Our work target is to verify the rehousing eligibility of domestic clearerees affected by government actions in IRS clearance within 8 weeks upon receipt of referrals from relevant departments. The actual time required for verifying each case depends on its complexity and the number of cases required to be processed concurrently.

- End -

---

<sup>1</sup> Including public rental housing and interim housing.



**CONTROLLING OFFICER'S REPLY**

**THB(H)059**

**(Question Serial No. 6353)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Has the Government made any provision for a study on the introduction of a vacant property tax or a land tax on developers? If no, what are the reasons?

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 14)

Reply:

To facilitate stable and healthy development of the private residential property market, the Government from time to time studies and analyses various housing policies. This 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 involved in this particular duty.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)060**

**(Question Serial No. 4136)**

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the provision of sign language interpretation service in the past 5 years, will the Government inform this Committee of the following:

1. whether sign language interpretation service has been provided; if yes, the number of times provided each year, as well as the occasions of and reasons for provision;
2. the number of sign language interpreters involved each year, their pay and the names of their organisations, as well as the total expenditure involved each year; and
3. for better communication, whether the Government will consider allocating more resources to improve the services for the deaf and/or persons with hearing impairment in future; if yes, the details (including the measures, manpower and expenditure involved and the timetable, etc.); if no, the reasons?

Asked by: Hon LEUNG Yiu-chung (Member Question No. (LegCo use): 72)

Reply:

1. The Appeal Panel (Housing) under Programme (3) of Head 62 will provide sign language interpretation service for appellants during hearings if necessary. In the past 5 years (i.e. 2013 to 2017), there were 2 appeal cases requiring sign language interpretation service, involving 3 hearings (1 in 2015 and 2 in 2017).
2. 1 sign language interpreter was involved in each hearing mentioned above. The service was provided by outsourced part-time sign language interpreter and the Hong Kong Association of the Deaf at a cost of \$230 to \$287 per hour. The total costs incurred in 2015 and 2017 were \$574 and \$1,034 respectively.
3. In the future, the Appeal Panel (Housing) will continue to provide sign language interpretation service for appellants in need.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)061**

**(Question Serial No. 6333)**

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is understood that the Government will adopt Building Information Modelling (BIM) technology when undertaking design of major government capital works projects from 2018 onwards. As the Housing Authority has piloted BIM since 2006, will the Government inform this Committee of the number of public housing developments where BIM technology was used at various project stages (ranging from feasibility studies to construction) in the past 2 years, and the details in this regard?

Asked by: Hon LO Wai-kwok (Member Question No. (LegCo use): 15)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing construction programmes with its own resources. In the past 2 years, HA has applied Building Information Modelling (BIM) to over 50 public housing development projects, out of which BIM has been applied to over 40 projects starting from design stage.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)062**

**(Question Serial No. 6086)**

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

In Programme (5), it is anticipated that the Government will obtain funding approval from the Legislative Council for 8 infrastructure projects in the new financial year. In this connection, please advise this Committee on the following:

1. the locations of these projects, the relocation of existing structures, rehousing of affected residents and compensation involved, as well as the details and costs of these new infrastructure projects;
2. for the 6 infrastructure projects which did not receive funding approval in the last financial year (9 infrastructure projects were expected to obtain funding approval, but in the end only 3 of them did), the details and current status of these projects, and the costs already paid; and
3. given the fact that the Government plans to continue to seek funding approval for 8 infrastructure projects in the new financial year, whether additional manpower will be required for the complicated advance work; if yes, the title and number of new posts as well as staff costs involved.

Asked by: Hon LUK Chung-hung (Member Question No. (LegCo use): 12)

Reply:

1. Under the Capital Works Reserve Fund Head 711, the relevant information on infrastructure projects that we planned to seek the Legislative Council (LegCo) funding approval in the 2017-18 legislative session is as follows (the funding of some of these projects have already been approved by the Finance Committee) –

<b><u>Item</u></b>	<b><u>Project Title</u></b>	<b><u>Project Location</u></b>	<b><u>Project Nature</u></b>	<b><u>Project Estimate (in money-of-the-day prices)</u></b>	<b><u>Relocation of existing structures, rehousing of affected residents and compensation involved</u></b>
1	Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long	Wang Chau, Yuen Long	Site formation and infrastructure works	\$2,399.7 million	Note 1
2	Road improvement works at Ma On Shan Road, Sha Tin (Note 2)	Ma On Shan Road, Sha Tin	Road improvement works	\$587.7 million	Not applicable
3	Community hall cum social welfare facilities at Queen's Hill, Fanling	Queen's Hill, Fanling	Community hall and social welfare facilities	\$536.1 million	Not applicable
4	District open space adjoining San Po Kong public housing development	Sze Mei Street, San Po Kong	Open space	\$311.4 million	Not applicable
5	District open space adjoining public housing development at Anderson Road (Note 2)	Anderson Road, Kwun Tong	Open space	\$201.0 million	Not applicable
6	Site formation works for public housing development at Hiu Ming Street, Kwun Tong	Hiu Ming Street, Kwun Tong	Site formation works	\$169.6 million	Not applicable
7	Reprovisioning of recreational facilities at Hiu Ming Street Playground, Kwun Tong	Hiu Ming Street, Kwun Tong	Reprovisioning of recreational facilities	\$106.2 million	Not applicable
8	Extension of footbridge and cycle parking area at Choi Yuen Road, Sheung Shui	Choi Yuen Road, Sheung Shui	Footbridge and cycle parking area	\$102.7 million	Not applicable

Note:

1. The project of Wang Chau public housing development (Phase 1) in Yuen Long involves the resumption of about 3.5 hectares of private land. According to the prevailing ex-gratia compensation rate of Zone B as at the date of reversion (i.e. 3 August 2017), the ex-gratia compensation for land resumption is estimated to be about \$258 million. A total of 138 structures were registered within the project scope of Development at Wang Chau (Phase 1), involving approximately 180 households (about 400 persons).
  2. The project whose funding has already been approved by the LegCo's Finance Committee.
2. For projects that could not be considered in the 2016-17 LegCo session, their details and current status, and the costs already paid are as follows -

<b><u>Item</u></b>	<b><u>Project Title</u></b>	<b><u>Project Nature</u></b>	<b><u>Current Status</u></b>	<b><u>Costs Already Paid</u></b>
1	Road improvement works at Ma On Shan Road, Sha Tin	Road improvement works	Funding was approved by LegCo in the 2017-18 legislative session, and tendering is in progress.	There is currently no expenditure.
2	District open space adjoining public housing development at Anderson Road	Open space		
3	Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long	Site formation and infrastructure works	We will seek funding approval from LegCo in due course.	There is currently no expenditure.
4	District open space adjoining San Po Kong public housing development	Open space	We will seek funding approval from LegCo in the 2017-18 legislative session.	
5	Site formation works for public housing development at Hiu Ming Street, Kwun Tong	Site formation works		
6	Reprovisioning of recreational facilities at Hiu Ming Street Playground, Kwun Tong	Reprovisioning of recreational facilities		

3. In year 2017-18, 3 new professional posts have been created by the Housing Department under Head 62 under Programme (5) to facilitate the administration work for the implementation of housing-related infrastructure projects. The annual cost involved is about \$4.41 million.

- End -

**CONTROLLING OFFICER'S REPLY****THB(H)063****(Question Serial No. 4939)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Please provide the monthly sales transaction figures of private residential properties in the past 5 years. How many of these transactions involved buyers who are local permanent residents, local non-permanent residents and Mainlanders respectively?

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 106)Reply:

We do not have separate statistics on transactions of private residential properties involving Mainland buyers. According to the stamping applications for agreements for sale and purchase received by the Inland Revenue Department, the number of local (referring to buyers who are holders of Hong Kong identity cards) and non-local individual buyers from January 2013 to December 2017 are as follows –

Month	Total number of agreements for sale and purchase	Individual buyers	
		Local (No. of cases)	Non-local (No. of cases)
January 2013	7 136	6 818	74
February 2013	6 858	6 589	90
March 2013	4 706	4 492	106
April 2013	3 905	3 701	72
May 2013	4 576	4 336	86
June 2013	4 471	4 336	59
July 2013	4 384	4 159	81
August 2013	3 842	3 638	72
September 2013	4 171	3 861	94
October 2013	3 752	3 589	85

Month	Total number of agreements for sale and purchase	Individual buyers	
		Local (No. of cases)	Non-local (No. of cases)
November 2013	4 439	4 108	129
December 2013	5 260	5 008	131
January 2014	5 110	4 902	131
February 2014	2 741	2 656	40
March 2014	4 250	4 075	102
April 2014	5 562	5 354	103
May 2014	5 877	5 663	90
June 2014	7 103	6 947	91
July 2014	8 014	7 740	149
August 2014	6 780	6 561	77
September 2014	6 974	6 661	102
October 2014	6 777	6 558	117
November 2014	5 510	5 364	80
December 2014	6 552	6 386	74
January 2015	7 599	7 362	68
February 2015	6 183	6 019	60
March 2015	4 417	4 200	46
April 2015	5 864	5 673	77
May 2015	5 136	5 013	58
June 2015	6 403	6 227	61
July 2015	5 806	5 600	67
August 2015	4 636	4 524	43
September 2015	4 511	4 383	67
October 2015	3 531	3 313	57
November 2015	3 381	3 168	66
December 2015	4 057	3 820	108
January 2016	2 338	2 252	38
February 2016	1 990	1 929	26
March 2016	3 374	3 244	70
April 2016	5 034	4 884	91
May 2016	5 468	5 307	103
June 2016	4 836	4 689	86
July 2016	4 831	4 705	101
August 2016	7 074	6 922	92



Month	Total number of agreements for sale and purchase	Individual buyers	
		Local (No. of cases)	Non-local (No. of cases)
September 2016	9 065	8 860	116
October 2016	7 575	7 308	128
November 2016	7 156	6 765	162
December 2016	3 556	3 427	72
January 2017	4 055	3 845	61
February 2017	4 344	4 231	57
March 2017	7 749	7 598	86
April 2017	7 475	7 258	103
May 2017	5 818	5 697	64
June 2017	6 367	6 109	108
July 2017	4 246	3 985	76
August 2017	4 644	4 336	68
September 2017	6 241	5 809	73
October 2017	6 147	5 693	65
November 2017	6 313	5 850	57
December 2017	5 861	5 376	49

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)064**

**(Question Serial No. 4940)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the monthly residential property transactions in the past 5 years, please provide the number of buyers who were local permanent residents and did not own any other residential property in Hong Kong (i.e. the first-time home buyers).

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 107)

Reply:

According to the latest statistics from the Inland Revenue Department (IRD) collated since the introduction of doubled ad valorem stamp duty (DSD) / New Residential Stamp Duty (NRSD)<sup>1</sup>, among all residential property transactions involving buyers who are Hong Kong

---

<sup>1</sup> The Government announced the DSD measure on 22 February 2013. According to the Stamp Duty (Amendment) (No.2) Ordinance 2014 which implements the measure, any instrument executed on or after 23 February 2013 for the sale and purchase or transfer of residential or non-residential property shall be subject to ad valorem stamp duty (AVD) at Scale 1 rates (i.e. DSD rates), unless specifically exempted or provided otherwise. One of the major exemptions is where the buyer is a HKPR acting on his/her own behalf and is not a beneficial owner of any other residential property in Hong Kong at the time of acquisition of the relevant residential property. Under such circumstances, the relevant instrument is subject to lower AVD rates at Scale 2.

To further address the overheated residential property market, the Government announced the NRSD measure on 4 November 2016. According to the Stamp Duty (Amendment) Ordinance 2018 which implements the measure, any instrument executed on or after 5 November 2016 for the sale and purchase or transfer of residential property shall be subject to AVD at Part 1 of Scale 1 rates (i.e. the flat rate at 15% for NRSD), unless specifically exempted or provided otherwise. The above exemption arrangement provided for HKPRs is retained. DSD rates (renamed as Part 2 of Scale 1 rates) continue to apply to instruments of non-residential property transactions.

The Government later announced to tighten the exemption arrangement provided for HKPRs under the NRSD regime with effect from 12 April 2017. According to the Stamp Duty (Amendment) (No.2) Ordinance 2018 which implements the tightened exemption arrangement, acquisition of a single residential property under a single instrument by a HKPR who is acting on his/her own behalf and is not a

permanent residents (HKPRs) after the introduction of NRSD (i.e. since December 2016), buyers of over 90% of these transactions are not beneficial owners of any other residential property in Hong Kong at the time of transactions. Detailed statistics are as follows-

Month	Residential property transactions involving HKPR-buyers	
	No. of transactions by buyers who are not beneficial owners of any other residential property in Hong Kong at the time of transaction (percentage out of the total)	Total No. of Transactions
<b>2013</b>		
March	1 467 (80%)	1 829
April	2 976 (84%)	3 561
May	3 438 (81%)	4 255
June	3 510 (82%)	4 267
July	3 381 (82%)	4 111
August	2 917 (82%)	3 561
September	3 041 (81%)	3 772
October	2 819 (80%)	3 505
November	2 976 (75%)	3 981
December	3 522 (72%)	4 891
<b>2014</b>		
January	3 672 (76%)	4 837
February	2 117 (81%)	2 606
March	3 204 (80%)	3 991
April	4 258 (81%)	5 249
May	4 607 (83%)	5 563
June	5 506 (81%)	6 818
July	5 784 (78%)	7 433
August	4 720 (76%)	6 204
September	4 552 (72%)	6 320
October	4 536 (73%)	6 254
November	3 728 (74%)	5 066
December	4 484 (75%)	6 016

beneficial owner of any other residential property in Hong Kong at the time of acquisition will continue to be exempted from the NRSD rate of 15%, and will only be subject to lower AVD rates at Scale 2. However, if a HKPR-buyer acquires more than one residential property under a single instrument, the transaction concerned will no longer be exempted, and will be subject to the NRSD rate of 15 %.

<b>2015</b>		
January	5 197 (74%)	6 991
February	4 140 (73%)	5 681
March	2 870 (74%)	3 888
April	3 860 (72%)	5 356
May	3 504 (75%)	4 702
June	4 390 (75%)	5 874
July	3 866 (74%)	5 213
August	3 180 (75%)	4 245
September	2 917 (72%)	4 051
October	2 217 (72%)	3 075
November	2 012 (69%)	2 899
December	2 529 (71%)	3 546
<b>2016</b>		
January	1 565 (77%)	2 025
February	1 393 (79%)	1 765
March	2 331 (78%)	3 002
April	3 563 (78%)	4 563
May	3 789 (77%)	4 914
June	3 401 (77%)	4 389
July	3 389 (77%)	4 379
August	5 037 (77%)	6 539
September	6 129 (72%)	8 458
October	5 157 (75%)	6 872
November	4 255 (70%)	6 092
December	2 817 (93%)	3 042
<b>2017</b>		
January	3 342 (95%)	3 522
February	3 620 (93%)	3 875
March	6 591 (94%)	7 019
April	6 189 (93%)	6 686
May	4 911 (94%)	5 229
June	5 048 (91%)	5 518
July	3 335 (92%)	3 611
August	3 654 (94%)	3 899
September	5 034 (94%)	5 367
October	4 832 (93%)	5 214
November	4 925 (92%)	5 354
December	4 559 (92%)	4 965
<b>2018</b>		
January	4 982 (93%)	5 332
February	4 904 (94%)	5 241

Note

The figures above reflect the position as at 6 March 2018, and may be subject to further change depending on the stamping applications processed by IRD.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)065**

**(Question Serial No. 4998)**

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide the number of housing accommodations regarded as inadequate housing under the Long Term Housing Strategy in each of the past 5 years, with information on the number and size of households living therein.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 231)

Reply:

According to the Long Term Housing Strategy (LTHS) announced by the Government in December 2014, the Government updates the long term housing demand projection annually and presents a rolling ten-year housing supply target to meet the housing needs of the community over the long term. In conducting the above demand projection, the Government takes into account various demand components including inadequately housed households (IHHs). The estimated number of IHHs covers households living in the following 4 types of housing units, and is derived with reference to relevant data of the Census and Statistical Department –

- (a) units made up of temporary structures (e.g. huts, squatters and roof-top structures);
- (b) units in non-residential buildings (e.g. commercial and industrial buildings);
- (c) units shared with other households (e.g. rooms, cubicles, bedspaces and cocklofts in private permanent buildings); and
- (d) subdivided units (SDUs).

According to the details provided in the LTHS Annual Progress Reports from 2014 to 2017, the breakdown of the estimated number of IHHs is as follows –

Category of IHHs		Number of households			
		2014	2015	2016	2017
(a)	Households living in units made up of temporary structures	15 700	16 100	16 000	20 400
(b)	Households living in non-residential buildings	3 000	3 000	3 000	5 600
(c)	Households sharing the same unit with other households	11 300	12 400	11 000	5 800
(d)	Households living in SDUs <sup>(1)</sup>	75 600 (81 000)	75 100 (82 000)	75 500 (83 300)	83 300 (91 800)
Total number of IHHs		<b>105 600</b>	<b>106 600</b>	<b>105 500</b>	<b>115 100</b>

Note:

- (1) The housing demand from households living in SDUs is estimated after deducting the number of SDUs located in buildings aged above 50 years (i.e. those which will be displaced by redevelopment in the next 10 years) to avoid double counting. Figures in brackets denote the number of SDUs before deducting those located in buildings aged above 50 years.

Under LTHS, the housing demand arising from IHHs is estimated based on the number of households. We do not have the corresponding numbers of persons and quarters.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)066**

**(Question Serial No. 5024)**

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

For the past 5 years, please provide the numbers of the following groups of occupants in Po Tin and Shek Lei Interim Housing Estates as well as the change in numbers:

- (i) eligible clearerees affected by enforcement actions of the Buildings Department (BD) against illegal rooftop structures;
- (ii) occupants displaced by enforcement actions against illegal subdivided units;
- (iii) eligible clearerees affected by BD's enforcement actions against illegal squatters;
- (iv) victims affected by natural disasters; and
- (v) occupants displaced for other reasons.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 286)

Reply:

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

---

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

Po Tin IH

Type of persons \ Year	2013-14	2014-15	2015-16	2016-17	2017-18 (as at 28 February 2018)
(i) Persons affected by the Buildings Department (BD)'s enforcement action against unauthorised building structures	1	1	6	3	21
(ii) Persons affected by BD's enforcement action against subdivided units	0	0	10	0	0
(iii) Persons affected by the Lands Department (LandsD)'s clearance operation/ enforcement action against squatter structures	0	50	104	81	41
(iv) Persons affected by natural disasters	14	8	6	12	12
(v) Persons affected by other reasons <sup>2</sup>	6	12	3	13	49

Shek Lei IH

Type of persons \ Year	2013-14	2014-15	2015-16	2016-17	2017-18 (as at 28 February 2018)
(i) Persons affected by BD's enforcement action against unauthorised building structures	5	4	5	0	0
(ii) Persons affected by BD's enforcement action against subdivided units	0	0	0	0	0
(iii) Persons affected by LandsD's clearance operation/ enforcement action against squatter structures	36	0	0	0	0
(iv) Persons affected by natural disasters	0	0	11	2	0
(v) Persons affected by other reasons <sup>2</sup>	0	0	0	1	0

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

- End -



**CONTROLLING OFFICER'S REPLY**

**THB(H)067**

**(Question Serial No. 5035)**

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Will the Government inform this Committee, in tabular form, of the latest statistics on the numbers of subdivided units (SDUs) and households living in these units, the average rental per square foot and average rent of SDUs, and the median income of SDU households in each of the 18 districts?

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 312)

Reply:

Based on the results of the 2016 Population By-census (16BC) conducted by the Census and Statistics Department (C&SD), the number subdivided units (SDUs), the number of domestic households living in SDUs, their median monthly domestic household rent and median monthly domestic household income by District Council district in 2016 are set out at **Annexes I-III**. In 16BC, the monthly domestic household rent refers to the amount paid by a domestic household renting the accommodation it occupied in June 2016, whereas the monthly domestic household income refers to the income of these households in June 2016.

As for rent per floor area, given that the respondents living in SDUs generally were only able to provide the estimated range instead of the exact floor area of their accommodation, there is not enough information to compile reliable statistics on rent per floor area.

**Annex I - SDUs and domestic households living in SDUs by District Council district, 2016**

District Council district	No. of SDUs	No. of households living in SDUs
Eastern	8 389	8 373
Wanchai	4 887	4 869
Central and Western	3 918	3 902
Southern	**	**
Yau Tsim Mong	21 485	21 086
Sham Shui Po	15 449	15 279
Kowloon City	9 030	8 995
Kwun Tong	4 630	4 629
Wong Tai Sin	**	**
Tsuen Wan	6 574	6 517
Kwai Tsing	3 740	3 705
Tai Po	3 408	3 399
Yuen Long	3 374	3 328
North	3 257	3 229
Tuen Mun	**	**
Sha Tin	**	**
Islands	**	**
Sai Kung	**	**
Total	92 656	91 787

**Remarks**

The figures cover SDUs in all private housing (including private residential flats, village houses, commercial buildings and temporary quarters) regardless of building age.

\*\* Due to precision considerations, figures from the corresponding District Council district are not available.

Data source: 2016 Population By-census

**Annex 2 - Median monthly domestic household rent of domestic households living in SDUs by District Council district, 2016**

District Council district	Median monthly domestic household rent <sup>(1)</sup> (\$)
Eastern	5,000
Wanchai	5,040
Central and Western	4,800
Southern	**
Yau Tsim Mong	4,500
Sham Shui Po	4,200
Kowloon City	4,500
Kwun Tong	4,300
Wong Tai Sin	**
Tsuen Wan	4,500
Kwai Tsing	4,200
Tai Po	4,200
Yuen Long	3,500
North	3,500
Tuen Mun	**
Sha Tin	**
Islands	**
Sai Kung	**
Overall	4,500

**Remarks**

Excluding households with zero rent.

\*\* Due to precision considerations, figures from the corresponding District Council district are not available.

Data source: 2016 Population By-census

**Annex III - Median monthly domestic household income of domestic households living in SDUs by District Council district, 2016**

District Council district	Median monthly domestic household income (\$)
Eastern	13,930
Wanchai	13,000
Central and Western	14,600
Southern	**
Yau Tsim Mong	13,050
Sham Shui Po	13,830
Kowloon City	13,500
Kwun Tong	13,950
Wong Tai Sin	**
Tsuen Wan	14,550
Kwai Tsing	12,750
Tai Po	11,700
Yuen Long	11,480
North	13,500
Tuen Mun	**
Sha Tin	**
Islands	**
Sai Kung	**
Overall	13,500

**Remarks**

\*\* Due to precision considerations, figures from the corresponding District Council district are not available.

Data source: 2016 Population By-census

– End –

**CONTROLLING OFFICER'S REPLY****THB(H)068****(Question Serial No. 6359)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

- (a) Please set out in the table below the total completions of flats in the past 5 financial years and the estimated total completions in the coming year, with a breakdown by flat class (namely Classes A to E).

Year	Class A (saleable floor area less than 40 m <sup>2</sup> )		Class B (saleable floor area of 40 - 69.9 m <sup>2</sup> )	Class C (saleable floor area of 70 - 99.9 m <sup>2</sup> )	Class D (saleable floor area of 100 - 159.9 m <sup>2</sup> )	Class E (saleable floor area of 160 m <sup>2</sup> or above)
	less than 20 m <sup>2</sup>	20 - 39.9 m <sup>2</sup>				

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 519)Reply:

The breakdown of the number of private domestic flats by class, including annual completions in the past 5 years (only calendar year figures are available) as well as the forecast completions in 2018, are set out in **Table I** and **Table II** respectively. In compiling completion figures for previous years, the Rating and Valuation Department (RVD) has broken down Class A units into units with saleable floor area less than 20m<sup>2</sup> and units with saleable floor area between 20m<sup>2</sup> and 39.9 m<sup>2</sup>. The relevant statistics are set out in **Table I**. Relevant breakdown in respect of forecast completions is not available. The major completion figures for previous years are available on the website of RVD ([http://www.rvd.gov.hk/en/property\\_market\\_statistics/index.html](http://www.rvd.gov.hk/en/property_market_statistics/index.html)).

**Table I: Annual completions by class in the past 5 years****(Number of Flats)**

Year	Class					
	A		B	C	D	E
	Smaller than 20m <sup>2</sup>	20 – 39.9m <sup>2</sup>				
2013	81	1 342	4 688	1 207	573	363
2014	64	2 096	8 446	4 207	666	240
2015	79	2 056	5 047	2 190	1 471	453
2016	206	3 731	7 162	1 413	1 325	758
2017	691	6 200	7 665	1 794	1 058	383

**Remarks**

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) Completion figures in 2015 include 16 flats completed and designated as subsidised sale flats in the year but subsequently sold to the public in the open market at prevailing market prices in 2017.
- (iv) Breakdown of the completion figures of Class A units in 2017 are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2018" in April 2018.

Class A - saleable area less than 40 m<sup>2</sup>Class B - saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>Class C - saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>Class D - saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>Class E - saleable area of 160 m<sup>2</sup> or above**Table II: Forecast completions by class in 2018****(Number of Flats)**

Class	Forecast completion
<b>A</b>	6 852
<b>B</b>	5 811
<b>C</b>	3 346
<b>D</b>	1 383
<b>E</b>	738

**Remarks**

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2018" in April 2018.

Class A - saleable area less than 40 m<sup>2</sup>Class B - saleable area of 40 m<sup>2</sup> to 69.9 m<sup>2</sup>Class C - saleable area of 70 m<sup>2</sup> to 99.9 m<sup>2</sup>Class D - saleable area of 100 m<sup>2</sup> to 159.9 m<sup>2</sup>Class E - saleable area of 160 m<sup>2</sup> or above

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)069**

**(Question Serial No. 5806)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

With the housing policy of the Chief Executive focusing on home ownership, the “Starter Homes” Pilot Scheme for Hong Kong Residents was announced last year to assist first-time home buyers. To date, what is the progress of the study on the Scheme, and what is the anticipated time to announce the detailed arrangements of the Scheme?

In the new financial year, what is the estimated number of suitable sites for implementation of the Scheme in the territory (please give a breakdown by District Council district), and what is the estimated number of flats to be provided to relieve the pressure faced by home buyers?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 67)

Reply:

As announced in the Chief Executive’s 2017 Policy Address, the Government will, on top of the Home Ownership Scheme, introduce the “Starter Homes” Pilot Scheme for Hong Kong Residents (Pilot Scheme), so as to provide middle-income families with higher income with the opportunity to become home owners in the face of hiking private property prices. Given the limited land supply for public housing, “Starter Homes” units will be provided on the premise that the public housing supply will not be affected. The Government will finalise details of the Pilot Scheme for announcement in mid-2018, and will put up for sale at end-2018 a residential site at Anderson Road, Kwun Tong, as a pilot which is estimated to provide about 1 000 “Starter Homes” units.

- End -

**CONTROLLING OFFICER'S REPLY**

**THB(H)070**

**(Question Serial No. 3619)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise this Committee on the following:

- 1) the number of complaints received by the Sales of First-hand Residential Properties Authority (SRPA) each year since the commencement of the Residential Properties (First-hand Sales) Ordinance, as well as the number of cases substantiated, under investigation and not substantiated;
- 2) the details of all substantiated complaints since the commencement of the Residential Properties (First-hand Sales) Ordinance, the progress of follow-up actions, and the penalties imposed on non-compliant persons and developers;
- 3) the expenditure and number of staff members of SRPA in each of the past 3 years; and
- 4) the estimated expenditure and number of staff members of SRPA in 2018-19.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 70)

Reply:

During the period from the commencement of the Residential Properties (First-hand Sales) Ordinance (the Ordinance) (Cap. 621) on 29 April 2013 up to the end of 2017, the Sales of First-hand Residential Properties Authority (SRPA) received a total of 260 complaints.



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

	<b>Categories of complaints</b>	<b>2013 (since 29 April 2013)</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Accumulative Total</b>
(a)	Sales brochure	4	10	12	9	6	41
(b)	Price list	1	1	0	4	1	7
(c)	Sales arrangements	14	10	6	6	5	41
(d)	Show flats	0	0	0	2	1	3
(e)	Viewing of completed residential properties	0	5	1	0	0	6
(f)	Preliminary agreement for sale and purchase (PASP) and/or agreement for sale and purchase (ASP)	1	0	1	0	0	2
(g)	Register of transactions	1	1	0	1	0	3
(h)	Advertisements	2	6	15	27	7	57
(i)	Website	1	0	0	0	0	1
(j)	Misrepresentation and/or dissemination of false or misleading information	6	15	9	10	6	46
(k)	Others	5	24	8	11	5	53
	<b>Total</b>	<b>35</b>	<b>72</b>	<b>52</b>	<b>70</b>	<b>31</b>	<b>260</b>

Among the above 260 complaints, 207 were related to the Ordinance, while the remaining 53 were not. Of the 207 complaints relating to the Ordinance, 1 case was prosecuted and the vendor concerned was convicted. The other 179 cases were not substantiated. The SRPA is still following up on the remaining 27 cases. Apart from conducting investigation arising from complaints and media enquiries received, the SRPA will also initiate compliance checks on related sales documents. If there are any suspected contraventions of the Ordinance, the SRPA will carry out investigations and consult the Department of Justice (DoJ) on the findings. The Prosecutions Division of DoJ will determine whether there is sufficient evidence for prosecution.

Since the commencement of the Ordinance, 4 cases, including 1 complaint case mentioned above and 3 self-initiated investigation cases, which involved 77 counts of offence, have been prosecuted and convicted for contraventions of the Ordinance. The charges were mainly about contraventions of the provisions of the Ordinance in respect of sales brochures, price lists, advertisements, the mandatory provisions for PASP and ASP, etc. The vendors of the developments concerned were convicted and fined a total of \$1.868 million. Details of the offences involved in the convicted cases have been uploaded to the website of the SRPA for public perusal.

The recurrent expenditures of the SRPA in the past 3 years and the estimated recurrent expenditure for 2018-19 are as follows:

<b>Recurrent expenditure/ Year</b>	<b>2015-16 (Actual)</b>	<b>2016-17 (Actual)</b>	<b>2017-18 (Revised estimate)</b>	<b>2018-19 (Estimate)</b>
Operating expenses (\$m)	11.06	12.46	13.11	14.88
Personal emoluments (\$m)	30.95	39.77	40.02	40.02
<b>Total (\$m)</b>	<b>42.01</b>	<b>52.23</b>	<b>53.13</b>	<b>54.90</b>

From 29 April 2013 to 31 March 2016, there were 32 staff members under the establishment of the SRPA for implementing the Ordinance. Since 2016-17, the SRPA has an establishment of 42 staff members. There will be no change in the establishment in 2018-19.

- End -

**CONTROLLING OFFICER'S REPLY****THB(H)071****(Question Serial No. 4894)**Head: (162) Rating and Valuation DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (4) Landlord and Tenant ServicesControlling Officer: Commissioner of Rating and Valuation (TANG Ping Kwong)Director of Bureau: Secretary for Transport and HousingQuestion:

Regarding the work of the Rating and Valuation Department, please inform the Committee of:

1. the respective numbers of advisory and mediatory services on tenancy matters provided to the public in the past 5 years;
2. the respective numbers of Notice of New Letting or Renewal Agreement (Form CR109) received and endorsed annually in the past 5 years. How many of them were “entered into a newly created tenancy/sub-tenancy” or “entered into a renewal of tenancy/sub-tenancy” respectively?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 7041)Reply:

1. The respective numbers of advisory and mediatory services on tenancy matters provided by the Rating and Valuation Department (RVD) in the past 5 years (i.e. 2013-14 to 2017-18) are as below -

<u>Year</u>	<u>Advisory services</u>	<u>Mediatory services</u>
2013-14	About 163 000	140
2014-15	About 156 000	171
2015-16	About 141 000	89
2016-17	About 119 000	33
2017-18 (up to end February 2018)	About 95 000	25

2. The number of Notices of New Letting or Renewal Agreement (i.e. Form CR109, referred to as “Notices” below) processed by the RVD in the past 5 years, together with the percentages of new lettings and renewal agreements as reported in these Notices, are listed below –

<u>Year</u>	<u>Number of Notices processed</u>	<u>New tenancy/ sub-tenancy</u>	<u>Renewal of tenancy/ sub-tenancy</u>	<u>Others*</u>
2013-14	About 51 500	67%	29%	4%
2014-15	About 51 500	67%	29%	4%
2015-16	About 50 500	65%	31%	4%
2016-17	About 54 500	69%	28%	3%
2017-18 (up to end February 2018)	About 50 000	68%	29%	3%

\* Applicants did not report the category of tenancies concerned.

The RVD endorsed about 95% of the Notices each year. The remaining ones were withdrawn by the applicants and thus endorsement is not required.

- End -