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Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2019-20

Director of Bureau : Secretary for Transport and Housing

Session No. : 8

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CONTROLLING OFFICER'S REPLY**THB(H)001****(Question Serial No. 1236)**

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:

The Government stated in the Budget that there will be an increase of 5 posts for implementing various community initiatives on transitional housing. Please provide the ranks, emoluments and duties of these 5 posts.

Asked by: Hon AU Nok-hin (LegCo internal reference no.: 12)

Reply:

5 time-limited posts will be created in 2019-20 for the Task Force on Transitional Housing (the Task Force), with the rank and number of posts as follows:

Rank	Number
Project Director	2
Senior Administrative Officer	1
Senior Executive Officer	1
Assistant Clerical Officer	1
Total	5

The Task Force provides co-ordinating support, in consultation with relevant bureaux/departments, to facilitate the transitional housing projects proposed by non-governmental organisations based on their needs. Such support includes offering advice on administrative or statutory procedures, as well as in funding application. The 2019-20 estimates (including emoluments) is \$9.196 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)002

(Question Serial No. 1364)

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

Question:

In the Matters Requiring Special Attention in the coming year, it is stated that the Department will focus its work on increasing the supply of transitional housing. An additional provision of \$2 billion in this regard was mentioned in paragraph 137 of the Budget Speech while \$1 billion set aside for the use of vacant government sites was stated in last year's Budget Speech. Will the Administration inform this Committee of the differences between these two funding allocations? Will non-governmental organisations be allowed to submit two funding applications concurrently in respect of these two funding allocations for the same transitional housing project? As regards the additional provision of \$2 billion, will there be a ceiling for each single project? Has the Administration estimated, with the provision of that \$2 billion, the number of units to be provided and the number of beneficiaries to be accommodated?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 8)

Reply:

The Finance Committee (FC) of the Legislative Council approved the Government's proposal in January 2019 to set up a \$1 billion fund to support non-governmental organisations (NGOs) in facilitating the gainful use of vacant government sites. The fund can also provide funding support to applicable transitional housing projects and the Development Bureau has commenced to receive funding applications. Notwithstanding this \$1 billion funding scheme has not been designed to cater specifically for transitional housing, applications for relevant projects on vacant government sites with the policy support from the Task Force on Transitional Housing under the Transport and Housing Bureau (THB) can also be submitted. To further increase the funding support on transitional housing, the Financial Secretary announced in the 2019-20 Budget that \$2 billion would be set aside to support NGOs in constructing transitional housing. While the 2 schemes serve certain common goals in making better use on land resources, their foci differ. Before the implementation of the new scheme, NGOs may apply the aforementioned funding for gainful use of the vacant government sites so as to expedite the provision of transitional housing.

The Government will strive to ensure that the amount of funding granted to each approved project should be in line with the principles of economy, efficiency, and effectiveness in the use of resources thereby achieving good value for money. THB will take into account the operational experiences of relevant projects funded and views from the community to map out the detailed arrangements of the dedicated fund, such as the funding ceiling and the vetting mechanism, and to seek funding approval by FC.

In view of the short-term nature of transitional housing, as well as different details and objective situation of each transitional housing project, setting a fixed target for transitional housing (such as the number of units, the number of beneficiaries, etc.) is not realistic and does not contribute to the work of NGOs. Nevertheless, we will continue to adopt an open attitude to facilitate the provision of more transitional housing.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)003

(Question Serial No. 0100)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned under this Programme that the Housing Department will issue the tenth batch of Mandatory Building Inspection Scheme (MBIS) notices in 2019. In this connection, please advise this Committee on the following:

1. in respect of the 4 000 buildings which will be issued with MBIS notices in 2019, the number and average age of the target buildings in Kowloon West according to the demarcation of the District Council Election Constituency Areas;
2. the conditions of the buildings which have been issued with MBIS notices but have yet to be inspected, and a breakdown, in tabular form, on the numbers of such buildings by district; and
3. the estimated increase in the staff establishment and the expenditure to be involved for the MBIS in the new financial year.

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

Reply:

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

1. As a service indicator, the ICU estimates to issue 4 000 Mandatory Building Inspection Scheme (MBIS) notices in 2019. These notices will be issued progressively throughout the year. The buildings to be involved are subject to change due to various reasons, so the list is not confirmed yet. Therefore, we are not able to provide information on the number, average building age, etc. of buildings to be

involved in different districts. Nevertheless, the ICU uploads the list of buildings already served with statutory MBIS notices to the website of the Transport and Housing Bureau for public's reference.

2. As at the end of February 2019, with the number of MBIS notices issued by the ICU but not yet complied with, with a breakdown by district, is as follows:

District Council districts (only districts with related cases are listed)	No. of MBIS notices issued	No. of MBIS notices not yet complied with
Sham Shui Po District	1 674	88
Kwai Tsing District	604	77
Tuen Mun District	1 878	495
North District	3 412	895
Tai Po District	2 002	184
Shatin District	21	4
Kowloon City District	12	3
Wong Tai Sin District	1 596	1 530
Kwun Tong District	2 920	1 368
Eastern District	307	4
Total	14 426	4 648

3. The ICU does not plan to allocate additional manpower resources in 2019-20 for implementing MBIS. We will continue to closely monitor the implementation progress of the scheme, workload involved and resources required, and to take appropriate action when necessary.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)004

(Question Serial No. 0101)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned under this Programme that the Housing Department continues to implement the Mandatory Window Inspection Scheme (MWIS). In this connection, please advise this Committee on the following:

1. given that 14 974 MWIS notices were issued but only 10 053 were discharged in 2018-19, the number of follow-up notices or penalty notices issued to the related flats and the current enforcement situation;
2. with respect to the 12 000 MWIS notices targeted to be issued in 2019-20, the distribution of the notices by building type; and
3. the estimated increase in the staff establishment and the expenditure to be involved for the Scheme in the new financial year.

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

Reply:

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

1. In 2018, the ICU issued a total of 14 974 Mandatory Window Inspection Scheme (MWIS) notices. For non-compliant cases under MWIS, the ICU will issue reminder, advisory and warning letters to the owners or Incorporated Owners first. Then fixed penalty notices (FPNs) for a fine of \$1,500 will be issued to them. The ICU may instigate prosecution proceedings against them if they still fail to comply

after paying the fine. As at the end of February 2019, setting aside those MWIS notices with their specified time not yet expired, approximately 400 MWIS notices issued in 2018 are not yet complied with. The ICU is handling these cases according to the above procedures and no FPNs have been issued by far.

2. The ICU targets to issue 12 000 MWIS notices in 2019 for 17 residential buildings and 20 non-residential buildings.
3. The ICU does not plan to allocate additional manpower resources in 2019-20 for implementing MWIS. We will continue to closely monitor the implementation progress of the scheme, workload involved and resources required, and to take appropriate action when necessary.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)005

(Question Serial No. 0102)

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 under this Programme that the Administration will monitor the implementation of the "Starter Homes" pilot project. In this connection, please inform this Committee of the following:

1. in respect of the monitoring of the project, the staff establishment and expenditure involved in 2018-19;
2. in respect of the project, the studies planned to be conducted as well as the staff establishment and departmental expenditure to be involved in 2019-20; and
3. the details of the new projects planned to be launched in 2019-20 and the estimated expenditure involved.

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

Reply:

To help the higher-income families who are not eligible for Home Ownership Scheme and yet cannot afford private housing to meet their home ownership aspirations in the face of hiking property prices, the Government announced in the Chief Executive's 2017 Policy Address its plan to introduce the "Starter Homes" (SH) Pilot Scheme for Hong Kong Residents. We initially proposed to use a residential site at Anderson Road on the Government's 2018-19 Land Sale Programme to provide about 1 000 SH units. However, the Government announced on 29 June 2018 to test out the SH concept earlier by inviting the Urban Renewal Authority to assign its redevelopment project at Ma Tau Wai Road as an SH pilot project. The Ma Tau Wai Road project can provide 450 SH units with flat size between 24 m² (261 ft²) and 47 m² (507 ft²). The project was launched for pre-sale in late December 2018, with an estimated intake in mid-2020. The Government will take into account the experience from the pilot project at Ma Tau Wai Road in considering the way forward of SH.

The work of monitoring the implementation of the SH pilot project 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 in 2018-19 and 2019-20.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)006

(Question Serial No. 0104)

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 mentioned under this Programme that the estimated number of rehousing applications to be processed in 2019-20 due to squatter clearances will increase to 820 cases. In this connection, please inform this Committee of:

1. the details of the clearance action programmes to be launched by the Government in 2019-20, the staff establishment and expenditure involved; and
2. the projects to be conducted by the Government in 2019-20 for the additional provision of temporary accommodation in the light of the increasing number of rehousing applications and the estimated expenditure involved, the site locations of these projects and the number of units to be provided.

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

Reply:

The Lands Department (LandsD) is responsible for squatter clearances. The Housing Department (HD) is responsible for providing rehousing assistance to eligible clearances affected by Government's clearance operations and victims of natural disasters and other emergency incidents. Details of occupants affected by squatter clearances will only be made public when LandsD conducts the pre-clearance registration. Rehousing applications from squatter clearances to be processed by HD in 2019-20 will mainly come from 2 announced large-scale programmes, namely the Wang Chau Public Housing Development and the Kwu Tung North and Fanling North New Development Areas. Therefore, the number of rehousing applications to be processed is expected to increase.

In 2019-20, a staff establishment of 29 non-directorate posts in HD undertakes duties relating to Programme (4) Rehousing of Occupants upon Clearance of Head 62. The estimated operating expenditure is \$25.8 million.

The Hong Kong Housing Authority anticipates that the existing Interim Housing (IH) and Transit Centre (TC) should be able to meet the needs of households who will be affected by Government clearances and enforcement actions. Hence, there is currently no plan to build new IH and TC.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)007****(Question Serial No. 0105)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (5) Support ServicesControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Regarding the setting up of the task force on transitional housing to assist the community to take forward transitional housing initiatives under this Programme, please inform this Committee of:

1. the staff establishment of the task force, the ranks of its staff members, the scope of work and the expenditure involved;
2. the work details of the on-going projects of the task force, the number of units to be provided under these projects and the timetable for the supply of such units; and
3. whether any specific targets have been laid down for the number of transitional housing units to be supplied in the next few years; if yes, the details.

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

1. 5 time-limited posts will be created in 2019-20 for the Task Force on Transitional Housing (the Task Force), with the rank and number of posts as follows:

Rank	Number
Project Director	2
Senior Administrative Officer	1
Senior Executive Officer	1
Assistant Clerical Officer	1
Total	5

The Task Force provides co-ordinating support, in consultation with relevant bureaux/departments, to facilitate the transitional housing projects proposed by non-governmental organisations (NGOs) based on their needs. Such support includes offering advice on administrative or statutory procedures, as well as in funding

application. The 2019-20 Estimates (including staff and other expenses) is \$9.196 million.

2. The Task Force has, over a period of time in the past, facilitated the implementation of a number of transitional housing projects initiated by the community, including several projects in existing vacant residential buildings through the “Community Housing Movement” operated by the Hong Kong Council of Social Service (HKCSS). The organisations responsible for these projects have made use of community resources flexibly to provide transitional housing, and, at the same time, appropriate support to meet the needs of tenants. As at February 2019, a total of 9 major non-profit making community organisations/social enterprises provided about 610 transitional housing units, of which about 220 were launched under the “Community Housing Movement” of HKCSS. Details of these projects are set out below:

Service Operators	Project	Number of Units
Light Be	Light Home	70
	Light Housing	40
Society for Community Organisation	Prior Community Social Housing	14
	Community Joy’s To Gather	39*
	Rooms for Rent	4*
Lok Sin Tong	Lok Sin Tong Social Housing	20*
	Scheme	55
St. James’ Settlement	James’ House	14*
Hong Kong Sheng Kung Hui Welfare Council	Good Homes	60*
The Aberdeen Kai-fong Welfare Association Social Service	Best Neighbour Walk Together	16*
The Salvation Army	Home Plus	53*
Hong Kong Housing Society	Transitional Rental Housing Scheme - Yue Kwong Chuen	217
Yan Oi Tong	Green Garden	11*
Total number of Units		613

* Launched under the “Community Housing Movement” operated by HKCSS.

3. In view of the short-term nature of transitional housing, as well as different details and objective situation of each transitional housing project, setting a fixed target for transitional housing (such as the number of units, the number of beneficiaries, etc.) is not realistic and does not contribute to the work of NGOs. Nevertheless, we will continue to adopt an open attitude to facilitate the provision of more transitional housing.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)008

(Question Serial No. 2336)

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:

The Financial Secretary stated in the Budget Speech that \$2 billion will be set aside to support non-governmental organisations in constructing transitional housing and that the Transport and Housing Bureau will map out the detailed arrangements and seek funding approval. In this regard, please inform this Committee of:

- (1) the funding ceiling for each application, in respect of the \$2 billion allocation, by type of transitional housing, including the new modular transitional housing, refurbished flats and even industrial buildings;
- (2) the vetting mechanism in respect of the allocation; and
- (3) the estimated number of transitional housing units to be provided with the provision of \$2 billion.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 41)

Reply:

(1) & (2)

In the 2019-20 Budget, the Financial Secretary announced to set aside \$2 billion to support non-governmental organisations (NGOs) in providing transitional housing. The Government will strive to ensure that the amount of funding granted to each approved project should be in line with the principles of economy, efficiency, and effectiveness in the use of resources thereby achieving good value for money. The Transport and Housing Bureau will take into account the operational experiences of relevant projects funded and views from the community to map out the detailed arrangements of the dedicated fund, such as the funding ceiling and the vetting mechanism, and to seek funding approval by the Finance Committee of the Legislative Council.

(3) In view of the short-term nature of transitional housing, as well as different details and

objective situation of each transitional housing project, setting a fixed target for transitional housing (such as the number of units, the number of beneficiaries, etc.) is not realistic and does not contribute to the work of NGOs. Nevertheless, we will continue to adopt an open attitude to facilitate the provision of more transitional housing.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)009

(Question Serial No. 2337)

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:

The Financial Secretary stated in the Budget Speech that the estimated public housing production for the next 5 years is about 100 400 units, including about 74 200 units for public rental housing (PRH) and under the Green Form Subsidised Home Ownership Scheme (GSH), and about 26 300 other subsidised sale units. Given that the supply of public housing for the next 5 years will be 20 080 units per year on average only, there is still a shortfall of 11 420 units per year against the updated target set out in the Long Term Housing Strategy. Please inform this Committee of the following:

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

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 42)

Reply:

- (1) As at December 2018, the estimated number of units and locations of the Public Rental Housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) and other Subsidised Sale Flat (SSF) developments to be completed by the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) in the 5-year period from 2018-19 to 2022-23 is at Annex.

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

numbers in a timely manner to better address changes in market situations and the housing needs of the community.

Based on the concept of inter-changeability, the Government will strive to maintain the flexibility of various types of public housing, so as to meet the demand for PRH, GSH and other types of SSFs. As regards the number of PRH units to be put up for sale as GSH each year, when HA agreed to regularise GSH in January 2018, it considered it prudent to implement GSH at a more modest pace to gather experience, reduce the risk of unsold flats and minimise impact on the waiting time for PRH applicants. In line with this incremental approach and in the light of the positive response to the pilot GSH in 2016 and GSH 2018, HA decided at its meeting on 4 March 2019 to convert the 2 PRH developments at Chai Wan Road, Chai Wan and Tsing Hung Road, Tsing Yi respectively for sale as GSH by the end of 2019. HA will continue with this incremental approach, take account of operational experience and sales response, and consider the suitability of PRH projects for conversion to GSH projects each year.

- (2) To help the higher-income families who are not eligible for Home Ownership Scheme and yet cannot afford private housing to meet their home ownership aspirations in the face of hiking property prices, the Government announced in the Chief Executive's 2017 Policy Address its plan to introduce the "Starter Homes" (SH) Pilot Scheme for Hong Kong Residents. We initially proposed to use a residential site at Anderson Road on the Government's 2018-19 Land Sale Programme to provide about 1 000 SH units. However, the Government announced on 29 June 2018 to test out the SH concept earlier by inviting the Urban Renewal Authority to assign its redevelopment project at Ma Tau Wai Road as an SH pilot project. The Ma Tau Wai Road project can provide 450 SH units with flat size between 24 m² (261 ft²) and 47 m² (507 ft²). The project was launched for pre-sale in late December 2018, with an estimated intake in mid-2020. The Government will take into account the experience from the pilot project at Ma Tau Wai Road in considering the way forward of SH.

HA's Estimated PRH / GSH Production (2018-19 to 2022-23)

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2018-19				
Urban	Kwun Tong	Anderson Road Sites A and B	3 100	3 900
		Eastern Harbour Crossing Site Phase 7	500	
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	9 700
		Lai Chi Kok Road - Tonkin Street Phase 1#	2 500	
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 1	400	
		So Uk Phase 2	3 700	
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	20 500
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	4 800
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	1 000	
			Sub-total	13 800

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
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
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	11 300
2021-22				
Urban	Eastern	Chai Wan Road#	800	800
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400
		Tuen Mun Area 54 Sites 1 & 1A	4 200	
	North	Queen's Hill Phase 1	2 600	2 600
			Sub-total	14 400
2022-23				
Urban	Sham Shui Po	Pak Tin Phase 10	700	700
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100
Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi#	2 900	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 400	6 400
			Sub-total	12 900
			Total	72 900

(Based on HA's Housing Construction Programme as at December 2018)

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

GSH Projects announced in or before March 2019.

HA's Estimated Other SSFs Production (2018-19 to 2022-23)

Estimated Year of Completion/ District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district
2018-19				
Urban	Kowloon City	Kai Tak Site 1G1(B)*	683	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*	824	824
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*	1 698	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*	1 226	1 226
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
2022-23				
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900
Extended Urban	Sha Tin	On Muk Street Phase 1	500	500
			Sub-total	1 500
			Total	24 600

(Based on HA's Housing Construction Programme as at December 2018)

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

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

HKHS's Estimated PRH Production (2018-19 to 2022-23)

Estimated Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			Sub-total	1 000
2021-22				
Urban	Kowloon City	Lee Kung Street*	300	300
			Sub-total	300
			Total	1 300

(Based on HKHS's flat production forecast as at December 2018)

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

* Senior Citizen Residences Scheme Project

HKHS's Estimated SSFs Production (2018-19 to 2022-23)

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

(Based on HKHS's flat production forecast as at December 2018)

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

- End -

CONTROLLING OFFICER'S REPLY

THB(H)010

(Question Serial No. 1695)

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:

Nowadays, sub-divided units pose very serious problems in Hong Kong. Does the Government have any plans in the next financial year to conduct an extensive survey on sub-divided units in Hong Kong? If yes, what are the staff establishment and the estimated expenditure involved? If not, what are the reasons?

Asked by: Hon CHOW Ho-ding, Holden (LegCo internal reference no.: 33)

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. Relevant statistics were presented in the "2016 Population By-census Thematic Report: Persons Living in Subdivided Units" published in January 2018.

The main purpose of compiling statistics on SDUs is to estimate the housing demand arising from households living in SDUs, so as to update the rolling ten-year total housing supply target under the Long Term Housing Strategy (LTHS). C&SD will collect information on households living in SDUs in the 2021 Population Census and publish detailed statistics based on the results. For years between P16BC and the 2021 Population Census, C&SD will use the trend data from the results of the 16BC and past thematic household surveys, as well as relevant information on the construction and demolition of buildings, to estimate the number of households living in SDUs. The relevant statistics will be published in the LTHS Annual Progress Report.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)011****(Question Serial No. 1696)**

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 under Programme (4) that the Housing Department will co-ordinate the use of transit centres and allocate interim housing to eligible applicants. In this connection, will the Government inform this Committee of:

1. the total number of persons / families currently accommodated in transit centres and the respective numbers of vacant units in all transit centres across the territory; and
2. the total number of persons / families currently accommodated in Shek Lei Interim Housing (IH) and Po Tin IH and the respective numbers of vacant units in these two IHs?

Asked by: Hon CHOW Ho-ding, Holden (LegCo internal reference no.: 34)

Reply:

1. There are 2 Transit Centres (TCs) under the purview of the Hong Kong Housing Authority (HA), viz Po Tin TC and Lung Tin TC. There are 340 bed spaces at Po Tin TC and 76 bed spaces at Lung Tin TC. Since the occupancy position of TCs fluctuates depending on the occurrence of incidents, e.g. some affected by natural disaster will only stay in TC for a few days, the occupancy rate at different periods of time varies greatly. However, for reference purpose, we provide the average occupancy rate of the past 3 years as below:

Year	Average occupancy rate (%)¹
2016	23.8
2017	21.5
2018	23.8

1 Average occupancy rate is the average of the occupancy rates at the end of each month of the year. The inmates include those who are rendered homeless as a result of natural disasters, emergencies incidents, Government enforcement actions (including the Lands Department, the Buildings Department and the Bailiff's Office) and the Housing Department's tenancy enforcement action.

2. There are 2 Interim Housing (IH) under the purview of HA, viz Shek Lei IH and Po Tin IH. As at 31 December 2018, there were in total 3 550 occupied units with about 4 980 occupants, and 2 191 vacant units in these 2 IHs.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)012

(Question Serial No. 3242)

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 Housing Department continues to implement the Mandatory Window Inspection Scheme (MWIS) in 2019-20. In this connection, please advise this Committee on the following:

1. the number of flats against which prosecution instigated for non-compliance with the statutory MWIS notices issued by the Independent Checking Unit (ICU) of the Office of the Permanent Secretary for Transport and Housing (Housing) since the implementation of MWIS, and the ratio of these flats to those that have complied with the notices;
2. the number of briefing sessions on MWIS organised by the ICU since the implementation of MWIS and the total expenditure incurred with a detailed breakdown;
3. the number of briefing sessions on MWIS attended by the ICU at the invitation of members of the public and housing estates / courts since the implementation of MWIS, and the details of these briefing sessions; and
4. whether the ICU will strengthen the support to the owners of the targeted flats under MWIS; if yes, the details; if no, the reasons.

Asked by: Hon FAN Kwok-wai, Gary (LegCo internal reference no.: 50)

Reply:

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

1. Up to the end of February 2019, ICU had issued about 129 000 statutory notices under the Mandatory Window Inspection Scheme (MWIS) and about 120 000 of them had been complied with. For statutory notices with specified time expired but still not yet complied with, the ICU will issue reminders, advisory and warning letters, and then issue fixed penalty notices (FPNs) with a fine of \$1,500 to the building owners. If the statutory notice is still not complied with, the ICU may instigate prosecution proceedings. The ICU had issued about 11 000 warning letters and 2 200 FPNs to building owners who failed to comply with the statutory notices. Majority of the owners complied with the statutory notices after receiving the warning letters and FPNs. The ICU is planning to instigate prosecution proceedings against those still in breach. In fact, upon ICU's requests, the Court had served summonses to 5 owners who received FPNs but raised dispute without justifiable grounds. 2 of them were adjudged conviction by the Magistrate and the other 3 cases were settled by payment of \$1,500 penalty and \$500 costs before hearing.
2. Currently, the ICU organises at least 2 briefings every year. Since the implementation of MWIS in 2012, the ICU had organised 22 briefings. The expenditure incurred is a part of the overall operational expenditure of the ICU. We do not have a breakdown on the estimates involved for this particular duty.
3. Apart from the above, the ICU will, on the invitation by various district offices and district councils, participate in community seminars organised by them. Since the implementation of MWIS, the ICU has attended 16 relevant seminars. Information of these seminars is as follows:

Date	Venue
28 th May 2013	Tuen Mun City Hall
14 th January 2014	Cheung Fat Estate Community Centre
4 th March 2014	Sha Kok Community Hall
17 th March 2014	Lee On Community Hall
6 th July 2014	Lek Yuen Community Hall
24 th July 2014	Tai Po Community Centre
17 th October 2014	Wong Tai Sin Community Centre
22 nd May 2015	Sha Kok Community Hall
29 th May 2015	Lee On Community Hall
11 th September 2015	Po Leung Kuk Siu Hon Sum Primary School, Shatin
19 th September 2015	Tung Wah Group of Hospitals Sin Chu Wan Primary School, Tai Wai
27 th February 2016	Quarry Bay Community Hall
29 th September 2016	North District Government Offices
17 th November 2016	Tai Po Community Centre
27 th December 2016	Tsang Pik Shan Secondary School, Ma On Shan
7 th January 2017	Lek Yuen Community Hall

4. Apart from introducing the requirements and procedures of MWIS, the ICU will respond to owners' enquiries in the Q & A session of the briefings and seminars. The ICU also provides advisory service to owners and Incorporated Owners, such as explaining the scope of prescribed inspection and prescribed repair, the role and responsibilities of the Qualified Persons, etc. In fact, after several years of publicity and education by the Government, the community has gained certain awareness and knowledge of MWIS. Most property management agencies would coordinate/assist owners to handle the required works. As there is a high level of compliance of the scheme, the ICU at the moment has no plan to enhance the services in this respect.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)013

(Question Serial No. 1111)

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 housing needs of the grassroots citizens are imminent. With the waiting time for public rental housing (PRH) getting increasingly longer, more grassroots are indirectly forced to move into subdivided units (SDUs). However, the Government has no specific measures in place to help those living in SDUs. The number of 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, please advise this Committee on the following:

The current number of SDUs in Hong Kong and the number of households living in these units, with a breakdown by district.

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 32)

Reply:

According to the results of the 2016 Population By-census (16BC) conducted by the Census and Statistics Department (C&SD), there were some 92 700 subdivided units (SDUs) involving 91 800 households in Hong Kong in 2016. Their breakdown by region and District Council district is at Annex.

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

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)014

(Question Serial No. 1112)

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 key responsibilities of the Housing Department is “monitoring the supply of suitable sites for development of public housing”. It is stated in the Long Term Housing Strategy (LTHS) Annual Progress Report 2018 released in December 2018 by the Government that the public / private split of housing supply will be revised from 60:40 to 70:30, i.e. the supply targets for public and private housing for the ten-year period from 2019-20 to 2028-29 will be 315 000 units and 135 000 units respectively. In this connection, will the Government inform this Committee of the following:

1. the current shortfall of land in hectares and public housing units to meet the public housing supply target of 350 000 units for the ten-year period as stipulated in LTHS;
2. further to the above question, whether the Government has any new plans to identify sites to meet the ten-year housing production target as stipulated in LTHS;
3. 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 3 financial years, and among these sites, the hectares of land with the cost of land resumption, development and site formation paid by the Government; and
4. the resources and manpower to be deployed by the Government in order to achieve the public housing production target for the next 10 years as stipulated in LTHS, and the details of the plan.

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 33)

Reply:

1. According to the Long Term Housing Strategy Annual Progress Report 2018 (LTHS Progress Report) released in December 2018, the total housing supply target for the 10-year period from 2019-20 to 2028-29 will be 450 000 units. Based on the public/private split of 70:30, the public and private housing supply targets will be

315 000 units and 135 000 units respectively. The Government will continue to identify suitable housing sites to meet the housing supply targets.

As stated in the LTHS Progress Report, the total public housing production for the above 10-year period is estimated to be around 248 000 flats, assuming that all sites identified can be smoothly delivered on time for housing development. There is still a shortfall of about 67 000 units against the supply target. According to the forecasts as at December 2018, the estimated number of units and the area of public housing projects to be completed by the Hong Kong Housing Authority (HA) and Hong Kong Housing Society (HKHS) in the coming 5 years (2018-19 to 2022-23) are set out at Annex.

For public housing projects with completion dates scheduled for 2023-24 and beyond, they are mostly at the preliminary planning and design stage and are subject to various factors such as rezoning, consultation with local communities, infrastructure construction, site formation works, etc. Moreover, in many cases, the project sites are still subject to technical studies or investigation. Some of the sites also involve land resumption, clearance, or reprovisioning of affected facilities. For projects involving Government-funded works, funding approval from the Legislative Council is also required. As these projects are subject to changes, it is difficult to provide detailed information and programme at this stage. Nonetheless, information will be provided in good time according to the rolling construction programme. The Government will also consult relevant District Councils when appropriate.

2&3. The Government will continue to adopt a multi-pronged land supply strategy in increasing land supply to cope with housing and other development needs of Hong Kong. These include undertaking land use review and rezoning, suitably increasing development intensity and taking forward New Development Area projects. In accordance with the 10-year housing supply target set out in the LTHS Progress Report, relevant Government bureaux and departments have been working closely to identify and provide suitable land for public housing development to the HA or HKHS to increase public housing supply. For example, the Government announced in June 2018 the reallocation of 9 sites at Kai Tak and Anderson Road Quarry, which were originally intended for private housing development, for providing about 11 000 public housing units.

As announced in the Chief Executive's 2018 Policy Address (Policy Address), 70% of the housing units on Government's newly developed land in general will be for public housing. Besides, the Government announced on 20 February this year that we fully accepted the recommendations tendered by the Task Force on Land Supply (TFLS) and would continue to implement a multi-pronged, more robust and visionary land supply strategy to sustain and significantly increase land supply for housing and other developments. We will also implement a number of specific measures to take forward the 8 land supply options worthy of priority studies and implementation as recommended by TFLS.

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.

4. As a financially autonomous public body, HA funds its public housing construction programmes with its own resources. As an independent, financially autonomous, self-financing and not-for-profit organisation, HKHS also funds its public housing projects with its own resources. HA and HKHS would monitor the manpower requirement for the development of public housing.

**HA's Estimated Public Rental Housing (PRH)/
Green Form Subsidised Home Ownership Scheme (GSH) Production (2018-19 to 2022-23)**

Estimated Year of Completion/ District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2018-19					
Urban	Kwun Tong	Anderson Road Sites A and B	3 100	3 900	5.3 [#]
		Eastern Harbour Crossing Site Phase 7	500		0.2
		Sau Ming Road	300		0.3
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	9 700	1.6
		Lai Chi Kok Road - Tonkin Street Phase 1 [^]	2 500		1.5
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300		0.8
		Shek Kip Mei Phase 3	200		0.4
		Shek Kip Mei Phase 7	200		0.2
		So Uk Phase 1	400		7.9 [#]
		So Uk Phase 2	3 700		
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000	2.3
	Islands	Tung Chung Area 39	3 900	3 900	3.2
			Sub-total	20 500	
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 [#]
		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 / GSH 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 [#]
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	6.6 [#]
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700	0.6
	North	Queen's Hill Phase 1	3 800	6 300	12.4 [#]
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	11 300	
2021-22					
Urban	Eastern	Chai Wan Road [^]	800	800	0.3
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000	4.7 [#]
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	0.4
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400	3.5
		Tuen Mun Area 54 Sites 1 & 1A	4 200		2.9
	North	Queen's Hill Phase 1	2 600	2 600	12.4 [#]
			Sub-total	14 400	
2022-23					
Urban	Sham Shui Po	Pak Tin Phase 10	700	700	0.8
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100	6.6 [#]
Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi [^]	2 900	3 700	2.2
		Lai Cho Road	800		0.58
New Territories	Tai Po	Tai Po Area 9	6 400	6 400	6.7
			Sub-total	12 900	
			Total	72 900	

(Based on HA's Housing Construction Programme as at December 2018)

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

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

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

[^] GSH Projects announced in or before March 2019.

HA's Estimated Other Subsidised Sale Flats (Other SSFs) Production (2018-19 to 2022-23)

Estimated Year of Completion / District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2018-19					
Urban	Kowloon City	Kai Tak Site 1G1(B)*	683	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*	824	824	2.0 [#]
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*	1 698	2 500	2.0 [#]
		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 [#]
			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*	1 226	1 226	1.0
New Territories	North	Queen's Hill Phase 3	3 200	3 200	12.4 [#]
			Sub-total	6 800	
2021-22					
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100	1.9
	Islands	Tung Chung Area 54	3 300	3 300	3.2
			Sub-total	5 400	
2022-23					
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900	6.6 [#]
Extended Urban	Sha Tin	On Muk Street Phase 1	500	500	0.4
			Sub-total	1 500	
			Total	24 600	

(Based on HA's Housing Construction Programme as at December 2018)

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

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

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

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

HKHS's Estimated PRH Production (2018-19 to 2022-23)

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

(Based on HKHS's flat production forecast as at December 2018)

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

* 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 (2018-19 to 2022-23)

Estimated Year of Completion/ District	Sub-district	SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)
2019-20					
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
			Sub-total	1 640	
			Total	1 640	

(Based on HKHS's flat production forecast as at December 2018)

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

- End -

CONTROLLING OFFICER'S REPLY

THB(H)015

(Question Serial No. 1113)

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 recent years, quite a number of Hong Kong buyers have encountered problems like non-completion of building projects after purchasing overseas properties. This is quite worrying. Will the Government allocate additional resources and manpower to the Estate Agents Authority in the coming financial year to handle complaints or requests for assistance from the Hong Kong buyers on the related matters? Will the Government consider updating the Estate Agents Ordinance in the future with a view to regulating the sales of overseas properties in Hong Kong? If yes, what are the details; if not, what are the reasons?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 34)

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. It has been concluded 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, 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 a lot of

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 EAA has also held public seminars in both March 2018 and March 2019 to remind consumers of the risks that they might face in purchasing non-local properties. In addition, the Consumer Council has published articles in its publications to enhance public education on this issue.

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 a non-local 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. Besides, the EAA issued a practice circular in December 2017 to provide guidelines on the appropriate practices and measures to be adopted in handling the sale of uncompleted properties situated outside Hong Kong. These practices and measures, amongst others, include due diligence measures and record keeping requirements. The circular took effect on 1 April 2018. The guidelines are not only binding on the licensed estate agents, but also provide a yardstick for consumers to assess whether the sales methods adopted by individual persons (including the exempted persons) are appropriate. Licensees who breach the guidelines may be subject to disciplinary actions. The Government will continue to work with the EAA and Consumer Council to closely monitor the situation.

The EAA is an independent and self-financing body. It will deploy its manpower and resources as appropriate to meet its various operational requirements.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)016

(Question Serial No. 1114)

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:

To mitigate the resistance to land resumption in Kwu Tung North / Fanling North New Development Areas (NDAs), the Development Bureau (DEVB), in the middle of last year, put forward a non-means-tested rehousing option for affected clearerees so that they can be accommodated in Dedicated Estates (DEs) of the Hong Kong Housing Society (HKHS). However, these DEs can only be completed in 2023 to 2024 the earliest. At a meeting of the Strategic Planning Committee of the Housing Authority (HA), Members endorsed the transitional arrangements under which clearerees opting for residence in DEs of HKHS are allowed, before the completion of DEs, to move to HA's estates during the transitional period without being subject to means test. After the completion of DEs, they may either move to the new DEs or opt to continue residing in HA's estates. In this connection, please inform this Committee of:

- 1 the manpower and resources for implementing the above rehousing options; and
- 2 whether the Government has any records of the affected cases / number of clearerees affected.

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 35)

Reply:

- 1 There are 29 non-directorate posts in the Housing Department (HD) responsible for undertaking duties relating to Programme (4) Rehousing of Occupants upon Clearance of Head 62. The staff cost and other operating expenditure in 2019-20 is estimated to be \$25.8 million. The additional rehousing arrangements for the one-off transitional arrangement relating to the non-means-testing option will be absorbed by the current staff establishment. We do not have a breakdown on the staff establishment and expenditure required for undertaking this particular duty.
- 2 According to the information provided by the Lands Department (LandsD), around 1 500 households living in the squatter structures (including totally unauthorised

structures) were captured in the freezing survey of the Kwu Tung North and Fanling North New Development Areas. As the eligibility screening of households is still in progress, the number of eligible households who have opted for the non-means tested rehousing option and require one-off transitional arrangement to be provided by the Hong Kong Housing Authority is not yet available.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)017

(Question Serial No. 0908)

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:

The Financial Secretary announced in this year's Budget that \$2 billion would be set aside to support non-governmental organisations (NGOs) in constructing transitional housing. In this connection, please inform this Committee of:

- (1) the specific complementary measures to be implemented and the estimated number of transitional housing units to be provided;
- (2) the manpower arrangements;
- (3) the timetable for the development of transitional housing;
- (4) the list of the NGOs and the criteria for drawing up the list by the Government; and
- (5) whether the Government has put in place a mechanism for monitoring the NGOs' deployment of funding to ensure proper use of public funds; if yes, the details of the mechanism; if no, the reasons for not setting it up.

Asked by: Hon IP LAU Suk-ye, Regina (LegCo internal reference no.: 9)

Reply:

(1) and (3)

The Task Force on Transitional Housing (The Task Force) under Transport and Housing Bureau (THB) provides coordinating support, in consultation with relevant bureaux/departments, to facilitate the transitional housing projects proposed by non-governmental organisations (NGOs) based on their needs. Such support includes offering advice on administrative or statutory procedures, as well as in funding application. In view of the short-term nature of transitional housing, as well as different details and objective situation of each transitional housing project, setting a fixed target for transitional housing (such as the number of units, the number of beneficiaries, etc.) is not realistic and does not contribute to the work of NGOs.

Nevertheless, we will continue to adopt an open attitude to facilitate the provision of more transitional housing.

- (2) 5 time-limited posts will be created in 2019-20 for the Task Force, with the rank and number of posts as follows:

Rank	Number
Project Director	2
Senior Administrative Officer	1
Senior Executive Officer	1
Assistant Clerical Officer	1
Total	5

- (4) and (5)

In the 2019-20 Budget, the Financial Secretary announced to set aside \$2 billion to support NGOs in providing transitional housing. The Government will strive to ensure that the amount of funding granted to each approved project should be in line with the principles of economy, efficiency, and effectiveness in the use of resources thereby achieving good value for money. THB will take into account the operational experiences of relevant projects funded and views from the community to map out the detailed arrangements of the dedicated fund, including the eligibility criteria and vetting procedure, and to seek funding approval by the Finance Committee of the Legislative Council.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)018****(Question Serial No. 1472)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (5) Support ServicesControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

The Transport and Housing Bureau has set up the Task Force on Transitional Housing to assist the community to take forward transitional housing initiatives. In this regard, please advise this Committee on the following:

1. by the Government's preliminary estimation, (1) the total housing production; and (2) the estimated completion year(s) of transitional housing projects to be initiated by the community, given that \$2 billion has been set aside by the Government in 2019-20 financial year to support non-governmental organisations in constructing transitional housing; and
2. in tabular form, the pay scales, establishments (permanent or non-permanent) and specific duties of the 5 additional posts to be created by the Government to tie in with the implementation of various community initiatives on transitional housing.

Asked by: Hon IP LAU Suk-ye, Regina (LegCo internal reference no.: 8)Reply:

5 time-limited posts will be created in 2019-20 for the Task Force on Transitional Housing, (the Task Force) with the rank and number of posts as follows:

Rank	Number
Project Director	2
Senior Administrative Officer	1
Senior Executive Officer	1
Assistant Clerical Officer	1
Total	5

The Task Force provides co-ordinating support, in consultation with the relevant bureaux/departments, to facilitate the transitional housing projects proposed by non-governmental organisations (NGOs) based on their needs. Such support includes offering advice on administrative or statutory procedures, as well as in funding application. The 2019-20 estimates (including emoluments) is \$9.196 million. In view of the short-term nature of transitional housing, as well as different details and objective situation of each transitional housing project, setting a fixed target for transitional housing (such as the total housing production, the estimated completion year, etc.) is not realistic and does not contribute to the work of NGOs. Nevertheless, we will continue to adopt an open attitude to facilitate the provision of more transitional housing.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)019

(Question Serial No. 1653)

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 regard to “monitoring the progress on supply and timely availability of public housing sites” under this Programme, will the Administration inform this Committee of:

1. the average production and completion of public housing (including public rental housing (PRH) units, Home Ownership Scheme flats and Green Form Subsidised Home Ownership Scheme flats) in the next 5 years;
2. the means and efforts to boost public housing supply, as according to the Public Housing Construction Programme submitted to the Legislative Council, the volumes of public housing production from 2019-20 onwards all fail to reach 15 000 units, lagging markedly behind the targets in the Long Term Housing Strategy; and
3. whether there are more extensive plans and measures to increase the provision of land for PRH production and boost the completion of PRH while reducing the waiting time and rendering assistance to those families with financial difficulties awaiting PRH allocation, given that PRH waiting time already stands at 5.5 years and the number of households applying for PRH is over 260 000.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 61)

Reply:

1. According to the forecasts as at December 2018, the estimated total public housing production of the Hong Kong Housing Authority (HA) and Hong Kong Housing Society in the 5-year period from 2018-19 to 2022-23 is about 100 400 units, comprising about 74 200 public rental housing (PRH)/ Green Form Subsidised Home Ownership Scheme (GSH) units and about 26 300 other subsidised sale flats (SSFs). In which, HA will produce about 97 500 units, comprising about 72 900 PRH/GSH units and about 24 600 other SSFs.¹

¹ Flat numbers are rounded to the nearest hundred and thus not added up to the total.

2&3. The Government will continue to undertake 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., to increase housing supply in the short, medium and long term. As announced in the Chief Executive's 2018 Policy Address, 70% of the housing units on Government's newly developed land in general will be for public housing. The Government also announced two major measures in 2018 to boost the supply of public housing, including:

- i. the reallocation of 9 sites at Kai Tak and Anderson Road Quarry, which were originally intended for sale in the coming few years, for public housing. These sites are expected to provide about 11 000 public housing units. The Government will keep in view the situation and assess the most suitable land uses for different sites; and if the situation warrants, to reallocate sites originally intended for private housing use for public housing development; and
- ii. to optimise the use of public housing land, since the announcement in 2014 on increasing the development intensity of housing sites by 20%, except for those in the north of Hong Kong Island and Kowloon Peninsula which are more densely populated, the Executive Council agreed in December 2018 to allow further increase of domestic plot ratio (PR) of public housing sites by up to 10% to a maximum of 30%, where technical feasibility permits. The relevant bureaux/departments (B/Ds) shall undertake technical studies for individual sites to ascertain the feasibility and impacts of applying the higher PR, and to seek approval of the Town Planning Board as appropriate according to the established procedure.

Where planning and infrastructure permit and without compromising the environment to an unacceptable extent, relevant B/Ds will continue to assist HA to optimise the development potential of each public housing site and increase public housing production.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)020

(Question Serial No. 1657)

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 “continuing to liaise with the Hong Kong Housing Society (HKHS) on the implementation of subsidised housing projects entrusted to HKHS”, please advise on the following:

1. the subsidised housing projects to be implemented by HKHS and the total number of flats to be provided in the next 5 years;
2. the estimated number of sites that will be granted to HKHS for developing subsidised housing in the next 5 years; and
3. whether the Administration will consider granting more private housing land or entrusting the Land Sharing Pilot Scheme to HKHS for subsidised housing development.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 58)

Reply:

1. The estimated number of units and the location of rental estates and subsidised sale flat (SSF) projects under the Hong Kong Housing Society (HKHS) to be completed in the coming 5 years (i.e. 2018-19 to 2022-23) are set out at the **Annex**.
2. The Government announced on 29 June 2018 the reallocation of 9 sites at Kai Tak and Anderson Road Quarry, which were originally intended for sale in the coming few years, for public housing. These sites are expected to provide about 11 000 public housing units, which will help narrow the public housing shortage in later years. 1 of the sites in Kai Tak will be allocated to HKHS for the redevelopment of Chun Seen Mei Chuen. HKHS can then make use of the original site of Chun Seen Mei Chuen to redevelop Lok Man Sun Chuen by phases. The remaining new units on this Kai Tak site can also be used to rehouse other eligible households affected by Government development and projects by the Urban Renewal Authority. As for the remaining 8

sites, the Hong Kong Housing Authority and HKHS will each take up 1 site in Kai Tak and 3 sites in Anderson Road Quarry for SSF development, having regard to the original planning intentions for these sites and other developments in the vicinity. These 5 sites to be allocated to HKHS will provide a total of about 6 600 units which are estimated to be completed in 2024 to 2026.

3. As advised by the Development Bureau, the Government currently has established procedures in the allocation of sites for public and private housing purposes when undergoing the site searching and planning process. In considering the housing types of individual sites, the Government has to take into account the holistic planning of the community, including the ratio of public and private housing in the concerned areas, and the different needs of public and private housing for community facilities, transport facilities, and infrastructural facilities in the area (such as water supplies, drainage, roads, etc.), and whether the location, area, and development scale of individual sites would be suitable for public housing development. At the same time, the Government also needs to take into account the demand for private housing in the society, and continue to keep a certain number of sites for the Land Sale Programme in order to maintain a sustained and steady private housing land supply.

In view of the society's keen demand for public housing in recent years, the Government has converted 21 sites originally intended for private housing development for public housing use since 2013-14 having balanced the needs of different sectors in the society, capable of providing some 27 000 public housing units. As mentioned above, 5 of these sites will be allocated to HKHS for SSF development. The Government will continue to keep the situation under review and assess the most suitable land uses for different sites. Notwithstanding this, in view of the considerations mentioned above, not all sites originally intended for private housing development could be reallocated for public housing use.

To solve the shortage of public housing in the long run, we cannot only rely upon site reallocation. The key is to continually increase the overall land supply. The Government will continue to strive to identify sites for public and private housing development, and adopt a multi-pronged approach in increasing land supply in a sustained and steady manner in order to achieve the ten-year public housing supply target under the Long Term Housing Strategy.

As regards the Land Sharing Pilot Scheme, the Government is in the process of drawing up more specific criteria and other details of the implementation framework, including the delivery mechanism of public housing under the scheme. Our plan is to invite applications in the second half of 2019 after seeking the endorsement of the Chief Executive-in-Council.

HKHS's Estimated Rental Estates Production (2018-19 to 2022-23)				
Estimated Year of Completion/ District	Sub-district	Rental estates project	Planned Flat Number	Planned Flat Number By District
2019-20				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			Sub-total	1 000
2021-22				
Urban	Kowloon City	Lee Kung Street*	300	300
			Sub-total	300
			Total	1 300

(Based on HKHS's flat production forecast as at December 2018)

Note : Flat numbers are rounded to the nearest hundred.

* Senior Citizen Residences Scheme Project

HKHS's Estimated SSFs Production (2018-19 to 2022-23)				
Estimated Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By District
2019-20				
Extended Urban	Sha Tin	Sha Tin Area 36C (Greenhill Villa)*	1 020	1 350
	Sai Kung	Tseung Kwan O Area 73A (Mount Verdant)*	330	
New Territories	Tuen Mun	Tuen Mun Area 2 (Terrace Concerto)*	290	290
			Sub-total	1 640
			Total	1 640

(Based on HKHS's flat production forecast as at December 2018)

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

- End -

CONTROLLING OFFICER'S REPLY

THB(H)021

(Question Serial No. 1658)

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

1. the current number of subsidised housing flats under HKHS with unpaid premium and their percentage in the overall subsidised housing flats;
2. the number of subsidised housing flats under HKHS for which applications for premium assessment were made in each of the past 5 years; and
3. in respect of the “Letting Scheme for Subsidised Sale Developments with Premium Unpaid” launched earlier by HKHS, the number of applications received and the number of approved applications; the numbers of these flats having been matched or rented out; and whether HKHS will deliberate on the effectiveness of the Scheme in the future for improvement; if yes, the timetable.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 59)

Reply:

1. As at 28 February 2019, there were 16 220 subsidised sale flats (SSFs) with premium unpaid under the Hong Kong Housing Society (HKHS), representing 80% of all completed SSFs under HKHS.
2. There were 606 SSFs under HKHS for which the premium was paid during the past 5 years (i.e. from 2014 to 2018).
3. Since launching the Letting Scheme for Subsidised Sale Developments with Premium Unpaid (the Scheme) in September 2018, HKHS has received 13 and 53 applications from owners and tenants respectively, and issued 4 Eligible-to-Let Certificates and 23 Eligible-to-Rent Certificates. No flats have been rented out so far. HKHS is currently reviewing the Scheme and collecting views from the public, with a view to

considering how the Scheme should be enhanced. Subsequent to the completion of HKHS's review, the Subsidised Housing Committee of the Hong Kong Housing Authority will consider how best to join the Scheme in due course.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)022

(Question Serial No. 1659)

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 “enhancing the transparency of the sale of first-hand residential properties”, please advise on the following:

1. the respective numbers of complaints relating to first-hand properties received by the Sales of First-hand Residential Properties Authority (SRPA) and non-compliance cases detected during inspections in the past 3 years; and among the non-compliance cases, the number of cases substantiated and the penalties imposed by SRPA;
2. whether SRPA has alerted members of the public of the risks involved regarding the practice of offering mortgage loans with high loan-to-value ratios to promote the sale of first-hand properties; if yes, the details of the work and its effectiveness; and
3. the work to be carried out to enhance the transparency of the sale of first-hand residential properties in the coming year and the expenditure to be involved.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 60)

Reply:

In the past 3 years, the Sales of First-hand Residential Properties Authority (SRPA) received a total of 143 complaints. A breakdown of the complaints by year and category is as follows:

	Categories of complaints	2016	2017	2018	Total
(a)	Sales brochure	9	6	16	31
(b)	Price list	4	1	1	6
(c)	Sales arrangement	6	5	2	13
(d)	Show flat	2	1	0	3
(e)	Viewing of completed residential properties	0	0	0	0
(f)	Preliminary agreement for sale and purchase (PASP) and/or agreement for sale and purchase (ASP)	0	0	0	0
(g)	Register of transactions	1	0	0	1
(h)	Advertisement	27	7	7	41
(i)	Website	0	0	0	0
(j)	Misrepresentation and/or dissemination of false or misleading information	10	6	9	25
(k)	Others	11	5	7	23
	Total	70	31	42	143

From 1 January 2016 to end of 2018, 5 cases, including 1 complaint case and 4 self-initiated investigation cases, which involved 100 counts of offence, have been prosecuted and convicted for contraventions of the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (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 \$2.188 million. Details of the offences involved in the convicted cases have been uploaded to the website of the SRPA for public perusal.

To give the general public a better understanding on the points they should pay attention to when purchasing first-hand residential properties, including mortgage matters, the SRPA has published a comic booklet titled “Everything You Need to Know When Purchasing a First-hand Residential Property” to deliver the concerned messages in a simple and user-friendly manner. At the same time, the SRPA has launched a set of TV and radio Announcements in the Public Interest to remind prospective purchasers to study the sales brochures, price lists and sales arrangements made available by vendors of the development, check the payment terms, mortgage details and total expenses and think about their affordability before purchasing first-hand residential properties.

In addition, the SRPA has issued the “Notes to Purchasers of First-hand Residential Properties” (“Notes to Purchasers”), promotional pamphlet and publicity information to remind prospective purchasers to study the information about the mortgage loan plans set out in the price list. They should stay alert on whether there are ancillary conditions on the discounts offered by the vendors and the detailed terms of various payment plans. If they intend to opt for any of the mortgage loan plans offered by financial institutions specified by the vendor, they should study the details of mortgage loan plans, such as requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, applicants’ payment of administrative fees, etc.

From May 2017 to the end of February 2019, the SRPA has distributed in sales offices and show flats “Everything You Need to Know When Purchasing a First-hand Residential Property”, “Notes to Purchasers”, promotional pamphlets and other publicity materials carrying slogans to remind prospective purchasers to check mortgage details and take into account their affordability for over 120 occasions covering over 50 first-hand residential developments/phases.

The Ordinance aims to enhance the transparency and fairness of the sales of first-hand residential properties, strengthen consumer protection, and provide a level playing field for vendors of first-hand residential properties. 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 PASP and ASP for the sales of first-hand residential properties. It also provides for prohibitions against misrepresentation and the dissemination of false or misleading information. Since the Ordinance came into full implementation on 29 April 2013, it has been effective in allowing prospective purchasers of first-hand residential properties to get hold of the sales information on first-hand residential properties and the relevant transaction information. The sales of first-hand residential properties have become more transparent. The public education efforts of the SRPA make prospective purchasers of first-hand residential properties more aware of their rights.

In 2019-20, the establishment of the SRPA will be increased by 6 posts for enhancing compliance checking, inspections, investigations and systems technical support related to the Ordinance. Since 2019-20, the SRPA will have an establishment of 44 staff members. In addition, the estimated expenditure of the SRPA on publicity and public education is \$0.5 million. The SRPA will continue to remind prospective purchasers, through different channels including short video clips and drama series, issues that they should pay attention to when purchasing first-hand residential properties.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)023

(Question Serial No. 2509)

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 preparatory work for introducing "Special Rates" on vacant first-hand private residential units, will the Administration advise this Committee on the following:

1. when the law drafting process is expected to conclude;
2. the number of staff members currently engaged in the formulation of the related policy; and
3. the estimated expenditure on modifying the computer system?

Asked by: Hon KWOK Wing-hang, Dennis (LegCo internal reference no.: 91)

Reply:

1. The Chief Executive announced on 29 June 2018 the proposed introduction of "Special Rates" on vacant first-hand private residential units. The Government proposes to amend the Rating Ordinance (Cap.116) to require developers of the first-hand private residential units with occupation permit issued for 12 months or more to furnish annual returns to the Government on status of these units. Units that have not been rented out for more than 6 months during the past 12 months will be considered as vacant and subject to "Special Rates". "Special Rates" will be collected by the Rating and Valuation Department (RVD) annually at 2 times (i.e. 200%) of the rateable value of the units concerned. The Government is now formulating the legislative amendments and plans to introduce the Amendment Bill into the Legislative Council within 2018-19 legislative year.
2. An existing team under the Deputy Secretary for Transport and Housing (Housing) is responsible for coordinating the formulation of legislative amendments. We do not have a breakdown on the establishment and estimated staff cost involved for this particular duty.

3. The estimated cost for enhancing RVD's computer systems is about \$9 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)024

(Question Serial No. 2141)

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 Programme (4) Rehousing of Occupants upon Clearance, please provide the following information:

1. What was the actual average time taken in verifying domestic clearerees' rehousing eligibility upon receipt of referrals from relevant departments in the past 3 years? Is it possible to shorten the verification time needed by increasing manpower?
2. Based on the staff establishment in the Estimates, what is the maximum number of cases that the Department can handle if the verification of rehousing eligibility needs to be completed within the target timeframe of 8 weeks? Has there ever been an increase in manpower and estimated expenditure in the light of a surge in rehousing applications requiring verification of eligibility?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 14)

Reply:

The Housing Department is responsible for assisting in verifying the rehousing eligibility of the households affected by Government's clearance operations. The work includes reviewing rehousing applications referred by the Lands Department, conducting surveys and reviewing rehousing applications on households of illegal rooftop structures affected by enforcement actions of the Buildings Department, conducting income and asset tests, verifying residence rule, allocating public rental housing or interim housing to eligible applicants, etc.

Since the actual time required for verifying each case depends on its complexity and the number of cases required to be processed concurrently, we have not kept statistics on the average number of days required to verify the clearerees' rehousing eligibility in each year.

The workload of the verification work is not static. In order to achieve the target timeframe of 8 weeks, we will mobilise the staff within the department if necessary.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)025****(Question Serial No. 2142)**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:

Under Programme (4): Rehousing of Occupants upon Clearance, please provide the following information:

What were the actual usage rates of the transit centres in the past 3 years?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 15)

Reply:

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

Year	Average occupancy rate (%)¹
2016	23.8
2017	21.5
2018	23.8

- End -

1 Average occupancy rate is the average of the occupancy rates at the end of each month of the year. The inmates include those who are rendered homeless as a result of natural disasters, emergencies incidents, Government enforcement actions (including the Lands Department, the Buildings Department and the Bailiff's Office) and the Housing Department's tenancy enforcement action.

CONTROLLING OFFICER'S REPLY**THB(H)026****(Question Serial No. 2144)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not specifiedProgramme: (5) Support ServicesControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

With regard to the Matters Requiring Special Attention in 2019-20, what are the staffing requirement and estimated expenditure in the coming financial year for facilitating the implementation of transitional housing projects? What is the timeline for the creation of the posts in the staff establishment? Have all the staff members for these posts assumed duty? What are the specific work plans for the coming financial year?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 17)Reply:

5 time-limited posts will be created in 2019-20 for the Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau, with the rank and number of posts as follows:

Rank	Number
Project Director	2
Senior Administrative Officer	1
Senior Executive Officer	1
Assistant Clerical Officer	1
Total	5

The Task Force provides co-ordinating support, in consultation with relevant bureaux/departments, to facilitate the transitional housing projects proposed by non-governmental organisations based on their needs. Such support includes offering advice on administrative or statutory procedures, as well as in funding application. The 2019-20 estimates (including staff and other expenses) is \$9.196 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)027

(Question Serial No. 2145)

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

Question:

It is stated in the Budget Speech that “\$2 billion will be set aside to support non-governmental organisations in constructing transitional housing. The Transport and Housing Bureau (THB) will map out the detailed arrangements and seek funding approval”. When will THB seek funding approval from the Legislative Council, announce the details of submission of applications for funding and call for applications? Besides, the Financial Secretary stated in the 2018-19 Budget Speech that “\$1 billion will be set aside to subsidise the costs of basic works of eligible projects (that optimise the use of Government land)”. What are the differences in coverage between this subsidy scheme and the one to be established with the \$2 billion allocation? Under which Head and Programme in the Estimates does the latter scheme fall? Which department will be responsible for the vetting of the applications?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 18)

Reply:

The Finance Committee (FC) of the Legislative Council approved the Government's proposal in January 2019 to set up a \$1 billion fund to support non-governmental organisations (NGOs) in facilitating the gainful use of vacant government sites. The fund can also provide funding support to applicable transitional housing projects and the Development Bureau has commenced to receive funding applications. Notwithstanding this \$1 billion funding scheme has not been designed to cater specifically for transitional housing, applications for relevant projects on vacant government sites with the policy support from the Task Force on Transitional Housing under the Transport and Housing Bureau (THB) can also be submitted. To further increase the funding support on transitional housing, the Financial Secretary announced in the 2019-20 Budget that \$2 billion would be set aside to support NGOs in constructing transitional housing. While the 2 schemes serve certain common goals in making better use on land resources, their foci differ. Before the implementation of the new scheme, NGOs may apply the aforementioned funding for gainful use of the vacant government sites so as to expedite the provision of transitional housing.

The Government will strive to ensure that the amount of funding granted to each approved project should be in line with the principles of economy, efficiency, and effectiveness in the use of resources thereby achieving good value for money. THB will take into account the operational experiences of relevant funded projects and views from the community to map out the detailed arrangements of the dedicated fund, such as the application details, vetting mechanism and under which Head and Programme the fund will be, and to seek funding approval by FC.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)028

(Question Serial No. 1831)

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 3 years;
2. the number of non-compliant MBIS and MWIS cases in the past 3 years and the enforcement action taken; and
3. the numbers of repeated non-compliant MBIS and MWIS cases, the handling procedures and the enforcement action taken in 2018-19; and whether additional manpower and expenditure have been allocated for handling the large number of repeated non-compliant cases?

I enquired about the handling of repeated non-compliant MBIS and MWIS cases last year and the reply I got was: there were 1 000 MBIS statutory notices concerning projections from individual flats of which the specified timeframes have expired; and there were 49 000 MWIS statutory notices of which the specified timeframes have expired, among which approximately 2 700 notices have not been complied with.

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 26)

Reply:

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

1. In the past 3 years (i.e. 2016 to 2018), the ICU issued statutory notices under the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) to the following target buildings:

Estates/ Courts under MBIS	Wang Fuk Court, Yee Kok Court, Shun Lee Estate, Lok Nga Court, Cheung Wo Court, Kai Yip Estate, On Kay Court, Choi Yuen Estate, Siu Shan Court, Ching Shing Court, Lok Wah (South) Estate, Yue Fai Court, Choi Po Court, Tai Hing Estate, Hong Tin Court	Total 15 Estates/ Courts (133 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, On Kay Court, Hong Nga Court, Ka Tin Court, Ching Nga Court, Tin Ping Estate, Fung Wah Estate, Siu Hin Court, Yuet Lai Court, Ying Ming Court, Chung Nga Court, Tin Yiu (I) Estate, Siu Shan Court, Chun Man Court, Ching Shing Court, Hong Lam Court, King Nga Court, Tin Wang Court, Tsui Ping (South) Estate, Tsz Ching Estate, Yue Fai Court, Choi Po Court, Po Tin Estate, Sheung Tak Estate, Fung Shing Court, Lung Poon Court, Hong Tin Court, Kam Ying Court, Tak Nga Court, Yee Ching Court, Hong Pak Court, Kwai Yin Court, Po Hei Court, Chun Shek Estate, Tai Yuen Estate, On Ting Estate	Total 59 Estates/ Courts (140 364 Flats)

2. For the non-compliant cases under MBIS, the ICU will issue reminder, advisory and warning letters, and then instigate prosecution proceedings against the owners or Incorporated Owners (IOs). For the target buildings mentioned in (1) above, as at the end of February 2019, setting aside those MBIS notices with their specified time not yet expired and those cases granted with extension of time upon application to ICU with justifiable reasons, approximately 1 800 MBIS notices mainly concerning projections from individual flats of which the specified time have expired but are not yet complied with. The ICU are urging the relevant owners or IOs to complete the required works at the soonest possible by issuing reminder, advisory and warning letters. The ICU is also taking prosecution actions against those owners still in breach.

For non-compliant cases under MWIS, the ICU will issue reminder, advisory and warning letters to the owners or IOs first. Then fixed penalty notices (FPNs) for a fine of \$1,500 will be issued to them. The ICU may instigate prosecution proceedings against them if they still fail to comply after paying the fine. For the target buildings mentioned in (1) above, as at the end of February 2019, setting aside those MWIS notices with their specified time not yet expired, there are approximately 900 MWIS notices of which the specified time have expired but are not yet complied

with. The ICU has issued reminder, advisory and warning letters to the relevant owners or IOs, and issued approximately 800 FPNs for a fine of \$1,500 to those owners still not complying with the notices despite the warnings.

3. Regarding MBIS, the ICU has been taking prosecution actions progressively on the non-compliant cases. Currently, there are no cases of repeated non-compliance.

Regarding MWIS, the ICU has been issuing FPNs to the non-compliant cases progressively. Currently, there are no cases of repeated non-compliance.

The ICU does not plan to allocate additional manpower resources in 2019-20 for implementing MBIS and MWIS. We will continue to closely monitor the implementation progress of MBIS and MWIS, workload involved and resources required, and to take appropriate action when necessary.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)029

(Question Serial No. 1990)

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 Matters Requiring Special Attention in 2019-20, it is stated that the Housing Department will monitor the implementation of the "Starter Homes" pilot project at Ma Tau Wai Road.

Since the launch of the first "Starter Homes" project by Urban Renewal Authority (URA), no other potential development projects for "Starter Homes" have been identified. The next "Starter Homes" project will only be launched on the premise that it is financially sustainable. That said, a site at Anderson Road in Kwun Tong has been set aside for the second "Starter Homes" project.

In this connection, please advise whether, for monitoring purpose, additional manpower and resources will be provided for the team undertaking the work of formulating the "Starter Homes" scheme. Is the financial capability of an organisation a crucial factor, among others, for determining whether the projects are entrusted to URA, Hong Kong Housing Society or Hong Kong Housing Authority, or otherwise be put up for auction by private developers? Will larger-sized flats with two or more bedrooms be provided in the second "Starter Homes" project? What is the estimated number of suitable sites for the implementation of the "Starter Homes" projects for the next 4 years?

Asked by: Hon LIAO Cheung-kong, Martin (LegCo internal reference no.: 23)

Reply:

To help the higher-income families who are not eligible for Home Ownership Scheme and yet cannot afford private housing to meet their home ownership aspirations in the face of hiking property prices, the Government announced in the Chief Executive's 2017 Policy Address its plan to introduce the "Starter Homes" (SH) Pilot Scheme for Hong Kong Residents. We initially proposed to use a residential site at Anderson Road on the Government's 2018-19 Land Sale Programme to provide about 1 000 SH units. However, the Government announced on 29 June 2018 to test out the SH concept earlier by inviting the Urban Renewal Authority to assign its redevelopment project at Ma Tau Wai Road as an

SH pilot project. The Ma Tau Wai Road project can provide 450 SH units with flat size between 24 m² (261 ft²) and 47 m² (507 ft²). The project was launched for pre-sale in late December 2018, with an estimated intake in mid-2020. The Government will take into account the experience from the pilot project at Ma Tau Wai Road in considering the way forward of SH.

The work of monitoring the implementation of the SH pilot project has been undertaken by an existing team under the Deputy Secretary for Transport and Housing (Housing). There is currently no plan to increase the manpower and resources in carrying out this particular duty.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)030

(Question Serial No. 1904)

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 paragraph 137 of the Budget Speech, it is stated that the Government will “set aside \$2 billion to support NGOs in constructing transitional housing”. In this regard, please inform this Committee of:

1. whether the provision will be used to cover the construction costs of transitional housing and the estimated number of units to be constructed;
2. the estimated number of transitional housing units to be available in the next 3 years with the financial support;
3. the details of the vetting procedures, eligibility requirements and implementation timetable; and
4. the number of projects that have been offered co-ordination and one-stop support services by the task force on transitional housing under the Transport and Housing Bureau since its establishment; whether additional manpower will be recruited in the coming year for expediting the work progress; if yes, the number of staff members and expenditure to be involved; if no, the reasons.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 50)

Reply:

- 1 to 3. In the 2019-20 Budget, the Financial Secretary announced to set aside \$2 billion to support non-governmental organisations (NGOs) in providing transitional housing. The scope of financial support of the transitional housing funding scheme will include the construction costs of transitional housing. The Government will strive to ensure that the amount of funding granted to each approved project should be in line with the principles of economy, efficiency, and effectiveness in the use of resources thereby achieving good value for money. The Transport and Housing Bureau (THB) will take into account the operational experiences of relevant

projects funded and views from the community to map out the detailed arrangements of the dedicated fund, including the vetting procedures, eligibility requirements and implementation timetable, and to seek funding approval by the Finance Committee of the Legislative Council. In view of the short-term nature of transitional housing, as well as different details and objective situation of each transitional housing project, setting a fixed target for transitional housing (such as the number of units, the estimated completion year, etc.) is not realistic and does not contribute to the work of NGOs. Nevertheless, we will continue to adopt an open attitude to facilitate the provision of more transitional housing.

4. The Task Force on Transitional Housing (the Task Force) has, over a period of time in the past, facilitated the implementation of transitional housing projects initiated by the community, including several projects in existing vacant residential buildings through the “Community Housing Movement” operated by the Hong Kong Council of Social Service (HKCSS). The organisations responsible for these projects have made use of community resources flexibly to provide transitional housing, and, at the same time, appropriate support to meet the needs of tenants. The Government will review the establishment and the operation of the Task Force from time to time and take follow-up actions when necessary.

As at February 2019, a total of 9 major non-profit making community organisations/social enterprises provided about 610 transitional housing units, of which about 220 units were launched under the “Community Housing Movement” of HKCSS. Details of these projects are set out below:

Service Operators	Project	Number of Units
Light Be	Light Home	70
	Light Housing	40
Society for Community Organisation	Prior Community Social Housing	14
	Community Joy’s To Gather Rooms for Rent	39* 4*
Lok Sin Tong	Lok Sin Tong Social Housing	20*
	Scheme	55
St. James’ Settlement	James’ House	14*
Hong Kong Sheng Kung Hui Welfare Council	Good Homes	60*
The Aberdeen Kai-fong Welfare Association Social Service	Best Neighbour Walk Together	16*
The Salvation Army	Home Plus	53*
Hong Kong Housing Society	Transitional Rental Housing Scheme - Yue Kwong Chuen	217
Yan Oi Tong	Green Garden	11*
Total number of Units		613

* Launched under the “Community Housing Movement” operated by HKCSS.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)031

(Question Serial No. 0507)

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 statutory notices issued by the Independent Checking Unit (ICU) against the laundry racks on the external walls of public rental housing estates, please advise on the number of notices issued in each of the past 3 years and the estimated number of notices to be issued in the coming year. The design of the new laundry racks installed by the Housing Department for the tenants is far from satisfactory, bringing great inconvenience to them. In view of this, will the ICU consider suspending the issuance of the demolition notices against these laundry racks?

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

Reply:

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

For public rental housing estates with divested properties, the ICU will serve statutory notices to the owners of the common parts of these estates under the Mandatory Building Inspection Scheme (MBIS) to require the owners concerned to carry out a prescribed inspection and, if necessary, prescribed repair. Common parts of such properties cover the external walls and laundry racks installed on them. In the past 3 years (i.e. 2016 to 2018), the ICU issued 32 MBIS notices for common parts of domestic portion in these estates. In 2019, the ICU targets to issue 7 such MBIS notices.

The ICU will also take enforcement actions against laundry racks, if they are identified as unauthorised building works in accordance with the Ordinance and the prevailing policy and

guidelines of BD. The ICU does not keep statistical data on the statutory removal orders issued or planned to be issued for the laundry racks in the above properties.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)032

(Question Serial No. 0508)

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 implementation of the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance) to regulate the sale of first-hand residential properties, please provide the total number of first-hand residential developments on which inspections have been conducted and the respective numbers of inspections on the individual developments up to the end of 2018 since the commencement of the Ordinance. Of the inspections, what is the specific number of surprise inspections conducted? How many non-compliance cases were detected in non-surprise inspections and surprise inspections respectively? What are the manpower and estimated expenditure for inspection work in the coming financial year?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 11)

Reply:

The Sales of First-hand Residential Properties Authority (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 Residential Properties (First-hand Sales) Ordinance (the Ordinance), the SRPA would carry out investigations. Since the implementation of the Ordinance and up to end 2018, the SRPA has conducted 3 041 site inspections to all developments under the regulation of the Ordinance. The SRPA has not kept statistics on the respective number of surprise and non-surprise inspections conducted.

The SRPA has an establishment of 44 staff members in 2019-20 and the estimated recurrent expenditure is \$60.14 million. There are 26 staff members in the Inspection and Investigation Division of the SRPA.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)033

(Question Serial No. 0509)

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 stated that the Department will “continue to liaise with the Hong Kong Housing Society (HKHS) on the implementation of subsidised housing projects entrusted to HKHS”. With regard to the housing projects involving funding or land allocation by the Government, which projects does the Administration plan to entrust HKHS for assistance in implementation in the coming year; and among them, are there any transitional housing projects? As for those subsidised housing projects entrusted to HKHS for implementation, which of them are now being monitored by the Administration? What are the manpower and estimated expenditure involved in entrusting HKHS to take forward such projects and the related monitoring work?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 12)

Reply:

As an independent, financially autonomous, self-financing and not-for-profit organisation, the Hong Kong Housing Society (HKHS) has been funding various subsidised housing projects with its own resources on sites granted to HKHS by the Government. Subsidised housing projects entrusted to HKHS by the Government include rental estates, rural public housing, Flat-for-Sale Scheme, Sandwich Class Housing Scheme, Senior Citizen Residences Scheme, and Subsidised Sale Flats (SSF) Projects. To ensure the proper use of the sites granted to HKHS for subsidised housing development and the achievement of the intended objectives, the Government has prescribed relevant terms and conditions or requirements in the Conditions of Grant of individual sites according to the nature and needs of the different housing projects.

The estimated number of units and the location of rental estates and SSF projects under HKHS to be completed in the coming 5 years (i.e. 2018-19 to 2022-23) are set out at the Annex.

In an effort to increase the supply of transitional housing by optimising the use of existing rental housing resources, HKHS launched in July 2018 its first “T-Home” Transitional

Housing Scheme. Under the Scheme, 217 small-sized flats which had been vacated owing to redevelopment programme of Yue Kwong Chuen were refurbished by HKHS and made available for eligible persons who have been waiting for public rental housing for a certain period of time to apply for temporary stay.

The Government will continue to keep close liaison and communication with HKHS on various subsidised housing projects. We do not have a breakdown of the staff establishment and expenditure involved in this particular duty.

HKHS's Estimated Rental Estates Production (2018-19 to 2022-23)				
Estimated Year of Completion/ District	Sub-district	Rental estates project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			Sub-total	1 000
2021-22				
Urban	Kowloon City	Lee Kung Street*	300	300
			Sub-total	300
			Total	1 300

(Based on HKHS's flat production forecast as at December 2018)

Note : Flat numbers are rounded to the nearest hundred.

*Senior Citizen Residences Scheme Project

HKHS's Estimated SSFs Production (2018-19 to 2022-23)				
Estimated Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Extended Urban	Sha Tin	Sha Tin Area 36C (Greenhill Villa)*	1 020	1 350
	Sai Kung	Tseung Kwan O Area 73A (Mount Verdant)*	330	
New Territories	Tuen Mun	Tuen Mun Area 2 (Terrace Concerto)*	290	290
			Sub-total	1 640
			Total	1 640

(Based on HKHS's flat production forecast as at December 2018)

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

- End -

CONTROLLING OFFICER'S REPLY

THB(H)034

(Question Serial No. 0510)

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:

What were the actual number of cases determined by the Appeal Panel and the average number of working days required from the first hearing of a case to determination by the Appeal Panel in the past 3 years? What were the number of members of the Appeal Panel and the actual number of staff members of the Appeal Panel Secretariat for the same period?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 13)

Reply:

In the past 3 years (i.e. 2016 – 2018), the number of appeal cases heard and determined by the Appeal Panel (Housing) (AP) was 526, 420 and 270 respectively. Among them, 471 (89.5%), 377 (89.8%) and 235 (87%) cases were determined on the day of the first hearing respectively.

The number of members of the AP (including the Chairman) was 93 in 2016, and 101 in 2017 and 2018 respectively. The establishment of its Secretariat was 16 in the past 3 years.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)035

(Question Serial No. 0511)

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): Rehousing of Occupants upon Clearance, please provide the following information:

1. According to the estimate, the Administration has set the indicator for 2019 that up to 820 rehousing applications would be processed. Why this figure is far greater than the actual figures in 2017 and 2018 whilst the estimated expenditure for the coming year is lower than the revised expenditure for 2018-19?
2. The estimated figures in relation to the processing of rehousing applications under “programmed squatter clearances or emergency clearances” show a significant upward trend. What land resumption exercises or enforcement actions are mainly involved in this regard?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 14)

Reply:

1. Although the estimated number of rehousing applications in 2019-20 has increased as compared with 2018-19, the estimated expenditure for 2019-20 is less than the Revised Estimates of 2018-19. This is because the Housing Department has taken steps to streamline operational procedures and enhance flexibility in deployment of resources to cope with the relevant work.
2. Rehousing applications from squatter clearances processed by the Housing Department in 2019-20 will mainly come from 2 large-scale development programmes, namely the Wang Chau Public Housing Development and the Kwu Tung North and Fanling North New Development Areas.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)036

(Question Serial No. 2197)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

In the Matters Requiring Special Attention in 2019-20, one of the items is “to compile as-built records of existing subsidised sale flats and public rental housing buildings, and retail and carparking premises, in line with Building Department’s existing practice and format for private housing, to facilitate future building control”. Will the compilation include as-built records of the retail and carparking premises divested by the Housing Authority? If yes, what is the work progress and will the records be available for public viewing? Also, will the Administration proactively inspect the divested retail and carparking premises regularly to see if there are non-compliant alterations against the as-built records? If yes, what are the details?

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

Reply:

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

In line with the Building Department’s existing practice and format for private housing, the ICU keeps the relevant drawings and information of existing subsidised sale flats and public rental housing buildings, as well as retail and carparking premises, in the Housing Electronic Building Records Online System (HeBROS) after the completion of buildings or their alteration and addition works, regardless of whether the premises have been divested. The public may access the HeBROS for inspection of the records upon registration and payment of the prescribed fee.

The ICU conducts a Planned Survey Programme for residential buildings in Home Ownership Scheme courts and Tenant Purchase Scheme estates since 2004. The surveys

include inspection and identification of unauthorised and dangerous building works, as well as the condition of common areas, external walls and drainage pipes. This programme does not cover the retail and carparking premises.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)037

(Question Serial No. 2198)

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 2019-20, it is stated that the Department will “formulate legislative proposals to amend the Rating Ordinance (Cap. 116) for introducing ‘Special Rates’ on vacant first-hand private residential units”. What is the expected time for the submission of the bill to the Legislative Council for First Reading? According to the plan of the Government, which organisations, agencies or parties will be consulted on the bill in the coming year?

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

Reply:

The Chief Executive announced on 29 June 2018 the proposed introduction of “Special Rates” on vacant first-hand private residential units. The Government proposes to amend the Rating Ordinance (Cap. 116) to require developers of first-hand private residential units with occupation permit issued for 12 months or more to furnish annual returns to the Government on status of these units. Units that have not been rented out for more than 6 months during the past 12 months will be considered as vacant and subject to “Special Rates”. “Special Rates” will be collected by the Rating and Valuation Department annually at 2 times (i.e. 200%) of the rateable value of the units concerned.

The Government is now formulating the legislative amendments and meeting with various political parties, organisations and professional institutes to listen to their views on the preliminary legal framework of “Special Rates”. The Government plans to introduce the Amendment Bill into the Legislative Council within 2018-19 legislative year to amend the Rating Ordinance.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)038

(Question Serial No. 2199)

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 “monitoring the implementation of the ‘Starter Homes’ pilot project at Ma Tau Wai Road” stated in the Matters Requiring Special Attention in 2019-20, what is the specific “monitoring” work? If there are slippages or / and cost overrun for the project, which party will be held responsible, the Administration, the Urban Renewal Authority or the contractor? What are the estimated number of staff members and expenditure for the “monitoring” work?

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

Reply:

The Government announced on 29 June 2018 to invite the Urban Renewal Authority (URA) to assign its redevelopment project at Ma Tau Wai Road as an “Starter Homes” (SH) pilot project for Hong Kong Residents with a view to testing out the SH concept earlier. The Ma Tau Wai Road project can provide 450 SH units with flat size between 24 m² (261 ft²) and 47 m² (507 ft²). The project was launched for pre-sale in late December 2018, with an estimated intake in mid-2020. The Transport and Housing Bureau has maintained close liaison with URA and relevant departments to ensure timely pre-sale and completion of the pilot project; and collect and analyse views and statistics to facilitate consideration of the way forward of SH. As the developer of the pilot project, URA has to bear the financial implications arising from any delay or cost overrun of the project.

The work of monitoring the implementation of the SH pilot project 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.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)039

(Question Serial No. 0124)

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

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 6)

Reply:

The number of private domestic flats by class in the past 5 years (in calendar year) and the percentage of each flat class, as well as the forecast completions by class in 2019 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).

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

(Number of Flats (Percentage of total))

Year	Class				
	A	B	C	D	E
2014	354 926 (31.2%)	555 833 (48.9%)	138 437 (12.2%)	61 975 (5.5%)	25 259 (2.2%)
2015	355 969 (31.1%)	560 064 (49.0%)	140 300 (12.2%)	63 370 (5.5%)	25 751 (2.2%)
2016	359 725 (31.0%)	566 338 (48.9%)	141 559 (12.2%)	64 719 (5.6%)	26 424 (2.3%)
2017	366 520 (31.2%)	572 769 (48.7%)	142 878 (12.2%)	65 640 (5.6%)	26 821 (2.3%)
2018	372 678 (31.2%)	580 630 (48.7%)	146 108 (12.2%)	67 343 (5.6%)	27 212 (2.3%)

Remarks

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures for 2018 are provisional. RVD will announce the finalised figures in the “Hong Kong Property Review 2019” to be published later.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table II: Forecast completions by class in 2019

(Number of Flats (Percentage of total))

Class	Forecast completion
A	9 801 (48.0%)
B	6 833 (33.5%)
C	2 059 (10.1%)
D	1 232 (6.0%)
E	490 (2.4%)

Remarks

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures are provisional. RVD will announce the finalised figures in the “Hong Kong Property Review 2019” to be published later.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

- End -

CONTROLLING OFFICER'S REPLY

THB(H)040

(Question Serial No. 0140)

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 2019–20, that the Department will formulate legislative proposals to amend the Rating Ordinance (Cap. 116) for introducing “Special Rates” on vacant first-hand private residential units. In this Connection, will the Administration inform this Committee on the following:

1. Please set out in table form the number of vacant first-hand private residential units broken down by stages (i.e. units with occupation permit only, units with both occupation permit and certificate of compliance) in the past 12 months.
2. Please provide the average time taken to handle the application to occupation permit and certificate of compliance.
3. What are the details of and the timetable for the proposed legislation?
4. How many funding and manpower will be devoted to the related study in this year?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 23)

Reply:

1. The Government releases statistics on private housing supply in the primary market on the website of the Transport and Housing Bureau (THB) on a quarterly basis, including the number of unsold units in completed projects (i.e. projects that have obtained occupation permit (OP)). These statistics are consolidated by THB based on inputs provided by various Government departments (e.g. Buildings Department (BD), Land Registry, etc.). As at 31 December 2018, there were around 9 000 unsold first-hand private residential units in completed projects. The breakdown of these unsold units by their status is set out below:

Status of Units	Number of Unsold First-hand Private Residential Units in Completed Projects (Rounded to nearest hundred)
Units not subject to the Consent Scheme ¹	3 300
Units with Certificate of Compliance (C of C) or Consent to Assign	3 000
Units that have obtained pre-sale consent (but not C of C) and can be sold by pre-sale	2 500
Units without pre-sale consent or C of C and not ready for sale in the market ²	200

- Regarding applications for OP for new private buildings, in accordance with the Buildings Ordinance, BD has to grant or refuse the applications within 14 days from the date of receipt of the applications. Otherwise, OP shall be deemed to have been granted. BD does not keep any statistics on the average time of handling an application for OP.

For applications for C of C, the Lands Department (LandsD) has pledged to either issue the C of C or a letter indicating the reasons of non-compliance within 10 weeks upon receipt of an application for C of C (non-New Territories small house cases). In 2018, LandsD issued a total of 46 C of C and the average processing time was about 5.3 weeks³ from the date of application.

- The Chief Executive announced on 29 June 2018 the proposed introduction of “Special Rates” on vacant first-hand private residential units. The Government proposes amending the Rating Ordinance (Cap.116) to require developers of the first-hand private residential units with occupation permit issued for 12 months or more to furnish annual returns to the Government on the status of these units. Units that have not been rented out for more than 6 months during the past 12 months will be considered as vacant and subject to “Special Rates”. “Special Rates” will be collected by the Rating and Valuation Department annually at 2 times (i.e. 200%) of the rateable value of the units concerned. The Government is now formulating the legislative amendments and plans to introduce the Amendment Bill into the Legislative Council within the 2018-19 legislative year.

- Some redevelopment projects based on old leases are not subject to the Consent Scheme. Developers do not have to obtain C of C or Consent to Assign from the LandsD before selling the units.
- Since 2002, Conditions of Sale in general provides that, subject to certain requirements (e.g. the term of tenancy cannot exceed 10 years), developers can rent out the units after obtaining OP without the need to obtain prior consent from the Director of Lands.
- The average processing time does not include the “non-counting days”. This refers to the processing time that cannot be controlled by the LandsD, e.g. the time taken for applicants applying for approval or consent from the relevant government departments for their development schemes.

4. An existing team under the Deputy Secretary for Transport and Housing (Housing) is responsible for coordinating the formulation of legislative amendments. We do not have a breakdown on the establishment and estimated staff cost involved for this particular duty.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)041

(Question Serial No. 0144)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

In paragraph 133 of the Budget Speech, the Financial Secretary has mentioned that "based on preliminary estimation, the private sector will, on average, complete about 18 800 residential units annually in the next five years (i.e. from 2019 to 2023), representing an increase of about 20 per cent over the annual average of the past five years." In this connection, will the Administration inform this Council the distribution of these residential units based on the category of private domestic properties? What kind of measures will the Administration introduce to streamline the building submission process, ensuring that these 18 800 residential would be launched as scheduled?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 27)

Reply:

Based on the preliminary assessment of private residential developments known to have started or to be started on disposed sites, the private sector will, on average, produce about 18 800 private residential units each year in the next 5 years (i.e. 2019-2023). Details are set out in **Table I**.

In line with established practice, the Rating and Valuation Department (RVD) compiles statistics on forecast completions by class for the coming 2 years (i.e. 2019 and 2020). Details are set out in **Table II**. The Government has not compiled forecast completions by class from 2021 to 2023.

As advised by the Development Bureau (DEVB), to expedite housing and land development, a steering group (Steering Group) has been set up under DEVB's Planning and Lands Branch to explore how best to consolidate and rationalise the standards and definitions adopted by the departments under DEVB's purview (namely the Planning Department, Lands Department and Buildings Department (BD)) in scrutinising development projects such that the approval process can be streamlined without prejudicing the relevant statutory procedures and technical requirements. A joint sub-committee (JSC)

has also been set up under the Land and Development Advisory Committee, comprising representatives from professional bodies and the industry to consider the streamlining proposals put forward by the Steering Group.

The Steering Group has consulted the JSC on streamlining proposals for various control parameters including building height restriction, landscape requirement, site coverage of greenery requirement, etc. The Steering Group will continue to review room for streamlining the approval process in consultation with the JSC and to roll out the proposals by phases.

As a key initiative to streamline development approval process, BD is taking the lead in developing an Electronic Submission Hub (ESH) which will not only allow the industry to submit building plans and applications electronically, but also enable relevant authorities to process various kinds of plans and applications via the hub. The ESH will streamline development approval process and encourage the greater and fuller use of Building Information Modelling technology. It is BD's plan to accept electronic submissions by phases starting from the first quarter of 2022.

Table I: Forecast completions in the next 5 years

(Number of flats)

Year	Forecast completions
2019	20 400
2020	20 200
2021 - 2023	53 600
Total	94 200
5-year average	18 800

Table II: Forecast completions by class in 2019 and 2020

(Number of Flats)

Class	Forecast completions	
	2019	2020
A	9 800	7 400
B	6 800	8 600
C	2 100	2 800
D	1 200	800
E	500	600

Remarks

- (i) The figures are rounded to the nearest hundred.
- (ii) The forecast completions in 2019 and 2020 are provisional figures. RVD will announce the finalised figures in the “Hong Kong Property Review 2019” to be published later.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)042

(Question Serial No. 0154)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

In "Matters Requiring Special Attention in 2019-20", the Administration states that it will continue to implement MBIS and MWIS for buildings aged 30 years or above which require mandatory inspection and, if necessary, repair of the buildings and flats aged ten years or above which require mandatory inspection and, if necessary, repair of windows. In this connection, will the Administration allocate extra manpower and resources in executing these two schemes so as to help the residents of these aged buildings to maintain their properties withstanding extreme climates, e.g. the attack of superstorm? If yes, of the details; if no, of the reasons and what kind of alternative measures will the Administration introduce so as to enhance public safety.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 37)

Reply:

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

The Government introduced the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Building Inspection Scheme (MWIS) to ensure that building owners would undertake the responsibility for keeping their buildings in good conditions. The ICU all along adopts a risk-based approach in implementing the 2 schemes to select higher risk buildings to require the owners to carry out prescribed inspections and necessary repairs.

ICU does not plan to allocate additional manpower and resources in 2019-20 for implementing MBIS and MWIS. We will continue to closely monitor the implementation progress of MBIS and MWIS, workload involved and resources required, and to take appropriate action when necessary.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)043

(Question Serial No. 0155)

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 "Matters Requiring Special Attention in 2019-20", the Administration states that it will formulate legislative proposals to amend the Rating Ordinance (Cap. 116) for introducing "Special Rates" on vacant first-hand private residential units. In this connection, will the Administration inform this Council the manpower and resources allocated for executing the above proposals? Does the Administration take into account relativity and proportionality of this initiative? Under the principle of value for money, please provide the justification, essentiality as well as the cost effectiveness for introducing this Special Rates.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 38)

Reply:

To ensure the healthy and stable development of the property market, the Government has been monitoring closely the market situation. Taking into account the increasing number of unsold first-hand private residential units in completed projects in recent years in the face of severe housing shortage, the Chief Executive announced on 29 June 2018 the proposed introduction of "Special Rates" on vacant first-hand private residential units. The measure aims at encouraging a more timely supply of completed first-hand units in the market.

The Government proposes to amend the Rating Ordinance (Cap. 116) to require developers of the first-hand private residential units with occupation permit issued for 12 months or more to furnish annual returns to the Government on status of these units. Units that have not been rented out for more than 6 months during the past 12 months will be considered as vacant and subject to "Special Rates". "Special Rates" will be collected by the Rating and Valuation Department (RVD) annually at 2 times (i.e. 200%) of the rateable value of the units concerned. The Government is now formulating the legislative amendments and plans to introduce the Amendment Bill into the Legislative Council within the 2018-19 legislative year.

An existing team under the Deputy Secretary for Transport and Housing (Housing) is responsible for coordinating the formulation of legislative amendments. We do not have a

breakdown on the establishment and estimated staff cost involved for this particular duty. Besides, RVD plans to create 71 non-directorate posts in 2019-20 to carry out preparatory work for the introduction of “Special Rates”. The estimated expenditure for salaries is about \$37.7 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)044

(Question Serial No. 1463)

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 paragraph 132 of the Budget speech, the Financial Secretary has mentioned that "the estimated public housing production for the next five years is about 100 400 units, including about 74 200 units for public rental housing and under the Green Form Subsidised Home Ownership Scheme, and about 26 300 other subsidised sale units." In this connection, will the Administration inform this Council, the exact number of units that will be built for public rental housing and under the Green Form Subsidised Home Ownership Scheme. Please provide a breakdown of units in different districts (by District Councils) for public rental housing and Green Form Subsidised Home Ownership Scheme.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 14)

Reply:

As mentioned in the Long Term Housing Strategy promulgated by the Government in 2014, given the unique nature of subsidised sale flats (SSFs) as a buffer between public rental housing (PRH) and private housing, the Hong Kong Housing Authority (HA) needs to maintain the inter-changeability between PRH and SSFs, and adjust their numbers in a timely manner to better address changes in market situations and the housing needs of the community.

Based on the concept of inter-changeability, the Government will strive to maintain the flexibility of various types of public housing, so as to meet the demand for PRH, Green Form Subsidised Home Ownership Scheme (GSH) and other types of SSFs. As at December 2018, the estimated number of units and locations of the PRH / GSH developments to be completed by HA and the Hong Kong Housing Society (HKHS) in the 5-year period from 2018-19 to 2022-23 is at **Annex**.

As regards the number of PRH units to be put up for sale as GSH each year, when HA agreed to regularise GSH in January 2018, it considered it prudent to implement GSH at a more modest pace to gather experience, reduce the risk of unsold flats and minimise impact

on the waiting time for PRH applicants. In line with this incremental approach and in the light of the positive response to the pilot GSH in 2016 and GSH 2018, HA decided at its meeting on 4 March 2019 to convert the 2 PRH developments at Chai Wan Road, Chai Wan and Tsing Hung Road, Tsing Yi respectively for sale as GSH by the end of 2019. HA will continue with this incremental approach, take account of operational experience and sales response, and consider the suitability of PRH projects for conversion to GSH projects each year.

HA's Estimated PRH / GSH Production (2018-19 to 2022-23)

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2018-19				
Urban	Kwun Tong	Anderson Road Sites A and B	3 100	3 900
		Eastern Harbour Crossing Site Phase 7	500	
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	9 700
		Lai Chi Kok Road - Tonkin Street Phase 1#	2 500	
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 1	400	
		So Uk Phase 2	3 700	
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	20 500
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	4 800
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	1 000	
			Sub-total	13 800

Estimated Year of Completion/ District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
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
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	11 300
2021-22				
Urban	Eastern	Chai Wan Road#	800	800
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400
		Tuen Mun Area 54 Sites 1 & 1A	4 200	
	North	Queen's Hill Phase 1	2 600	2 600
			Sub-total	14 400
2022-23				
Urban	Sham Shui Po	Pak Tin Phase 10	700	700
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100
Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi#	2 900	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 400	6 400
			Sub-total	12 900
			Total	72 900

(Based on HA's Housing Construction Programme as at December 2018)

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

GSH Projects announced in or before March 2019.

HKHS's Estimated PRH Production (2018-19 to 2022-23)

Estimated Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			Sub-total	1 000
2021-22				
Urban	Kowloon City	Lee Kung Street*	300	300
			Sub-total	300
			Total	1 300

(Based on HKHS's flat production forecast as at December 2018)

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

* Senior Citizen Residences Scheme Project

- End -

CONTROLLING OFFICER'S REPLY**THB(H)045****(Question Serial No. 2806)**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 set out in the table below the total completions of private housing 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 ²)		Class B (saleable floor area of 40 - 69.9 m ²)	Class C (saleable floor area of 70 - 99.9 m ²)	Class D (saleable floor area of 100 - 159.9 m ²)	Class E (saleable floor area of 160 m ² or above)
	less than 20 m ²	20 - 39.9 m ²				

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 35)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 2019, 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 20m² and units with saleable floor area between 20m² and 39.9 m². 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).

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

Year	A		B	C	D	E
	Smaller than 20m ²	20 – 39.9m ²				
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
2018	571	6 641	8 237	3 414	1 541	564

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 2018 are provisional. RVD will announce the finalised figures in the “Hong Kong Property Review 2019” to be published later.

Class A - saleable area less than 40 m²Class B - saleable area of 40 m² to 69.9 m²Class C - saleable area of 70 m² to 99.9 m²Class D - saleable area of 100 m² to 159.9 m²Class E - saleable area of 160 m² or above**Table II: Forecast completions by class in 2019****(Number of Flats)**

Class	Forecast completion
A	9 801
B	6 833
C	2 059
D	1 232
E	490

Remarks

- (i) The figures above are provided by RVD.
(ii) All figures exclude village houses.
(iii) The figures are provisional. RVD will announce the finalised figures in the “Hong Kong Property Review 2019” to be published later.

Class A - saleable area less than 40 m²Class B - saleable area of 40 m² to 69.9 m²Class C - saleable area of 70 m² to 99.9 m²Class D - saleable area of 100 m² to 159.9 m²Class E - saleable area of 160 m² or above

- End -

CONTROLLING OFFICER'S REPLY**THB(H)046****(Question Serial No. 2809)**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:

Owner-occupied residential flats and non-owner-occupied residential flats

	Number of owner-occupied residential flats					Number of non-owner-occupied residential flats				
	2014	2015	2016	2017	2018	2014	2015	2016	2017	2018
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 (LegCo internal reference no.: 38)

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

District	2014	2015	2016	2017	2018
Central and Western	92 015	91 905	93 158	93 203	93 823
Wan Chai	62 505	63 675	72 314	72 710	72 647
Eastern	127 376	127 335	118 808	119 190	121 309
Southern	42 039	41 992	42 319	42 355	42 351
Yau Tsim Mong	112 535	112 504	112 953	113 153	113 167
Sham Shui Po	74 095	74 496	74 913	76 970	77 425
Kowloon City	101 227	102 086	103 333	106 824	111 633
Wong Tai Sin	19 123	19 011	19 002	18 996	19 230
Kwun Tong	47 225	47 225	47 480	47 252	47 102
Kwai Tsing	35 503	35 499	35 499	35 487	35 618
Tsuen Wan	77 384	77 378	77 380	77 375	81 479
Tuen Mun	57 477	57 482	57 512	59 295	60 109
Yuen Long	72 949	74 329	76 656	80 843	80 974
North	27 597	27 600	27 600	27 599	28 156
Tai Po	31 066	32 450	32 452	32 453	32 428
Sha Tin	77 668	79 750	80 394	81 499	82 579
Sai Kung	55 905	56 501	60 260	62 682	67 229
Islands	22 741	24 236	26 732	26 742	26 712
OVERALL	1 136 430	1 145 454	1 158 765	1 174 628	1 193 971

Remarks

- (i) The figures above are provided by RVD.
(ii) All figures exclude village houses.
(iii) The figures for 2018 are provisional. RVD will announce the finalised figures in the “Hong Kong Property Review 2019” to be published later.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)047****(Question Serial No. 0802)**

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 this connection:

- (a) How many complaints regarding the sales of overseas properties in Hong Kong did the Estate Agents Authority (EAA) receive in 2015, 2016, 2017 and 2018 respectively? Of the estate agents involved in these complaints, how many were registered in Hong Kong and how many were not registered in Hong Kong?
- (b) Regarding the sales of overseas properties in Hong Kong by estate agents registered in Hong Kong, how many of the agents received penalties from the EAA in 2016, 2017, 2018 and to date in 2019 respectively and what penalties were imposed?
- (c) In the Estimates for 2019-20, has the Government allocated additional resources for the EAA to explore ways to improve the Estate Agents Ordinance with a view to regulating the sales of overseas properties in Hong Kong by estate agents registered in Hong Kong and those not registered 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 (LegCo internal reference no.: 32)

Reply:

- (a) The number of complaints received by the Estate Agents Authority (EAA) in relation to the sale of non-local properties in Hong Kong from 2015 to 2018 is set out in the following table:

Year	2015	2016	2017	2018
No. of complaints	4	22	11	15

Among the complaints received, a total of 35 licensees and 26 unlicensed individuals/companies were involved.

- (b) From 2016 to end of February 2019, the EAA has sanctioned 1 licensed estate agency company concerning a case about the sale of non-local properties in Hong Kong in 2018. The sanctions included reprimand and a fine of \$3,000.
- (c) Regulating the sales of non-local properties conducted in Hong Kong involves complicated issues and requires careful deliberation.

The Government has consulted the EAA on the proposal to regulate the sale of non-local properties in Hong Kong. It has been concluded 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, 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 a lot of 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 EAA has also held public seminars both in March 2018 and March 2019 to remind consumers of the risks that they might face in purchasing non-local properties. In addition, the Consumer Council has published articles in its publications to enhance public education on this issue.

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 a non-local 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. Besides, the EAA issued a practice circular in December 2017 to provide guidelines on the appropriate practices and measures to be adopted in handling the sale of uncompleted properties situated outside Hong Kong. These practices and measures, amongst others, include due diligence measures and record keeping requirements. The circular took effect on 1 April 2018. The guidelines are not only binding on the licensed estate agents, but also provide a yardstick for consumers to assess whether the sales methods adopted by individual persons (including the exempted persons) are appropriate. Licensees who breach the guidelines may be subject to disciplinary

actions. The Government will continue to work with the EAA and Consumer Council to closely monitor the situation.

The EAA is an independent and self-financing body. It will deploy its manpower and resources as appropriate to meet its various operational requirements.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)048

(Question Serial No. 1441)

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 preparatory work to facilitate the introduction of ‘Special Rates’ on vacant first-hand private residential units”, please advise on the following:

1. the progress and details of the work involved, as well as the expenditure, staff establishment and ranks of the government officials to be involved;
2. whether the impact of the implementation of the measure on the expenditure and staff establishment of the Rating and Valuation Department has been assessed; if yes, the details;
3. whether the number of vacant first-hand private residential units in the market in each of the past 3 years has been assessed. Please provide the figures by flat size (i.e. Class A [including saleable area less than 20 m² and between 20 m² and 39.9 m²], Class B, Class C, Class D and Class E); and
4. based on the figures in respect of vacant first-hand private residential units in 2018-19, the estimated amount of rates receivable by the Government if “Special Rates” are to be introduced, with a breakdown by district and flat size.

Asked by: Hon TO Kun-sun, James (LegCo internal reference no.: 13)

Reply:

1. The Chief Executive announced on 29 June 2018 the proposed introduction of “Special Rates” on vacant first-hand private residential units. The Government proposes to amend the Rating Ordinance (Cap.116) to require developers of the first-hand private residential units with occupation permit (OP) issued for 12 months or more to furnish annual returns to the Government on status of these units. Units that have not been rented out for more than 6 months during the past 12 months will be considered as vacant and subject to “Special Rates”. “Special Rates” will be collected by the Rating and Valuation Department (RVD) annually at 2 times (i.e.

200%) of the rateable value of the units concerned. The Government is now formulating the legislative amendments and plans to introduce the Amendment Bill into the Legislative Council within 2018-19 legislative year. An existing team under the Deputy Secretary for Transport and Housing (Housing) is responsible for coordinating the legislative amendment exercise and related work. We do not have a breakdown on the establishment and estimated staff cost involved for this particular duty.

2. RVD plans to create 71 non-directorate posts in 2019-20 to carry out preparatory work for the introduction of “Special Rates”. The estimated expenditure for salaries is about \$37.7 million.

- 3&4. The Government releases statistics on private housing supply in the primary market on the website of the Transport and Housing Bureau (THB) on a quarterly basis, including the number of unsold units in completed projects. These statistics are consolidated by THB based on inputs provided by various Government departments (e.g. Buildings Department, Land Registry, etc.).

As at 31 December 2018, there were around 9 000 unsold first-hand private residential units in completed projects for which the OP was issued as from 2011. These unsold units may include vacant units or units rented out by developers (e.g. serviced apartments). As developers are not required to declare the status of these unsold units, we have not compiled statistics on the number of vacant units among these 9 000 unsold units. As the flat mix and status of these unsold units are constantly changing, we have not estimated the amount of rates receivable by the Government after “Special Rates” is introduced.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)049

(Question Serial No. 1196)

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 announced in the 2019-20 Budget that \$2 billion will be set aside to support non-governmental organisations in constructing transitional housing. Will the scope of duties of the Task Force on Transitional Housing under the Transport and Housing Bureau be adjusted or changed? Will additional manpower and resources be required for this purpose? What is the estimated number of additional transitional housing units to be provided in 2019-20?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 34)

Reply:

In the 2019-20 Budget, the Financial Secretary announced to set aside \$2 billion to support non-governmental organisations (NGOs) in providing transitional housing. The Transport and Housing Bureau (THB) will take into account the operational experience of transitional housing projects funded and views from the community to map out the detailed arrangements of the dedicated fund and to seek funding approval by the Finance Committee of the Legislative Council.

The Task Force on Transitional Housing (the Task Force) under THB provides coordinating support, in consultation with relevant bureaux/departments, to facilitate the transitional housing projects proposed by NGOs based on their needs. Such support includes offering advice on administrative or statutory procedures, as well as in funding application. The Government will review the establishment and the operation of the Task Force from time to time and take follow-up actions when necessary.

In view of the short-term nature of transitional housing, as well as different details and objective situation of each transitional housing project, setting a fixed target for transitional housing (such as the number of units, the number of beneficiaries, etc.) is not realistic and does not contribute to the work of NGOs. Nevertheless, we will continue to adopt an open attitude to facilitate the provision of more transitional housing.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)050

(Question Serial No. 0852)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide:

1. information on mandatory building inspection, including i) the number of buildings issued with notices; ii) the number of the aforesaid notices discharged; and iii) the number of the aforesaid notices revoked in each of the past 3 years, in tabular form with a breakdown by the 18 districts;
2. the number of buildings issued with notices for mandatory building inspection for more than 3 years but still the notices not complied with yet, with a breakdown by the 18 districts;
3. information on mandatory window inspection, including i) the number of flats issued with notices; ii) the number of flats with the aforesaid notices discharged; and iii) the number of flats with the aforesaid notices revoked in each of the past 3 years, in tabular form with a breakdown by the 18 districts; and
4. the number of flats issued with notices for mandatory window inspection for more than 3 years but still the notices not complied with yet, with a breakdown by the 18 districts.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 1)

Reply:

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

1. As at the end of February 2019, the number of buildings with the Mandatory Building Inspection Scheme (MBIS) statutory notices issued by the ICU and discharged in the past 3 years (i.e. 2016-2018) is tabulated below:

District Council districts (only districts with related cases are listed)	Number of buildings involved					
	2016		2017		2018	
	with notices issued	with notices discharged (Note 1)	with notices issued	with notices discharged (Note 1)	with notices issued	with notices discharged (Note 1)
Sham Shui Po District	8	1	-	-	-	-
Kwai Tsing District	-	-	1	-	-	-
Tuen Mun District	-	-	13	-	18	-
Northern District	-	-	13	-	5	-
Tai Po District	9	1	-	-	-	-
Kwun Tong District	38	-	16	-	3	-
Southern District	-	-	-	-	8	-
Total	55	2	43	-	34	-

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

Note 2: In the past 3 years (i.e. 2016 – 2018), there was no building with MBIS statutory notice being revoked.

2. As at the end of February 2019, the number of buildings with MBIS statutory notices issued by the ICU in 2015 and before but are not yet compiled with is tabulated below:

District Council districts (only districts with related cases are listed)	Number of buildings involved
Sham Shui Po District	7
Kwai Tsing District	1
Tuen Mun District	10
Northern District	8
Shatin District	9
Kowloon City District	2
Wong Tai Sin District	6
Kwun Tong District	20
Eastern District	6
Total	69

3. As at the end of February 2019, the number of flats with the Mandatory Window Inspection Scheme (MWIS) statutory notices issued by the ICU and discharged in the past 3 years (i.e. 2016-2018) is tabulated below:

District Council districts (only districts with related cases are listed)	Number of flats involved					
	2016		2017		2018	
	with notices issued	with notices discharged (Note 1)	with notices issued	with notices discharged (Note 1)	with notices issued	with notices discharged (Note 1)
Sham Shui Po District	7 866	3 456	-	4 403	715	95
Kwai Tsing District	630	256	2 190	1 656	700	1 039
Tuen Mun District	1 207	3 646	2 452	4 210	8 736	3 322
Yuen Long District	1 782	2 969	4 655	3 341	-	112
Northern District	2 030	660	3 410	2 593	1 884	2 069
Tai Po District	4 038	1 197	2 595	4 330	5 597	4 324
Shatin District	6 565	4 583	2 056	3 488	4 588	3 181
Kowloon City District	-	-	1 610	370	-	1 140
Wong Tai Sin District	4 189	6 643	8 600	5 069	2 501	573
Kwun Tong District	5 564	4 803	7 356	6 848	2 812	681
Sai Kung District	9 265	3 563	1 610	5 985	5 561	441
Eastern District	988	49	874	1 245	-	532
Southern District	-	-	-	-	1 268	1 056
Total	44 124	31 825	37 408	43 538	34 362	18 565

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

Note 2: In the past 3 years (i.e. 2016 – 2018), there was no flat with MWIS statutory notice being revoked.

4. As at the end of February 2019, the number of flats with MWIS statutory notices issued by the ICU in 2015 and before but are not yet compiled with is tabulated below:

District Council districts (only districts with related cases are listed)	Number of flats involved
Sham Shui Po District	15
Kwai Tsing District	84
Tuen Mun District	62
Yuen Long District	84
Northern District	24
Tai Po District	22
Shatin District	58
Wong Tai Sin District	91
Kwun Tong District	45
Sai Kung District	18
Eastern District	28
Southern District	23
Islands District	18
Total	572

- End -

CONTROLLING OFFICER'S REPLY**THB(H)051****(Question Serial No. 0853)**

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, please inform this Committee of the number of appeal cases, the average processing time, and the number of cases allowed and dismissed in 2016-17, 2017-18 and 2018-19 respectively, with a breakdown by category.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 3)

Reply:

In the past 3 years (i.e. 2016-2018), the number of cases heard by the Appeal Panel (Housing) with a breakdown by category is as follows:

	<u>2016</u>	<u>2017</u>	<u>2018</u>
Rent arrears	95	61	47
Non-occupation of the flat/ Unauthorised occupation of the flat	322	267	146
Others (including divorce, redevelopment, Marking Scheme and storage of illicit drugs, etc.)	109	92	77
Total	526	420	270

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>2016</u>	<u>2017</u>	<u>2018</u>
Rent arrears	107 days	93 days	89 days
Non-occupation of the flat/ Unauthorised occupation of the flat	118 days	84 days	110 days
Others (including divorce, redevelopment, Marking Scheme and storage of illicit drugs, etc.)	139 days	97 days	111 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>2016</u>			<u>2017</u>			<u>2018</u>		
	confirmed	amended	cancelled	confirmed	amended	cancelled	confirmed	amended	cancelled
Rent arrears	26	62	7	11	43	7	13	33	1
Non-occupation / Unauthorised occupation of the flat	213	72	37	160	71	36	87	49	10
Others (including divorce, redevelopment, Marking Scheme and storage of illicit drugs, etc.)	78	10	21	58	13	21	52	9	16
Total	317	144	65	229	127	64	152	91	27

- End -

CONTROLLING OFFICER'S REPLY

THB(H)052

(Question Serial No. 0854)

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 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; and
3. the expenditure and number of staff members of SRPA in each of the past 3 years and in 2019-20.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 4)

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 2018, the Sales of First-hand Residential Properties Authority (SRPA) received a total of 302 complaints.

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

	Categories of complaints	2013 (since 29 April 2013)	2014	2015	2016	2017	2018	Cumulative Total
(a)	Sales brochure	4	10	12	9	6	16	57
(b)	Price list	1	1	0	4	1	1	8
(c)	Sales arrangements	14	10	6	6	5	2	43
(d)	Show flats	0	0	0	2	1	0	3
(e)	Viewing of completed residential properties	0	5	1	0	0	0	6
(f)	Preliminary agreement for sale and purchase (PASP) and/or agreement for sale and purchase (ASP)	1	0	1	0	0	0	2
(g)	Register of transactions	1	1	0	1	0	0	3
(h)	Advertisement	2	6	15	27	7	7	64
(i)	Website	1	0	0	0	0	0	1
(j)	Misrepresentation and/or dissemination of false or misleading information	6	15	9	10	6	9	55
(k)	Others	5	24	8	11	5	7	60
	Total	35	72	52	70	31	42	302

Among the above 302 complaints, 242 were related to the Ordinance, while the remaining 60 were not. Of the 242 complaints relating to the Ordinance, 1 case was prosecuted and the vendor concerned was convicted. The other 217 cases were not substantiated. The SRPA is still following up on the remaining 24 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 investigation 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, 5 cases, including 1 complaint case mentioned above and 4 self-initiated investigation cases, which involved 100 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 \$2.188 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 2019-20 are as follows:

Recurrent Expenditure/Year	2016-17 (Actual)	2017-18 (Actual)	2018-19 (Revised Estimate)	2019-20 (Estimate)
Operating expenses (\$m)	12.46	13.07	14.88	15.98
Personal emoluments (\$m)	39.77	40.02	42.44	44.16
Total (\$m)	52.23	53.09	57.32	60.14

From 1 April 2016 to 31 March 2019, there were 42 staff members under the establishment of the SRPA, including 4 time-limited posts to be lapsed in 2019-20. The establishment of the SRPA in 2019-20 will be increased by 6 posts for implementing the Ordinance. Since 2019-20, the SRPA will have an establishment of 44 staff members. The new posts to be created in the SRPA include Estate Surveyor, Executive Officer, Housing Manager, Survey Officer and Analyst/Programmer grades. They will be mainly responsible for enhancing compliance checking, inspections, investigations and systems technical support related to the Ordinance.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)053

(Question Serial No. 0855)

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 this Programme, it is estimated that the number of rehousing applications to be processed in the new financial year due to programmed squatter clearances or emergency clearances will surge to 820 cases. In this connection, please inform this Committee of:

1. the details, by district, of the squatter clearances and emergency clearances conducted in 2016-17, 2017-18 and 2018-19, with information on the clearance sites, the number of occupants/ households affected and the number of public rental housing offers made; and
2. 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 820 rehousing applications will be processed in the new financial year.

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

Reply:

1. In 2016-17, 2017-18 and 2018-19, the number of the eligible occupants affected by squatter clearances and emergency clearances who were offered public housing¹ is set out below:

1 Including public rental housing and interim housing.

District of clearance actions \ Year	No. of persons offered public housing due to Squatter Clearances and Emergency Clearances		
	2016-17 (person)	2017-18 (person)	2018-19 (as at 28.2.2019) (person)
Urban	25	20	-
Extended Urban	1	1	19
New Territories	55	16	43
Islands	2	-	-
Total	83	37	62

The Lands Department is responsible for clearance programmes, including squatter clearances and emergency clearances. The Housing Department (HD) is responsible for providing rehousing assistance to eligible clearances affected by Government's clearance operations. Thus HD has no other relevant information on squatter clearances and emergency clearances.

- Rehousing applications from squatter clearances to be processed by HD in 2019-20 will mainly come from two announced large-scale programmes, namely the Wang Chau Public Housing Development and the Kwu Tung North and Fanling North New Development Areas. In 2019-20, the estimated operating expenditure for HD to undertake duties relating to Programme (4) Rehousing of Occupants upon Clearance under Head 62 is \$25.8 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)054

(Question Serial No. 2702)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please inform this Committee of the following:

- 1) the total number of new private domestic flats completed, and, of which, the number and percentage of those with saleable area less than 20 square metres in each of the 18 districts over the past 3 years; and
- 2) based on the relevant information (e.g. building plans submitted by government departments for vetting and approval), the estimated number of domestic flats with saleable area less than 20 square metres to be completed in each of the next 5 years.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 2)

Reply:

- 1) The total number of private domestic flats, and the number and percentage of private domestic flats with saleable area less than 20 square metres completed in the past 3 years (in calendar year), in each of the 18 districts are set out in **Table I**.
- 2) Based on the preliminary assessment of private residential developments known to have started or to be started on disposed sites, the private sector will, on average, complete about 18 800 private residential units each year in the next 5 years (i.e. 2019-2023). Details are set out in **Table II**. The Government has not compiled statistics on the number of private domestic units with saleable area less than 20 square metres to be completed in the next 5 years.

Table I: Completion figures of private domestic flats by district and class in the past 3 years

(Number of flats)

District	Completions of private domestic flats					
	2016		2017		2018	
	Less than 20m ² (percentage)	Total number	Less than 20m ² (percentage)	Total number	Less than 20m ² (percentage)	Total number
Central and Western	65(0.4%)	1 424	0(0%)	493	30(0.1%)	850
Wan Chai	48(0.3%)	443	136(0.8%)	503	0(0%)	114
Eastern	0(0%)	0	184(1.0%)	404	126(0.6%)	2 411
Southern	25(0.2%)	382	0(0%)	53	0(0%)	55
Yau Tsim Mong	22(0.2%)	646	186(1.0%)	683	18(0.1%)	54
Sham Shui Po	46(0.3%)	892	0(0%)	2 238	69(0.3%)	586
Kowloon City	0(0%)	1 377	158(0.9%)	3 762	252(1.2%)	4 957
Wong Tai Sin	0(0%)	0	0(0%)	0	76(0.4%)	234
Kwun Tong	0(0%)	256	0(0%)	0	0(0%)	0
Kwai Tsing	0(0%)	0	0(0%)	0	0(0%)	136
Tsuen Wan	0(0%)	0	0(0%)	0	0(0%)	4 342
Tuen Mun	0(0%)	32	0(0%)	1 786	0(0%)	818
Yuen Long	0(0%)	2 325	17(0.1%)	4 194	0(0%)	156
North	0(0%)	0	0(0%)	0	0(0%)	557
Tai Po	0(0%)	0	0(0%)	0	0(0%)	0
Sha Tin	0(0%)	651	10(0.1%)	1 193	0(0%)	1 120
Sai Kung	0(0%)	3 761	0(0%)	2 442	0(0%)	4 573
Islands	0(0%)	2 406	0(0%)	40	0(0%)	5
Overall	206(1.4%)	14 595	691(3.9%)	17 791	571(2.7%)	20 968

Remarks

- (i) The figures are provided by the Rating and Valuation Department (RVD).
- (ii) All figures exclude village houses.
- (iii) The figures for 2018 are provisional. RVD will announce the finalised figures in the “Hong Kong Property Review 2019” to be published later.

Table II: Forecast completions in the next 5 years

(Number of flats)	
Year	Forecast completions
2019	20 400
2020	20 200
2021 - 2023	53 600
Total	94 200
5-year average	18 800

Remarks

- (i) The figures are rounded to the nearest hundred.
- (ii) The forecast completions in 2019 and 2020 are provisional figures. RVD will announce the finalised figures in the “Hong Kong Property Review 2019” to be published later.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)055

(Question Serial No. 2703)

Head: (62) Housing Department
Subhead (No. & title): (-) Not Specified
Programme: (4) Rehousing of Occupants upon Clearance
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)
Director of Bureau: Secretary for Transport and Housing

Question:

Please inform this Committee of:

- 1) the numbers of the following categories of occupants in Po Tin and Shek Lei Interim Housing Estates for the past 5 years, including (i) clearees affected by Buildings Department's enforcement actions against unauthorised building structures; (ii) occupants displaced by enforcement actions against illegal subdivided units; (iii) clearees affected by Lands Department's squatter clearance exercises / enforcement actions; (iv) victims affected by natural disasters; and (v) occupants displaced for other reasons; and
- 2) among the occupants mentioned in the above question, the number of occupants in the two interim estates who were affected by the Lands Department's enforcement actions in industrial buildings.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 6)

Reply:

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

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

Po Tin IH

Type of persons \ Year	2014-15	2015-16	2016-17	2017-18	2018-19 (as at 28 February 2019)
(i) Persons affected by the Buildings Department (BD)'s enforcement action against unauthorised building structures	1	6	3	26	9
(ii) Persons affected by BD's enforcement action against subdivided units (SDUs) (including industrial buildings)	0	10*	0	0	0
(iii) Persons affected by the Lands Department (LandsD)'s clearance operation/ enforcement action against squatter structures	50	104	81	41	19
(iv) Persons affected by natural disasters	8	6	12	13	17
(v) Persons affected by other reasons ²	12	3	13	49	23

* All were affected by the enforcement action against SDUs in industrial buildings and referred by BD

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

Shek Lei IH

Type of persons \ Year	2014-15	2015-16	2016-17	2017-18	2018-19 (as at 28 February 2019)
(i) Persons affected by BD's enforcement action against unauthorised building structures	4	5	0	0	0
(ii) Persons affected by BD's enforcement action against SDUs (including industrial buildings)	0	0	0	0	0
(iii) Persons affected by LandsD's clearance operation/ enforcement action against squatter structures	0	0	0	0	0
(iv) Persons affected by natural disasters	0	11	2	0	0
(v) Persons affected by other reasons ²	0	0	1	0	0

- End -

CONTROLLING OFFICER'S REPLY

THB(H)056

(Question Serial No. 2409)

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:

Last year, the Government reallocated 8 sites at Kai Tai and Anderson Road Development Areas to the Hong Kong Housing Society (HKHS) and the Housing Authority (HA) for public housing development. In this connection, please advise this Committee on:

Whether, apart from the site used for redeveloping Chun Seen Mei Chuen, there will be plans to use the remaining site at Kai Tak allocated to HKHS as a reception housing site for the redevelopment of Garden Estate in Ngau Tau Kok; if yes, the details, if not, the reasons.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 29)

Reply:

The Government announced on 29 June 2018 the reallocation of 9 sites at Kai Tak and Anderson Road Quarry, which were originally intended for sale in the coming few years, for public housing. These sites are expected to provide 11 000 public housing units, which will help narrow the public housing shortage in later years. 1 of the sites in Kai Tak will be allocated to the Hong Kong Housing Society (HKHS) for the redevelopment of Chun Seen Mei Chuen. HKHS can then make use of the original site of Chun Seen Mei Chuen to redevelop Lok Man Sun Chuen by phases. The remaining new units on this Kai Tak site can also be used to rehouse other eligible households affected by Government development and projects by the Urban Renewal Authority. As for the remaining 8 sites, the Hong Kong Housing Authority and HKHS will each take up 1 site in Kai Tak and 3 sites in Anderson Road Quarry for subsidised sale flat development, having regard to the original planning intentions for these sites and other developments in the vicinity.

With regard to HKHS's plan to redevelop the Kwun Tong Garden Estate Phase 2, HKHS intends to develop about 400 rental units on a site at Ting On Street, Ngau Tau Kok for decanting tenants affected by the redevelopment programme. These decanting units are expected to be completed in 2023-24 such that HKHS can start redeveloping the Estate by phases.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)057

(Question Serial No. 1537)

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:

As mentioned in this year's Budget Speech, in order to facilitate community-initiated transitional housing projects, the Transport and Housing Bureau has set up a task force to follow up the related matters and that \$2 billion has been set aside to support the non-governmental organisations in constructing transitional housing. In this connection, will the Government inform this Committee of:

- (1) the implementation programme of the Government on the construction of transitional housing;
- (2) the estimated number of transitional housing flats that can be constructed with the \$2 billion and the size of these flats in general; and
- (3) when the details of the leasing arrangements of these transitional housing will be announced.

Asked by: Hon YIU Si-wing (LegCo internal reference no.: 38)

Reply:

(1) & (2)

In view of the short-term nature of transitional housing, as well as different details and objective situation of each transitional housing project, setting a fixed target for transitional housing (such as the number and area of units, the number of beneficiaries, etc.) is not realistic and does not contribute to the work of non-governmental organisations. Nevertheless, we will continue to adopt an open attitude to facilitate the provision of more transitional housing.

As regards the \$2 billion that the Financial Secretary announced in the 2019-20 Budget for supporting transitional housing, THB will take into account the operational experiences of relevant projects funded and views from the community to map out the

detailed arrangements, and to seek funding approval by the Finance Committee of the Legislative Council.

- (3) As at February 2019, a total of 9 major non-profit making community organisations/social enterprises are providing transitional housing. Details of these projects are set out below:

Service Operators	Project
Light Be	Light HomeLight Housing
Society for Community Organisation	Prior Community Social Housing Community Joy's To Gather Rooms for Rent
Lok Sin Tong	Lok Sin Tong Social Housing Scheme – (1) * Lok Sin Tong Social Housing Scheme – (2)
St. James' Settlement	James' House*
Hong Kong Sheng Kung Hui Welfare Council	Good Homes*
The Aberdeen Kai-fong Welfare Association Social Service	Best Neighbour Walk Together*
The Salvation Army	Home Plus*
Hong Kong Housing Society	Transitional Rental Housing Scheme - Yue Kwong Chuen
Yan Oi Tong	Green Garden*

* Launched under the “Community Housing Movement” operated by the Hong Kong Council of Social Service.

Note: Application details of individual projects can be found at the websites of service operators.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)058

(Question Serial No. 2066)

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:

The Financial Secretary stated in the Budget Speech that HK\$2 billion will be set aside to support non-governmental organisations in constructing transitional housing. In this regard, please inform this Committee of:

- (1) the specific work plan and timetable, the staffing establishment and estimated expenditure in the next three years;
- (2) the details, in tabular form, of the operating and committed transitional housing projects, including their locations, original land uses, site areas, gross floor areas, numbers of units provided and service operators (if applicable);
- (3) whether technical feasibility studies are being conducted on using vacant government properties and idle lands for the development of transitional housing, if yes, the details (including the land locations, areas, current uses and the estimated number of units that can be provided); and
- (4) the details of the support work for and the progress of the various projects, following the setting up of a task force under the Transport and Housing Bureau last year to co-ordinate and provide one-stop support for community-initiated transitional housing projects.

Asked by: Hon YUNG Hoi-yan (LegCo internal reference no.: 43)

Reply:

The Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau (THB) has been providing one-stop coordinated support to facilitate the implementation of transitional housing projects by the community, including offering advice on relevant administrative or statutory procedures, and assisting them in applying for appropriate funding, etc. So far, the Task Force has conducted three meetings among

relevant bureaux and departments to explore ways to overcome obstacles related to the prevailing policies and expedite the provision of transitional housing.

The Financial Secretary announced in the 2019-20 Budget to set aside \$2 billion to support NGOs in providing transitional housing. THB will take into account the operational experiences of relevant projects funded and views from the community to map out the detailed arrangements of the dedicated fund, including the vetting procedures, eligibility requirements and implementation timetable, and to seek funding approval by the Finance Committee of the Legislative Council.

The 2019-20 Estimates (including staff and other expenses) of the Task Force is \$9.196 million. 5 time-limited posts will be created in 2019-20 for the Task Force, with the rank and number of posts as follows:

Rank	Number
Project Director	2
Senior Administrative Officer	1
Senior Executive Officer	1
Assistant Clerical Officer	1
Total	5

The Task Force has, over a period of time in the past, facilitated the implementation of a number of transitional housing projects initiated by the community, including several projects in existing vacant residential buildings through the “Community Housing Movement” operated by the Hong Kong Council of Social Service (HKCSS). The organisations responsible for these projects have made use of community resources flexibly to provide transitional housing, and, at the same time, appropriate support to meet the needs of tenants. As at February 2019, a total of 9 major non-profit making operators/social enterprises provided about 610 transitional housing units, of which about 220 were launched under the “Community Housing Movement” of HKCSS. Details of these projects are set out below:

Service operators	Project	Number of Units
Light Be	Light Home	70
	Light Housing	40
Society for Community Organisation	Prior Community Social Housing	14
	Community Joy's To Gather	39*
	Rooms for Rent	4*
Lok Sin Tong	Lok Sin Tong Social Housing	20*
	Scheme	55
St. James' Settlement	James' House	14*
Hong Kong Sheng Kung Hui Welfare Council	Good Homes	60*
The Aberdeen Kai-fong Welfare Association Social Service	Best Neighbour Walk Together	16*
The Salvation Army	Home Plus	53*
Hong Kong Housing Society	Transitional Rental Housing Scheme - Yue Kwong Chuen	217
Yan Oi Tong	Green Garden	11*
Total number		613

* Launched under the "Community Housing Movement" operated by HKCSS.

Projects that have already been announced by using "Modular Integrated Construction" construction method on vacant government lands and private lands are as follows:

Service Operators	Project	Site Area / Land Uses	Number of Units	Anticipated Intake
HKCSS	Nam Cheong Street, Sham Shui Po	Around 980sq.metre / Residential	Around 88	2020
HKCSS	Yen Chow Street, Sham Shui Po	Around 3 370sq.metre / Open Space	Around 210	2021

Note : We do not have information on the gross floor areas of the projects.

The Task Force is also coordinating and collaborating with the Lands Department to identify potential sites for transitional housing, including the available period, area, current uses and basic restrictions of these sites. As regards land allocation applications and other arrangements, the Task Force will coordinate the relevant bureaux and departments and will make flexible and appropriate arrangements according to the specific content and needs of different cases.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)059

(Question Serial No. 4330)

Head: (62) Housing Department

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

Programme: (2) Private Housing
(4) Rehousing of Occupants upon Clearance
(5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

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 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 2019-20;
4. whether the Government will, in 2019-20, build more interim housing (IH) to ensure an adequate supply of IH units to accommodate all clearnees;
5. whether the Government will, in 2019-20, ensure that eligible IH occupants will be allocated public rental housing units in the shortest time possible; If yes, the details and the expenditure to be involved;
6. whether the Housing Department will, in 2019-20, co-ordinate with the Urban Renewal Authority, the Buildings Department and the Lands Department to ensure that clearnees are rehoused before clearance and land resumption exercises are carried out; and

7. the Government's estimated number of transitional housing units to be completed in 2019-20.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 74)

Reply:

1. to 3.

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 2018, the Sales of First-hand Residential Properties Authority (SRPA) received a total of 302 complaints.

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

	Categories of complaints	2013 (since 29 April 2013)	2014	2015	2016	2017	2018	Cumulative Total
(a)	Sales brochure	4	10	12	9	6	16	57
(b)	Price list	1	1	0	4	1	1	8
(c)	Sales arrangements	14	10	6	6	5	2	43
(d)	Show flats	0	0	0	2	1	0	3
(e)	Viewing of completed residential properties	0	5	1	0	0	0	6
(f)	Preliminary agreement for sale and purchase (PASP) and/or agreement for sale and purchase (ASP)	1	0	1	0	0	0	2
(g)	Register of transactions	1	1	0	1	0	0	3
(h)	Advertisement	2	6	15	27	7	7	64
(i)	Website	1	0	0	0	0	0	1
(j)	Misrepresentation and/or dissemination of false or misleading information	6	15	9	10	6	9	55
(k)	Others	5	24	8	11	5	7	60
	Total	35	72	52	70	31	42	302

Among the above 302 complaints, 242 were related to the Ordinance, while the remaining 60 were not. Of the 242 complaints relating to the Ordinance, 1 case was prosecuted and the vendor concerned was convicted. The other 217 cases were not substantiated. The SRPA is still following up on the remaining 24 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, 5 cases, including 1 complaint case mentioned above and 4 self-initiated investigation cases, which involved 100 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 \$2.188 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 5 years and the estimated recurrent expenditure for 2019-20 are as follows:

Recurrent Expenditure /Year	2014-15 (Actual)	2015-16 (Actual)	2016-17 (Actual)	2017-18 (Actual)	2018-19 (Revised Estimate)	2019-20 (Estimate)
Operating expenses (\$m)	11.28	11.06	12.46	13.07	14.88	15.98
Personal emoluments (\$m)	28.99	30.95	39.77	40.02	42.44	44.16
Total (\$m)	40.27	42.01	52.23	53.09	57.32	60.14

From 1 April 2014 to 31 March 2016, there were 32 staff members under the establishment of the SRPA. From 1 April 2016 to 31 March 2019, there were 42 staff members under the establishment of the SRPA, including 4 time-limited posts to be lapsed in 2019-20. The establishment of the SRPA in 2019-20 will be increased by 6 posts for implementing the Ordinance. Since 2019-20, the SRPA will have an establishment of 44 staff members. The new posts to be created in the SRPA include Estate Surveyor, Executive Officer, Housing Manager, Survey Officer and Analyst/Programmer grades. They will be mainly responsible for enhancing compliance checking, inspections, investigations and systems technical support related to the Ordinance.

4. The existing Interim Housing (IH) should be able to meet the needs of households who will be affected by Government clearances and enforcement actions. The Hong Kong Housing Authority (HA) currently has no plan to build new IH.
5. 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 be given 3 housing offers. The waiting time for PRH allocation hinges on various factors, including the number of PRH applicants in the districts chosen by the applicants and the supply of new and refurbished PRH units in the districts concerned. As with all other PRH applicants,

the applications from general applicants living in IH will be processed according to the order of their PRH registration dates, household sizes and their choices of district. For non-elderly one-person applicants who are living in IH, their relative priority will be determined by the points they have obtained under the Quota and Points System and the quota available. The higher the points accumulated, the earlier the applicant will be offered a PRH unit.

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

6. The Housing Department has all along maintained close liaison with the Urban Renewal Authority (URA), the Buildings Department (BD) and the Lands Department (LandsD) and will flexibly deploy resources to provide rehousing assistance to affected clearnees who are eligible for PRH. However, URA, BD and LandsD are responsible for the clearance programmes under their own purviews. They will provide assistance to affected clearnees in accordance with their established arrangements, and rehousing to PRH is only one of the various forms of assistance rendered to the affected clearnees.
7. In view of the short-term nature of transitional housing, as well as different details and objective situation of each transitional housing project, setting a fixed target for transitional housing (such as the number of units, the estimated completion year, etc.) is not realistic and does not contribute to the work of non-governmental organisations. Nevertheless, we will continue to adopt an open attitude to facilitate the provision of more transitional housing.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)060****(Question Serial No. 4342)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

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

- concerning the requests for information under the Code on Access to Information received by the Housing Department for which only some of the required information was provided, please state in table form: (i) the content of the requests for which only some of the required information was provided; (ii) the reasons for providing some of the information only; and (iii) how the requests were eventually handled.

Year

(i) Content of the requests for which only some of the required information was provided	(ii) Reasons for providing some of the information only	(iii) How the requests were eventually handled

- concerning the requests for information under the Code on Access to Information received by the Housing Department for which the required information was not provided, please state in table form: (i) the content of the requests refused; (ii) the reasons for refusal; and (iii) how the requests were eventually handled.

Year

(i) Content of the requests refused	(ii) Reasons for refusal	(iii) How the requests were eventually handled

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 86)

Reply:

1. From January to September 2018, we provided some of the required information only in accordance with the Code on Access to Information (the Code) for the following 10 requests -

	(i) Content of the requests for which only some of the required information was provided	(ii) Reasons for providing some of the information only (Reasons for refusal and relevant paragraphs of the Code)	(iii) How the requests were eventually handled
(a)	Tender information about the cleansing contract of Hoi Lai Estate	Business affairs (Paragraph 2.16 of the Code)	We have handled the request in accordance with the Code.
(b)	Technical assessments for the public rental housing projects at Sha Tin Area 52, Fo Tan and Lei Yue Mun Estate Phase 4	Third party information (Paragraph 2.14 of the Code), privacy of the individual (Paragraph 2.15 of the Code) and business affairs (Paragraph 2.16 of the Code)	We have handled the request in accordance with the Code.
(c)	Tenancy and rent related matters of shops and stalls under the Hong Kong Housing Authority (HA)	Management and operation of the public service (Paragraph 2.9 of the Code)	We have handled the request in accordance with the Code.
(d)	Tenancy matters of Ching Lai Commercial Centre	Management and operation of the public service (Paragraph 2.9 of the Code)	We have handled the request in accordance with the Code.
(e)	Agreement between HA and The Hong Kong and China Gas Company Limited on ownership and maintenance responsibilities of gas supply systems	Management and operation of the public service (Paragraph 2.9 of the Code), third party information (Paragraph 2.14 of the Code) and business affairs (Paragraph 2.16 of the Code)	We have handled the request in accordance with the Code.
(f)	The application form for deletion of household member(s) of a flat of Wing Shing House, Fung Shing Court	Privacy of the individual (Paragraph 2.15 of the Code)	We have handled the request in accordance with the Code.

	(i) Content of the requests for which only some of the required information was provided	(ii) Reasons for providing some of the information only (Reasons for refusal and relevant paragraphs of the Code)	(iii) How the requests were eventually handled
(g)	Information about Green Form Subsidised Home Ownership Scheme in Lai Chi Estate and Home Ownership Scheme on Sheung Lok Street	Premature requests (Paragraph 2.17 of the Code)	We have handled the request in accordance with the Code.
(h)	Information about the maintenance and renovation works of Shek Kip Mei Estate	Business affairs (Paragraph 2.16 of the Code)	We have handled the request in accordance with the Code.
(i)	Information about a flat of Mei Yue House of Shek Kip Mei Estate and the District Term Maintenance Contract	Third party information (Paragraph 2.14 of the Code) and business affairs (Paragraph 2.16 of the Code)	We have handled the request in accordance with the Code.
(j)	Information about the valuation details and premium assessment principles of a flat in Yuet Wu Villa, Tuen Mun	Management and operation of the public service (Paragraph 2.9 of the Code)	We have handled the request in accordance with the Code. The Ombudsman also agreed that the refusal to disclose the valuation report was not unreasonable.

2. From January to September 2018, we refused to provide the required information in accordance with the Code for the following 1 request -

(i) Content of the requests refused	(ii) Reasons for refusal (Relevant paragraph of the Code)	(iii) How the requests were eventually handled
Minutes of meeting of the Estate Management Advisory Committee of Sheung Tak Estate regarding the barrier-free ramp outside Sheung Tak Market	Internal discussion and advice (Paragraph 2.10 of the Code)	We have handled the request in accordance with the Code.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)061****(Question Serial No. 4816)**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:

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 (2014-2018), how many uncompleted and completed first-hand residential units uploaded to the Sales of First-hand Residential Properties Electronic Platform were originally New Territories Exempted Houses? Please provide the figures by year in the following table:

Year

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

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1061)Reply:

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

In the past 5 years (i.e. 2014 - 2018), 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 554 New Territories Exempted House units for sale.

Figures of the relevant development and unit with a breakdown by year and district are tabulated as follows:

District*	No. of “specified New Territories development”	No. of New Territories Exempted House unit
2014		
Yuen Long	4	236
Tai Po	4	91
North District	2	4
Sai Kung	1	6
Sub-total	11	337
2015		
Yuen Long	1	3
Sub-total	1	3
2016		
Yuen Long	2	116
Sai Kung	1	12
Sub-total	3	128
2017		
Yuen Long	1	53
Tai Po	1	6
Sub-total	2	59
2018		
Yuen Long	3	27
Sub-total	3	27
Total	20	554

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

- End -

CONTROLLING OFFICER'S REPLY

THB(H)062

(Question Serial No. 6653)

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

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 7000)

Reply:

1. Under Programme (3) of Head 62 of the Housing Department, the Appeal Panel (Housing) will provide interpretation service for ethnic minority appellants during hearings if necessary. In the past 5 years (i.e. 2014 – 2018), there were 9 hearings involving interpretation service provided by the Centre for Harmony and Enhancement of Ethnic Minority Residents (CHEER).
2. In the past 5 years (i.e. 2014 – 2018), the number of hearings involving interpretation service provided by CHEER with a breakdown by ethnic minority language is as follows:

	2014	2015	2016	2017	2018
Urdu	1	1	3	1	0
Tagalog	0	1	0	0	0
Punjabi	0	1	0	1	0
Total:	1	3	3	2	0

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

In addition, as a financially autonomous public body, the Hong Kong Housing Authority (HA) has also implemented measures to support ethnic minorities. For example, HA has translated key information about public rental housing (PRH) application and policies, as well as the remarks of the “Sample of Completed PRH Application Form” into 6 EM languages. Promotion posters of CHEER are put up at the enquiry desks of HA’s Customer Service Centre and Housing Information Centre to facilitate EMs’ use of its free interpretation services if necessary. Furthermore, HA has been arranging training for staff to enhance their understanding on the Race Discrimination Ordinance and relevant guidelines, so as to promote their awareness on racial equality, cultural diversity and good practices in providing services for EMs.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)063

(Question Serial No. 6656)

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

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 7004)

Reply:

In 2018-19, the Housing Department has 10 contracts under Head 62 for engaging outsourced service providers. Over the past 5 years, 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)064****(Question Serial No. 7159)**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 figures on the estimated and actual housing production of the Hong Kong Housing Society (HKHS) in the past 5 financial years:

Year	HKHS (Estimated)	HKHS (Actual)

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 8713)Reply:

As an independent, financially autonomous, self-financing and not-for-profit organisation, the Hong Kong Housing Society (HKHS) funds its public housing projects with its own resources. The locations of public rental housing (PRH) and subsidised sale flat (SSF) projects under the HKHS as well as their actual production in the past 5 years (i.e. 2013-14 to 2017-18) are set out at **Annex**.

HKHS's Actual PRH Production (2013-14 to 2017-18)				
Year of Completion/ District	Sub-district	PRH project	Flat Number	Flat Number By District
2016-17				
New Territories	North	Ying Hoi House, Sha Tau Kok Chuen	140	140
			Total	140

HKHS's Actual SSFs Production (2013-14 to 2017-18)				
Year of Completion/ District	Sub-district	SSF Project	Flat Number	Flat Number By District
2015-16				
Extended Urban	Kwai Tsing	Greenview Villa	988	988
			Total	988

- End -

CONTROLLING OFFICER'S REPLY

THB(H)065

(Question Serial No. 4181)

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 scope of work, staff establishment and estimated costs for monitoring the implementation of the “Starter Homes” pilot project by the Urban Renewal Authority at Ma Tau Wai Road.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1072)

Reply:

To help the higher-income families who are not eligible for Home Ownership Scheme and yet cannot afford private housing to meet their home ownership aspirations in the face of hiking property prices, the Government announced in Chief Executive's 2017 Policy Address its plan to introduce the “Starter Homes” (SH) Pilot Scheme for Hong Kong Residents. We initially proposed to use a residential site at Anderson Road on the Government's 2018-19 Land Sale Programme to provide about 1 000 SH units. However, the Government announced on 29 June 2018 to test out the SH concept earlier by inviting the Urban Renewal Authority (URA) to assign its redevelopment project at Ma Tau Wai Road as an SH pilot project. The Ma Tau Wai Road project can provide 450 SH units with flat size between 24 m² (261 ft²) and 47 m² (507 ft²). The project was launched for pre-sale in late December 2018, with an estimated intake in mid-2020.

The Transport and Housing Bureau is responsible for formulating the policy framework and eligibility requirements for SH, working closely with URA and relevant departments to ensure the timely pre-sale of the SH pilot project, as well as considering the way forward of SH. The relevant work 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.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)066

(Question Serial No. 4182)

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 scope of work, staff establishment and estimated costs for the formulation of legislative proposals to amend the Rating Ordinance for introducing "Special Rates" on vacant first-hand private residential units.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1073)

Reply:

The Chief Executive announced on 29 June 2018 the proposed introduction of "Special Rates" on vacant first-hand private residential units. The measure aims at encouraging a more timely supply of completed first-hand units in the market. The Government proposes to amend the Rating Ordinance (Cap.116) to require developers of the first-hand private residential units with occupation permit issued for 12 months or more to furnish annual returns to the Government on status of these units. Units that have not been rented out for more than 6 months during the past 12 months will be considered as vacant and subject to "Special Rates". "Special Rates" will be collected by the Rating and Valuation Department annually at 2 times (i.e. 200%) of the rateable value of the units concerned. The Government is now formulating the legislative amendments and plans to introduce the Amendment Bill into the Legislative Council within the 2018-19 legislative year.

An existing team under the Deputy Secretary for Transport and Housing (Housing) is responsible for coordinating the formulation of legislative amendments. We do not have a breakdown on the establishment and estimated staff cost involved for this particular duty.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)067

(Question Serial No. 4183)

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:

The Housing Department is responsible for administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711 by providing intra-governmental services for implementation of these projects. In this connection, please advise on the staff establishment and estimated cost involved.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1074)

Reply:

In 2019-20, there will be an establishment of 20 staff for administering the housing-related infrastructure projects under the Capital Works Reserve Fund Head 711, including professional, technical and general grades staff. The estimated cost for the staff establishment is about \$28 million per annum.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)068

(Question Serial No. 4185)

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:

- (1) Please provide information on the staff establishment and estimated cost for setting up the task force on transitional housing under the Transport and Housing Bureau. Are these expenses independent of the \$2 billion set aside to support non-governmental organisations (NGOs) in constructing transitional housing and the \$1 billion to support NGOs in optimising the use of vacant government land as mentioned in the Budget Speech?
- (2) Please also provide information on the estimated staff establishment and expenditure to be involved in the administrative work related to the above provisions of \$2 billion and \$1 billion respectively.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1076)

Reply:

5 time-limited posts will be created in 2019-20 for the Task Force on Transitional Housing (the Task Force), with the rank and number of posts as follows:

Rank	Number
Project Director	2
Senior Administrative Officer	1
Senior Executive Officer	1
Assistant Clerical Officer	1
Total	5

The 2019-20 Estimates (including staff and other expenses) for the Task Force is \$9.196 million. This expenditure is independent of the \$2 billion set aside to support

non-governmental organisations (NGOs) in providing transitional housing and the \$1 billion to support NGOs in optimising the use of vacant government land.

The work relating to the \$1 billion funding scheme to support the use of vacant government sites by NGOs is now taken up by the existing staff of Development Bureau (Planning and Lands Branch) as a part of their overall responsibilities.

As regards the \$2 billion set aside by the Financial Secretary in the 2019-20 Budget to support NGOs in providing transitional housing, the Transport and Housing Bureau will take into account the operational experience of transitional housing projects funded and views from the community to map out the detailed arrangements of the dedicated fund and to seek funding approval by the Finance Committee of the Legislative Council.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)069

(Question Serial No. 5002)

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 the aim of “providing rehousing assistance to eligible clearerees affected by government actions in land clearance and illegal rooftop structure clearance, and victims of natural disasters and other emergency incidents”, please provide the following information in regard to “maintaining computerised records on miscellaneous housing benefits granted by the Lands Department (LandsD) and the Urban Renewal Authority (URA)”:

Elaborate on and summarise the content of “maintaining computerised records on miscellaneous housing benefits granted by LandsD and URA”.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2033)

Reply:

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

- End -

CONTROLLING OFFICER'S REPLY**THB(H)070****(Question Serial No. 5004)**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:

1. Regarding the Housing Department's (HD) work of "maintaining computerised records on miscellaneous housing benefits granted by the Lands Department (LandsD) and the Urban Renewal Authority (URA)", please advise, in respect of rooftop structures, the number of eligible clearerees affected by LandsD and URA's clearance who were offered public housing by the Housing Authority (HA) in 2015-16, 2016-17, 2017-18 and 2018-19 respectively.

	No. of clearerees offered HA's public housing
2015-16	
2016-17	
2017-18	
2018-19	

2. Regarding HD's work of "maintaining computerised records on miscellaneous housing benefits granted by LandsD and URA", please provide a breakdown by type of housing (i.e. new public housing units by HA, refurbished public housing units by HA, refurbished public housing units by the Hong Kong Housing Society (HKHS) and rehousing block units) on the number of eligible clearerees affected by rooftop structure clearance who were rehoused in 2015-16, 2016-17, 2017-18 and 2018-19 respectively.

Year	No. of clearerees offered HA's new public housing units	No. of clearerees offered HA's refurbished public housing units	No. of clearerees offered HKHS's refurbished public housing units	No. of clearerees offered rehousing block units
2015-16				
2016-17				
2017-18				
2018-19				

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2035)

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 of this duty is to maintain and update the data on cash compensation in-lieu of rehousing granted by LandsD and URA so as to prevent the beneficiaries from receiving double housing benefits. The Buildings Department, URA, etc. are responsible for the clearance of Illegal Rooftop Structures (IRSs). We do not have information in full of affected persons, including those not rehoused to public housing provided by the Hong Kong Housing Authority (HA).

In 2015-16 to 2018-19, the number of the eligible persons affected by clearance of IRSs who were offered with HA’s public housing through referrals by relevant departments is as follows:

Year	Number of persons offered with HA’s public housing ¹
2015-16	22
2016-17	13
2017-18	65
2018-19 (as at 28 February 2019)	18

HD has not kept the relevant statistics on the allocation of new or refurbishment flats to the above affected occupants.

- End -

1 Including public rental housing and interim housing

CONTROLLING OFFICER'S REPLY

THB(H)071

(Question Serial No. 5170)

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 this Programme, it is stated that the Housing Department will formulate legislative proposals to amend the Rating Ordinance (Cap. 116) for introducing "Special Rates" on vacant first-hand private residential units in 2019-20. What are the details of the staff establishment and the estimated total annual expenditure on emoluments for the legislative work? When is the legislative work expected to be completed?

Asked by: Hon FAN Kwok-wai, Gary (LegCo internal reference no.: 65)

Reply:

The Chief Executive announced on 29 June 2018 the proposed introduction of "Special Rates" on vacant first-hand private residential units. The measure aims at encouraging a more timely supply of completed first-hand units in the market. The Government proposes to amend the Rating Ordinance (Cap.116) to require developers of the first-hand private residential units with occupation permit issued for 12 months or more to furnish annual returns to the Government on status of these units. Units that have not been rented out for more than 6 months during the past 12 months will be considered as vacant and subject to "Special Rates". "Special Rates" will be collected by the Rating and Valuation Department annually at 2 times (i.e. 200%) of the rateable value of the units concerned. The Government is now formulating the legislative amendments and plans to introduce the Amendment Bill into the Legislative Council within the 2018-19 legislative year.

An existing team under the Deputy Secretary for Transport and Housing (Housing) is responsible for coordinating the formulation of legislative amendments. We do not have a breakdown on the establishment and estimated staff cost involved for this particular duty.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)072

(Question Serial No. 4203)

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:

The Government has allocated \$2 billion for this year to support non-governmental organisations in constructing transitional housing, and the Transport and Housing Bureau will map out the detailed arrangements and seek funding approval. Please inform this Committee of the implementation timetable of this scheme and the estimated number of transitional housing units to be provided.

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 69)

Reply:

In the 2019-20 Budget, the Financial Secretary announced to set aside \$2 billion to support NGOs in providing transitional housing. Relevant details, including the timetable for launching the application, have yet been finalised. The Transport and Housing Bureau will take into account the operational experiences of relevant projects funded and views from the community to map out the detailed arrangements of the dedicated fund, and to seek funding approval by the Finance Committee of the Legislative Council.

In view of the short-term nature of transitional housing, as well as different details and objective situation of each transitional housing project, setting a fixed target for transitional housing (such as the number of units, the estimated completion year, etc.) is not realistic and does not contribute to the work of NGOs. Nevertheless, we will continue to adopt an open attitude to facilitate the provision of more transitional housing.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)073****(Question Serial No. 4757)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Regarding the outsourced service contractors of the Housing Department, please provide the following information:

	2018-19	Increase over the previous year
No. of outsourced service contracts		
No. of outsourced workers employed by the outsourced service providers		
Types of services provided by the outsourced service providers (including but not limited to engineering and construction, property and facilities management, machinery and equipment maintenance, information management and information systems, environmental hygiene, security, etc.)		
Average monthly salary of outsourced workers:		
\$30,001 or above		
\$15,001 - \$30,000		
\$10,001 - \$15,000		
\$8,001 - \$10,000		
\$6,760 - \$8,000		
Below \$6,760		
Average length of service of outsourced workers		
Percentage of outsourced workers in the total no. of staff members in the Department		
No. of outsourced workers:		
Working 5 days a week		
Working 6 days a week		
No. of working hours per week of outsourced workers:		
Maximum working hours per week		
Average working hours per week		
No. of workers with their severance payment, long service payment or contract gratuity offset by the accrued benefits		

attributable to employer's contributions to the Mandatory Provident Fund and the amount involved		
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Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 352)

Reply:

Relevant information of the outsourced service contracts engaged by the Housing Department (HD) under Head 62 in 2018-19 is as follows:-

	2018-19	Increase over the previous year
No. of contracts	10	1 new service contract was hired.
No. of workers/service	<ul style="list-style-type: none"> ◆ Clerical clerks: 17 persons ◆ Hiring drivers : 11 persons ◆ Car with driver hiring: 1 person ◆ Cleansing: twice per day ◆ Handing out publicity materials: 3 persons per time ◆ Data input: 2 persons per day ◆ Transcription service and maintenance and support of the Sales of First-hand Residential Properties Authority website and the Sales of First-hand Residential Properties Electronic Platform: the contractor to arrange according to operational requirements 	<p>Increased by 2 persons and 1 person for Clerical clerks and Hiring drivers contracts respectively.</p> <p>1 new service contract for data input service was hired involving 2 persons.</p>
Types of services	<ul style="list-style-type: none"> ◆ Clerical clerks ◆ Hiring drivers ◆ Car with driver hiring ◆ Cleansing ◆ Handing out publicity materials ◆ Data input ◆ Transcription service ◆ Website maintenance and support 	1 new service for data input.

<p>Average monthly salary of workers:</p> <p>\$30,001 or above</p> <p>\$15,001 - \$30,000</p> <p>\$10,001 - \$15,000</p> <p>\$8,001 - \$10,000</p> <p>\$6,760 - \$8,000</p> <p>Below \$6,760</p>	<p>According to contract information:</p> <p>Hiring drivers –</p> <p>\$15,001 - \$30,000: 5 persons</p> <p>\$10,001 - \$15,000: 6 persons</p> <p>Clerical clerks</p> <p>\$8,001 - \$10,000: 17 persons</p> <p>The car and driver hiring service involves the provision of 1 car and 1 driver by the contractor. HD does not have the information only on the driver’s monthly salary.</p> <p>As for other services, the outsourced workers are not working solely for HD. HD does not have the statistics on the monthly salary of individual outsourced worker.</p>	<p>+1 person</p> <p>No change</p> <p>+2 persons</p>
<p>Average length of service of workers</p>	<p>Length of service of individual outsourced worker is determined by the contractor. HD does not have the relevant statistics.</p>	<p>Not Applicable.</p>
<p>Percentage of workers in the total no. of staff members in the Department</p>	<p>Number of outsourced workers is adjusted according to operational requirements. There is no fixed ratio.</p>	<p>Not Applicable.</p>

No. of workers	<ul style="list-style-type: none"> ◆ Clerical clerks: 5 days per week , 17 persons ◆ Hiring drivers: 5 days per week, 11 persons ◆ Car with driver hiring: 5 days per week; 1 person each time ◆ Cleansing: twice per day for 5 days per week; 2 to 3 persons each time ◆ Handing out publicity materials: 3 persons per time; the number of times per week depending on operational requirements ◆ Data input: 5 days per week; 3 hours per day; 2 persons each time ◆ Transcription service and website maintenance and support: the contractor to arrange according to operational requirements 	<p>Increased by 2 persons and 1 person for Clerical clerks and Hiring drivers contracts respectively. They all work 5 days per week.</p> <p>1 new service contract for data input service was hired and the outsourced workers work 5 days per week, 3 hours per day, with 2 persons each time.</p> <p>The working days for other outsourced workers remain unchanged.</p>
No. of working hours	<ul style="list-style-type: none"> ◆ Clerical clerks: maximum 40 hours per week and average 36 hours per week ◆ Hiring drivers: maximum 50 hours per week and average 47.5 hours per week ◆ Car with driver hiring: 45 hours per week ◆ Cleansing: twice per day ◆ Handing out publicity materials: not more than 3 hours per time ◆ Data input: 15 hours per week per worker ◆ Transcription service and website maintenance and support: the contractor to arrange according to operational requirements 	<p>1 new service contract for data input service was hired and each worker works 15 hours per week. The working hours for other outsourced workers remain unchanged.</p>

<p>No. of workers with their severance payment, long service payment or contract gratuity offset by the accrued benefits attributable to employer's contributions to the Mandatory Provident Fund and the amount involved</p>	<p>The severance payment, long service payment or contract gratuity offset by the accrued benefits attributable to employer's contributions to the Mandatory Provident Fund of individual outsourced worker is determined and arranged by the contractor. HD does not have the relevant statistics.</p>	<p>Not Applicable.</p>
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- End -

CONTROLLING OFFICER'S REPLY

THB(H)074

(Question Serial No. 4788)

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:

One of the functions of the Housing Department is to offer advice on licensing / registration applications (restaurants, places of public entertainment, tutorial schools, etc.). Has advice been given on the setting up of bazaars by organisations in public rental housing estates? If yes, what are the details? If no, what are the reasons?

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 336)

Reply:

The Housing Department's work under Head 62 Programme 1 in "processing licensing/registration referrals by Government departments" includes advising licensing authorities on the suitability of premises developed by the Hong Kong Housing Authority (HA), including those which have been sold or divested, for uses of various types of licence applications (including Temporary Places of Public Entertainment Licence which is necessary for setting up of bazaars in public rental housing estates) from the building safety point of view.

However, as to public rental housing estates, HA as a financially autonomous public body funds the relevant measures with its own resources. HA has been working proactively to complement the Government's policy regarding bazaar. Should any organisation identify suitable venues to organise bazaars in public housing estates, they may put forward specific proposals. If the local communities and the respective District Councils support such proposals, HA, as the venue manager, will consider their feasibility on the basis of the actual circumstances of the estates concerned, and assist the proponents to consult the residents and other stakeholders of the estates through the Estate Management Advisory Committees. In case the lots concerned involve other owners, land leases and deeds of mutual covenants, HA will provide assistance to the proponents in consulting other owners and the Lands Department on the proposals.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)075

(Question Serial No. 5632)

Head: (62) Housing Department
Subhead (No. & title): (-) Not Specified
Programme: (4) Rehousing of Occupants upon Clearance
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)
Director of Bureau: Secretary for Transport and Housing

Question:

In respect of interim housing (IH), will the Government advise on the following:

1. the numbers of households and occupants currently living in IH estates;
2. the approximate length of stay of IH occupants in the past 5 years; and
3. among the occupants who moved out of IH units in the past 5 years, the respective numbers of households moving to public rental housing estates, subsidised housing courts / estates and private buildings?

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 169)

Reply:

1. There are 2 Interim Housing (IH) under the purview of the Hong Kong Housing Authority, viz Shek Lei IH and Po Tin IH. As at 31 December 2018, there were in total 3 550 occupied units with about 4 980 occupants.
2. The Housing Department (HD) has not kept the statistics on the length of stay of IH occupants.
3. Over the past 5 years, 2 826 households moved out of IH, out of which 1 809 households were allocated with public rental housing units, and 25 households moved to subsidised sale flats. HD has not kept the statistics on the households moving to private buildings.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)076****(Question Serial No. 5633)**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 information on the production of various types of housing units in Hong Kong in each of the past 5 years in tabular form, including:

1. private housing

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 170)Reply:

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

(Number of Flats)

Year	Completion
2014	15 719
2015	11 296
2016	14 595
2017	17 791
2018	20 968

Remarks

- (i) The figures above are provided by the Rating and Valuation Department (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) Figure of 2018 is provisional. RVD will announce the finalised figures in the “Hong Kong Property Review 2019” to be published later.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)077****(Question Serial No. 3850)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Building ControlControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

With the aging of buildings in Hong Kong, the number of buildings aged 30 years or above is increasing. The number of inspection notices to be issued under the Mandatory Building Inspection Scheme this year is expected to surge to 4 000. In this connection, please advise this Committee on the number of public housing blocks aged 30 years or above, as well as their distribution, ages and number of units therein.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 40)Reply:

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

As at the end of February 2019, the district distribution, age and number of units of the public housing courts / estates that are subject to the Ordinance and with all the buildings inside aged 30 years or above are:

	District	Court/Estate	Age*	No. of Units
1	Kowloon City District	Oi Man(Upper) Estate	43	2 884
2	Kowloon City District	Chun Man Court	37	1 800
3	Sha Tin District	Lek Yuen Estate	42	3 227
4	Sha Tin District	Yue Shing Court	38	530
5	Sha Tin District	Sui Wo Court	38	3 501
6	Sha Tin District	Sha Kok Estate	37	6 368
7	Sha Tin District	Sun Tin Wai Estate	36	3 425
8	Sha Tin District	Yue Tin Court	36	1 704
9	Sha Tin District	King Tin Court	35	1 424

	District	Court/Estate	Age*	No. of Units
10	Sha Tin District	Lung Hang Estate	35	4 370
11	Sha Tin District	Chun Shek Estate	34	2 150
12	Sha Tin District	Mei Lam Estate	34	4 115
13	Sha Tin District	Fung Shing Court	33	2 448
14	Sha Tin District	May Shing Court	33	2 192
15	Sha Tin District	Sun Chui Estate	33	6 651
16	Sha Tin District	Pok Hong Estate	33	5 468
17	Sha Tin District	Heng On Estate	31	6 030
18	Sha Tin District	Kam On Court	31	1 050
19	Sha Tin District	Ka Tin Court	30	1 680
20	Sha Tin District	Hin Keng Estate	30	5 876
21	Kwun Tong District	Shun On Estate	40	3 002
22	Kwun Tong District	Shun Lee Estate	39	4 463
23	Kwun Tong District	Shun Chi Court	38	1 539
24	Kwun Tong District	Hong Tin Court	37	792
25	Kwun Tong District	Kai Yip Estate	36	4 300
26	Kwun Tong District	Kai Tai Court	35	624
27	Kwun Tong District	Lok Nga Court	35	1 331
28	Kwun Tong District	Cheung Wo Court	34	1 584
29	Kwun Tong District	On Kay Court	34	920
30	Kwun Tong District	Lok Wah (South) Estate	33	6 968
31	Kwun Tong District	Lok Wah (North) Estate	33	2 972
32	Kwun Tong District	Hong Wah Court	31	1 680
33	Kwun Tong District	Hing Tin Estate	31	2 448
34	Tuen Mun District	Tai Hing Estate	39	8 607
35	Tuen Mun District	Sam Shing Estate	38	1 834
36	Tuen Mun District	Siu On Court	37	1 311
37	Tuen Mun District	On Ting Estate	36	5 049
38	Tuen Mun District	Yau Oi Estate	36	9 153
39	Tuen Mun District	Butterfly Estate	35	5 409
40	Tuen Mun District	Siu Shan Court	35	1 872
41	Tuen Mun District	Siu Hong Court	34	4 676
42	Tuen Mun District	Siu Hei Court	32	2 800
43	Tuen Mun District	Shan King Estate	32	8 644
44	Kwai Tsing District	Tsui Yiu Court	38	292
45	Kwai Tsing District	Yuet Lai Court	37	704
46	Kwai Tsing District	Ching Shing Court	33	800
47	Kwai Tsing District	Cheung Hong Estate	32	8 415
48	Kwai Tsing District	Ching Wah Court	31	2 460
59	Kwai Tsing District	Ching Tai Court	30	2 180
50	Southern District	Yue Fai Court	37	1 320
51	Southern District	Ap Lei Chau	36	4 449
52	Southern District	Lei Tung Estate	30	7 321
53	Southern District	Yue On Court	30	1 960
54	Wong Tai Sin District	Choi Wan (I) Estate	37	5 923
55	Wong Tai Sin District	King Shan Court	35	1 584
56	Wong Tai Sin District	Tin Ma Court	32	2 800

	District	Court/Estate	Age*	No. of Units
57	Wong Tai Sin District	Chuk Yuen (South) Estate	32	6 244
58	Sham Shui Po District	Lai Kok Estate	37	3 046
59	Sham Shui Po District	Ching Lai Court	37	970
60	Sham Shui Po District	Yee Kok Court	35	694
61	Sham Shui Po District	Po Lai Court	31	378
62	Tai Po District	Tai Yuen Estate	37	4 875
63	Tai Po District	Ting Nga Court	37	395
64	Tai Po District	Wang Fuk Court	35	1 984
65	Tai Po District	Kwong Fuk Estate	33	6 189
66	Tai Po District	Ming Nga Court	33	1 680
67	Tai Po District	Fu Shin Estate	32	5 512
68	Eastern District	Shan Tsui Court	37	896
79	Eastern District	Yee Tsui Court	37	600
70	Eastern District	Hing Man Estate	35	1 998
71	Eastern District	Yan Tsui Court	35	304
72	Eastern District	Tsui Wan Estate	30	2 340
73	Tsuen Wan District	Shek Wai Kok Estate	37	6 467
74	North District	Yuk Po Court	36	1 248
75	North District	Choi Yuen Estate	35	5 079
76	North District	Choi Po Court	33	2 112
77	North District	Cheung Wah Estate	33	5 120
78	Sai Kung District	King Ming Court	30	1 050
79	Sai Kung District	Tsui Lam Estate	30	4 932
Total number of units:				253 192

* The age of the building with the lowest age in the court / estate.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)078

(Question Serial No. 3851)

Head: (62) Housing Department
Subhead (No. & title): (-) Not Specified
Programme: (4) Rehousing of Occupants upon Clearance
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)
Director of Bureau: Secretary for Transport and Housing

Question:

In view of the various development programmes in the New Territories, the demand for interim housing (IH) is expected to increase considerably as a result of squatter clearances, and the number of offers made for IH is estimated to surge from 40 last year to 270 this year. In this regard, please inform this Committee of the number of IH units under the Housing Department, the number of vacant units, the distribution and the occupants' average period of stay.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 41)

Reply:

There are 2 Interim Housing (IH) under the purview of Hong Kong Housing Authority, viz Shek Lei IH and Po Tin IH. As at 31 December 2018, there were in total 5 741 units with 2 191 vacant in 2 IHs. The Housing Department has not kept the statistics on the average period of stay of IH occupants.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)079****(Question Serial No. 3852)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (5) Support ServicesControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

There is an increase of 33.1% in the estimated expenditure for Programme (5) for this financial year mainly due to the increase of posts, among which 5 posts are for implementing various community initiatives on transitional housing. Please advise this Committee on the current staff establishment involved in implementing the initiatives on transitional housing, and the staffing structure and duties in respect of the additional posts created.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 42)Reply:

5 time-limited posts will be created in 2019-20 for the Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau, with the rank and number of posts as follows:

Rank	Number
Project Director	2
Senior Administrative Officer	1
Senior Executive Officer	1
Assistant Clerical Officer	1
Total	5

The Task Force provides co-ordinating support, in consultation with the relevant bureaux/departments, to facilitate the transitional housing projects proposed by non-governmental organisations based on their needs. Such support includes offering advice on administrative or statutory procedures, as well as in funding application.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)080

(Question Serial No. 4444)

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:

The Government has since 2017 entrusted the Hong Kong Council of Social Service to launch a 3-year “Community Housing Movement”, with, among others, the development of transitional housing. A provision of \$1 billion has also been set aside in this year’s Budget for setting up a “transitional housing fund”. In this regard, please advise this Committee on: (1) the number of transitional housing units provided per annum over the years; (2) their distribution by district; (3) the construction period of each project; (4) land titles; and (5) whether there is any incompatibility of the project schedule with the original design; if yes, the reasons.

Asked by: Hon KWONG Chun-yu (LegCo internal reference no.: 73)

Reply:

The Task Force on Transitional Housing (the Task Force) under Transport and Housing Bureau has, over a period of time in the past, facilitated the implementation of a number of transitional housing projects initiated by the community, including the “Community Housing Movement” which is operated by the Hong Kong Council of Social Service (HKCSS). “Community Housing Movement” is a social movement launched by HKCSS with the joint efforts of The Community Chest of Hong Kong, Social Innovation and Entrepreneurship Development Fund, landlords and non-governmental organisations/social enterprises, in the support by the Government. However, the programme does not receive any financial resources from Head 62.

As at February 2019, 217 transitional housing units situating in existing vacant residential buildings are launched under this movement. Details are as follows:

Project	District	Land Titles	Year of Intake		
			2017	2018	2019 (Up to Feb)
Community Joy's To Gather Rooms for Rent	Central and Western	Private		39	
	Kowloon City and Sham Shui Po	Private		4	
Lok Sin Tong Social Housing Scheme	Kowloon City	Private	20		
James' House	Yau Tsim Mong	Private	14		
Good Homes	Kowloon City	Private		60	
Best Neighbour Walk Together	Southern	Private		16	
Home Plus	Kowloon City	Private		53	
Green Garden	Tuen Mun	Private			11
			34	172	11
Total Units			217		

Based on the information as provided by HKCSS in the Community Housing Movement, it takes about 6 months to renovate or convert a tenement building unit into a transitional housing, including the works and the invitation of services operator. It is understood that the progress of the Community Housing Movement operated by HKCSS is generally in line with their expectation.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)081

(Question Serial No. 4447)

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:

The Government has encouraged the utilisation of private housing resources held by the Urban Renewal Authority, private developers or ordinary flat owners to provide short-term accommodation services, with an agreed tenancy period of not less than 2 years. So far, how many flat owners have taken part in the scheme each year? What is the number of leased flats per owner each year and how many flat owners have indicated their intention to opt out of the scheme?

Asked by: Hon KWONG Chun-yu (LegCo internal reference no.: 78)

Reply:

The Task Force on Transitional Housing (the Task Force) has, over a period of time in the past, facilitated the implementation of a number of transitional housing projects initiated by the community, including several projects in existing vacant residential buildings through the "Community Housing Movement" operated by the Hong Kong Council of Social Service (HKCSS). The organisations responsible for these projects have made use of community resources flexibly to provide transitional housing and, at the same time, appropriate support to meet the needs of tenants. As at February 2019, a total of 9 major non-profit making community organisations/social enterprises provided about 610 transitional housing units, of which about 220 units were launched under the "Community Housing Movement operated" of HKCSS. Details of these projects are set out below:

Service Operators	Project	Number of Units
Light Be	Light Home	70
	Light Housing	40
Society for Community Organisation	Prior Community Social Housing	14
	Community Joy's To Gather	39*
	Rooms for Rent	4*
Lok Sin Tong	Lok Sin Tong Social Housing Scheme	20* 55
St. James' Settlement	James' House	14*
Hong Kong Sheng Kung Hui Welfare Council	Good Homes	60*
The Aberdeen Kai-fong Welfare Association Social Service	Best Neighbour Walk Together	16*
The Salvation Army	Home Plus	53*
Hong Kong Housing Society	Transitional Rental Housing Scheme - Yue Kwong Chuen	217
Yan Oi Tong	Green Garden	11*
	Total number of Units	613

* Launched under the Community Housing Movement operated by HKCSS.

At this moment, we have no relevant information on how many flat owners have taken part in the scheme each year, the number of leased flats per owner each year, and how many flat owners have indicated their intention to opt out of the scheme.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)082

(Question Serial No. 3406)

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 2018, and the specific plan and timetable of work as well as the estimated manpower and resource requirements in 2019.

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 79)

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 2018 and will continue with such work in 2019: reviewing the contents of the qualifying examinations; updating the existing practice circulars or issuing new ones in the light of the latest situation and laws; educating the trade on the compliance with new standards and regulations; monitoring their compliance through inspections of estate agencies; monitoring licensees' conduct in relation to the sale of first-hand residential properties; and enhancing the voluntary Continuing Professional Development Scheme. Moreover, the EAA will continue to take disciplinary actions against licensees who are found to have breached the Estate Agents Ordinance (Cap. 511), or the Code of Ethics or practice circulars issued by the EAA. The EAA will review the effectiveness of these measures from time to time and introduce new measures as necessary.

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

The Transport and Housing Bureau will continue to liaise with the EAA to enhance the professionalism and service standard of estate agents. This forms part of the on-going 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)083

(Question Serial No. 4637)

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

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

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 122)

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) during the past 3 years are listed below:

Financial Year	2016 - 17	2017 - 18	2018 - 19 (as at 28.2.2019)
Number of affected clearees	322 persons	220 persons	249 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	2016-17	2017-18	2018-19
HD's operating expenditure on rehousing carees	\$23.9 million	\$24.5 million	\$26.0 million ¹

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

- End -

¹ The figure for 2018-19 as quoted above is revised estimates while the figures for previous financial years are actual expenditure.

CONTROLLING OFFICER'S REPLY

THB(H)084

(Question Serial No. 4638)

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

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 123)

Reply:

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

CHU undertakes duties relating to Programme (4) Rehousing of Occupants upon Clearance of Head 62. In 2019-20, CHU has a staff establishment of 29 non-directorate posts and the expenditure is estimated to be \$25.8 million. We do not have a breakdown of the staff establishment and expenditure involved in the above-mentioned particular duty.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)085

(Question Serial No. 4639)

Head: (62) Housing Department
Subhead (No. & title): (-) Not Specified
Programme: (4) Rehousing of Occupants upon Clearance
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)
Director of Bureau: Secretary for Transport and Housing

Question:

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

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

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 124)

Reply:

- a) 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 2019-20, CHU has a staff establishment of 29 non-directorate posts and the expenditure is estimated to be \$25.8 million.

According to the existing policy of the Government, any persons who are rendered homeless as a result of natural disasters, emergencies or Government enforcement actions, through the referral of relevant departments (e.g. Lands Department and Buildings Department) to HD, they can apply for admission to Transit Centre (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), HD will then 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.

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

Year	Average occupancy rate (%)¹
2016	23.8
2017	21.5
2018	23.8

- End -

1 Average occupancy rate is the average of the occupancy rates at the end of each month of the year.

CONTROLLING OFFICER'S REPLY

THB(H)086

(Question Serial No. 4640)

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:

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

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 125)

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 2019-20, CHU has a staff establishment of 29 non-directorate posts and the expenditure is estimated to be \$25.8 million. The duties of CHU include “co-ordinating the use of the transit centres (TCs)”. We do not have a breakdown of the staff establishment and expenditure involved in this particular duty.

The work of “co-ordinating the use of TCs” is to work 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 may be admitted to TC. Upon receiving referrals from relevant departments, CHU will reserve bed spaces in TC and arrange those affected persons who are rendered homeless for admission to TC on the day of clearance /enforcement action while they look for alternative accommodation or await 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). HD

will then arrange those who have passed the “homeless test” for 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)087

(Question Serial No. 7194)

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 housing and land supply, please advise on the following:

1. It is mentioned in the Budget Speech that “the supply of first-hand private residential units is expected to remain at a relatively high level in the coming 3 to 4 years, including 9 000 unsold units in completed projects, 64 000 units under construction and not yet sold through pre-sale, and 20 000 units from disposed sites where construction may start anytime”.

Please provide a breakdown by district of the numbers of the aforesaid 9 000 unsold units in completed projects, 64 000 units under construction and not yet sold through pre-sale, and 20 000 units from disposed sites where construction may start anytime.

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 29)

Reply:

The Government releases statistics on private housing supply in the primary market on the website of the Transport and Housing Bureau (THB) on a quarterly basis, including the number of unsold units in completed projects, units under construction and not yet sold through pre-sale, and units from disposed sites where construction may start anytime. These statistics are consolidated by THB based on inputs provided by various Government departments (e.g. Buildings Department, Land Registry, etc.) for the purpose of projecting the total supply of first-hand private residential units in the coming 3 to 4 years.

As at 31 December 2018, the projected supply of first-hand private residential units in the coming 3 to 4 years is 93 000 units, including 9 000 unsold units in completed projects, 64 000 units under construction and not yet sold through pre-sale, and 20 000 units from disposed sites where construction may start any time. Given that the progress of private residential development projects as well as the number of units involved have been changing continually owing to a series of circumstantial factors (e.g. weather, availability of manpower and construction materials, commercial decisions by individual developers, etc.),

these quarterly figures only reflect the latest projections. The Government has hence not compiled the projected supply of units by district.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)088

(Question Serial No. 3330)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated in paragraph 132 of the 2019-2020 Budget Speech that “the estimated public housing production for the next 5 years is about 100 400 units”. In this connection, please advise on the respective numbers of public rental housing units and flats under the Green Form Subsidised Home Ownership Scheme as well as their locations.

Asked by: Hon LEUNG Yiu-chung (LegCo internal reference no.: 1155)

Reply:

According to the forecasts as at December 2018, the estimated total public housing production of the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) in the 5-year period from 2018-19 to 2022-23 is about 100 400 units, comprising about 74 200 public rental housing (PRH)/ Green Form Subsidised Home Ownership Scheme (GSH) units and about 26 300 other subsidised sale flats (SSFs). In which, HA will produce about 97 500 units, comprising about 72 900 PRH/GSH units and about 24 600 other SSFs¹.

When the HA agreed to regularise GSH in January 2018, it considered it prudent to implement GSH at a more modest pace to gather experience, reduce the risk of unsold flats and minimise impact on the waiting time for PRH applicants. In line with this incremental approach and in light of the positive response to the pilot GSH in 2016 and GSH 2018, HA decided at its meeting on 4 March 2019 to convert the 2 PRH developments at Chai Wan Road, Chai Wan and Tsing Hung Road, Tsing Yi respectively for sale as GSH by the end of 2019. HA will continue with this incremental approach, take account of operational experience and sales response, and consider the suitability of PRH projects for sale as GSH each year.

¹ Flat numbers are rounded to the nearest hundred and thus not added up to the total.

According to the forecasts as at December 2018, the locations and the number of units of the PRH/GSH projects under HA and the HKHS estimated to be completed in the abovementioned coming 5-year period are set out as the **Annex**.

HA's Estimated PRH / GSH Production (2018-19 to 2022-23)

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2018-19				
Urban	Kwun Tong	Anderson Road Sites A and B	3 100	3 900
		Eastern Harbour Crossing Site Phase 7	500	
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	9 700
		Lai Chi Kok Road - Tonkin Street Phase 1#	2 500	
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 1	400	
		So Uk Phase 2	3 700	
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	20 500
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	4 800
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	1 000	
			Sub-total	13 800

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
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
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	11 300
2021-22				
Urban	Eastern	Chai Wan Road#	800	800
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400
		Tuen Mun Area 54 Sites 1 & 1A	4 200	
	North	Queen's Hill Phase 1	2 600	2 600
			Sub-total	14 400
2022-23				
Urban	Sham Shui Po	Pak Tin Phase 10	700	700
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100
Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi#	2 900	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 400	6 400
			Sub-total	12 900
			Total	72 900

(Based on HA's Housing Construction Programme as at December 2018)

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

GSH Projects announced in or before March 2019.

HKHS's Estimated PRH Production (2018-19 to 2022-23)

Estimated Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			Sub-total	1 000
2021-22				
Urban	Kowloon City	Lee Kung Street*	300	300
			Sub-total	300
			Total	1 300

(Based on HKHS's flat production forecast as at December 2018)

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

* Senior Citizen Residences Scheme Project

- End -

CONTROLLING OFFICER'S REPLY

THB(H)089

(Question Serial No. 3331)

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 stated in paragraph 133 of the 2019-20 Budget Speech that “in 2018, 21 000 private residential units were completed, a record high in 14 years. The supply of first-hand private residential units is expected to remain at a relatively high level in the coming 3 to 4 years ... Based on preliminary estimation, the private sector will, on average, complete about 18 800 residential units annually in the next 5 years (i.e. from 2019 to 2023), representing an increase of about 20 per cent over the annual average of the past 5 years.”

In this connection, please advise on:

1. the current demand to supply ratio of private housing;
2. the respective percentages of private housing owners who are Hong Kong locals, and people from the Mainland and overseas; and
3. the percentages of private housing units used for self-occupation and speculation.

Asked by: Hon LEUNG Yiu-chung (LegCo internal reference no.: 1158)

Reply:

According to the Long Term Housing Strategy (LTHS), the Government updates the long term housing demand projection annually and presents a rolling 10-year housing supply target to capture social, economic and market changes over time, and make timely adjustments where necessary. According to the LTHS Annual Progress Report 2018 released in December 2018, the total housing supply target for the 10-year period from 2019-20 to 2028-29 is 450 000 units. Based on the public/private split of 70:30, the public and private housing supply targets will be 315 000 units and 135 000 units respectively.

The Census and Statistics Department collects information on the tenure of accommodation through the General Household Survey and publishes the results quarterly. In the fourth

quarter of 2018, around 64% of households residing in private sector housing were owner-occupiers, while 36% were non-owner occupiers.

The Government does not have information on the identity of private housing owners or whether the relevant housing units are for self-occupation.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)090

(Question Serial No. 3332)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated in paragraph 137 of the 2019-20 Budget Speech that “the Government will set aside \$2 billion to support non-governmental organisations (NGOs) in constructing transitional housing.”

In this connection, please advise on:

1. whether the Government will consider spearheading the development of transitional housing by itself, rather than letting NGOs take forward its development by way of construction;
2. the estimated number of transitional housing units to be constructed under the above initiative; and
3. whether the funding allocation for the above initiative includes subsidies for NGOs' recruitment of related staff members; if yes, the amount of subsidies involved; if no, the reasons, and how the Government can ensure that NGOs have sufficient manpower resources to implement the related services.

Asked by: Hon LEUNG Yiu-chung (LegCo internal reference no.: 1159)

Reply:

1. The Government intends to realise the short-term initiatives to alleviate the hardship faced by families awaiting public rental housing and other families living in inadequately housed households, through the assistance and facilitation for the various transitional housing projects put forward and carried out by the non-governmental organisations (NGOs). Since there can be a whole range of different arrangement and ideas, we hope to converge the community efforts to allow different NGOs to make use of their creativity towards a greater diversity of transitional housing projects.

2. In view of the short-term nature of transitional housing, as well as different details and objective situation of each transitional housing project, setting a fixed target for transitional housing (such as the number of units, the number of beneficiaries, etc.) is not realistic and does not contribute to the work of NGOs. Nevertheless, we will continue to adopt an open attitude to facilitate the provision of more transitional housing.
3. In the 2019-20 Budget, the Financial Secretary announced to set aside \$2 billion to support NGOs in providing transitional housing. The Government will strive to ensure that the amount of funding granted to each approved project should be in line with the principles of economy, efficiency and effectiveness in the use of resources thereby achieving good value for money. The Transport and Housing Bureau will take into account the operational experiences of relevant projects funded and views from the community to map out the detailed arrangements of the dedicated fund, and to seek funding approval by the Finance Committee of the Legislative Council.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)091

(Question Serial No. 3333)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated in paragraph 137 of the 2019-20 Budget Speech that “the Government will set aside \$2 billion to support non-governmental organisations (NGOs) in constructing transitional housing.” Given that the current residential period in transitional housing is 2 to 3 years in general, while the average waiting time for public rental housing (PRH) allocation has reached 5.5 years, will the Administration extend the residential period of the occupants in transitional housing until their intake to PRH? If not, what are the reasons?

Asked by: Hon LEUNG Yiu-chung (LegCo internal reference no.: 1160)

Reply:

In view of the short-term nature of transitional housing, as well as the different duration, details and objective circumstances of each transitional housing project, extending the residential period of the occupants in transitional housing until their intake to public rental housing (PRH) is not realistic. Transitional housing may come in a whole range of different arrangements and ideas. We hope to converge the community efforts to allow different NGOs to make use of their creativity towards a greater diversity of transitional housing projects, so as to use community resources flexibly to help more people in need. For example, some projects can, through the provision of adequate and affordable housing, bring isolated poor households into the community supporting network to uplift their life skills with social resources and support. In this connection, whether they can be allocated to the PRH immediately or not at the expiry of the tenancy period of the transitional housing, they can live independently in the community.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)092

(Question Serial No. 4301)

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 2019-20;
- b. the number of complaints received in 2018 with a breakdown by nature of the complaints, and the outcome of these complaints after investigation;
- c. the number of surprise inspections conducted by the Government since the implementation of the Residential Properties (First-hand Sales) Ordinance (the Ordinance); and among them, the number of suspected cases of non-compliance with the Ordinance detected; and
- d. the number of suspected cases of non-compliance or unlawful acts referred by the Administration to the Estate Agents Authority, the Police and the Independent Commission Against Corruption since the implementation of the Ordinance?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 58)

Reply:

The Sales of First-hand Residential Properties Authority (SRPA) has an establishment of 44 staff members in 2019-20 and the estimated recurrent expenditure is \$60.14 million.

The SRPA received 42 complaints in 2018. A breakdown of the complaints by category is as follows:

	Categories of complaints	2018
(a)	Sales brochure	16
(b)	Price list	1
(c)	Sales arrangement	2
(d)	Show flat	0
(e)	Viewing of completed residential properties	0
(f)	Preliminary agreement for sale and purchase and/or agreement for sale and purchase	0
(g)	Register of transactions	0
(h)	Advertisement	7
(i)	Website	0
(j)	Misrepresentation and/or dissemination of false or misleading information	9
(k)	Others	7
	Total	42

Among the 42 complaints aforementioned, 35 were related to the Residential Properties (First-hand Sales) Ordinance (the Ordinance), while the remaining 7 were not. As at end February 2019, amongst those 35 complaints relating to the Ordinance, 18 complaints were not substantiated. The SRPA is still following up the remaining 17 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 2018, the SRPA has conducted 3 041 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. Since the implementation of the Ordinance, the SRPA has referred 38 cases of suspected contraventions of other laws or regulations to the Estate Agents Authority, 1 case to the Police and 1 case to the Independent Commission Against Corruption.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)093

(Question Serial No. 4302)

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 2017 and 2018 and the estimated total completion in the coming year, with a breakdown by the current classification of flats by the Rating and Valuation Department (namely Classes A to E) and information on the percentage of each class; and
- b. whether the Government has any plans to impose a restriction on the minimum size of flats available for sale; if not, the reasons?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 57)

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 2017 and 2018, as well as the forecast completions in 2019, are set out 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 keeps evolving. The Government considers it more appropriate to allow the market to react flexibly in response to changing demand. The Government will monitor the market condition closely, and if circumstances warrant, consider whether to impose appropriate requirements in the Conditions of Sale in disposing of individual residential sites, so as to respond to market needs in a timely manner.

Table I: Annual completions by class in 2017 and 2018

(Number of Flats (Percentage of total))

Year / Class	A	B	C	D	E
2017	6 891 (38.7%)	7 665 (43.1%)	1 794 (10.1%)	1 058 (5.9%)	383 (2.2%)
2018	7 212 (34.4%)	8 237 (39.3%)	3 414 (16.3%)	1 541 (7.3%)	564 (2.7%)

Remarks

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures for 2018 are provisional. RVD will announce the finalised figures in the “Hong Kong Property Review 2019” to be published later.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table II: Forecast completions by class in 2019

(Number of Flats (Percentage of total))

Class	Forecast completion
A	9 801 (48.0%)
B	6 833 (33.5%)
C	2 059 (10.1%)
D	1 232 (6.0%)
E	490 (2.4%)

Remarks

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures are provisional. RVD will announce the finalised figures in the “Hong Kong Property Review 2019” to be published later.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

- End -

CONTROLLING OFFICER'S REPLY

THB(H)094

(Question Serial No. 4303)

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

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 59)

Reply:

The Chief Executive announced on 29 June 2018 the proposed introduction of "Special Rates" on vacant first-hand private residential units. The measure aims at encouraging a more timely supply of completed first-hand units in the market. The Government proposes to amend the Rating Ordinance (Cap.116) to require developers of the first-hand private residential units with occupation permit issued for 12 months or more to furnish annual returns to the Government on status of these units. Units that have not been rented out for more than 6 months during the past 12 months will be considered as vacant and subject to "Special Rates". "Special Rates" will be collected by the Rating and Valuation Department annually at 2 times (i.e. 200%) of the rateable value of the units concerned. The Government is now formulating the legislative amendments and plans to introduce the Amendment Bill into the Legislative Council (LegCo) within the 2018-19 legislative year. We propose that "Special Rates" will take effect 3 months after gazettal of the relevant Amendment Ordinance following its passage in the LegCo.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)095

(Question Serial No. 4043)

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. Please provide the recruitment figures, including the post titles, the number of applications and intakes, of the Housing Department (HD) in each of the past 5 years, as well as the number of non-Chinese applicants recruited.
2. Please provide, in tabular form, the wastage figures and wastage rates of staff in different ranks of HD in each of the past 5 years.
3. Has the Administration gained an understanding about the detailed reasons for the staff wastage in HD?

Asked by: Hon QUAT Elizabeth (LegCo internal reference no.: 110)

Reply:

All the new posts created by the Housing Department (HD) under Head 62 in the past 5 years from 2013-14 to 2017-18 have been filled, and no non-Chinese applicant was appointed. The above does not include HD staff required to serve as the executive arm of the Hong Kong Housing Authority (HA) to implement its policies. As a financially autonomous body, HA funds its public housing programmes and other housing initiatives with its own resources. HA is responsible for the staff establishment and expenditure incurred in delivering its corporate plan. During the same period, retirement of civil servants accounted for over 85% of staff wastage in HD. Staff wastage on other grounds included resignation, death, etc.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)096

(Question Serial No. 3362)

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:

The Financial Secretary announces that \$2b will be set aside to support NGOs in constructing transitional housing. In this connection, will the Administration inform this Committee:

1. Of the details and timetable for its implementation; whether assistance and incentives will be provided to encourage active participation of the community;
2. Given that the potential land supply for transitional housing may be restricted by other land and housing policies (e.g. proposed Land Sharing Pilot Scheme, the \$10b reserved for encouraging vacant government sites for community purposes, and the varied construction standards between industrial and residential building), of the estimated provision of transitional housing under this measure, broken down by types (e.g. industrial units, modular units on idle land, renovated aged units); and
3. Whether the Administration would continue to support the construction of transitional housing through the Community Care Fund with regard to this new funding.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 62)

Reply:

1. In the 2019-20 Budget, the Financial Secretary announced to set aside \$2 billion to support non-governmental organisations (NGOs) in providing transitional housing. The Transport and Housing Bureau will take into account the operational experiences of relevant projects funded and views from the community to map out the detailed arrangements of the dedicated fund, and to seek funding approval by the Finance Committee of the Legislative Council. The Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau provides co-ordinating support, in consultation with relevant bureau/departments, to facilitate the transitional housing projects proposed by NGOs based on their needs. Such support includes offering advice on administrative or statutory procedures, as well as in funding application.

2. The premise of transitional housing is making use of temporarily vacant land, and therefore will not affect the long-term land development. Moreover, whether a site is suitable for transitional housing depends on various factors. The Task Force welcomes the express of interest on individual sites from NGOs and will follow up to provide advice and assistance. In view of the short-term nature of transitional housing, as well as different details and objective situation of each transitional housing project, setting a fixed target for transitional housing (such as the number of units, the number of beneficiaries, etc.) is not realistic and does not contribute to the work of NGOs. Nevertheless, we will continue to adopt an open attitude to facilitate the provision of more transitional housing.

3. There are various funding arrangements for different existing transitional housing projects initiated by NGOs. Apart from the Community Care Fund, there are other sources of funding such as the Development Bureau's funding scheme to support the use of vacant government sites by NGOs, the Community Chest of Hong Kong, the Social Innovation and Entrepreneurship Development Fund, etc. As aforementioned, relevant details of the fund set aside have yet been finalised. The Transport and Housing Bureau is collecting views from the community to map out the detailed arrangements. The Task Force will continue to consider every means to provide appropriate support to funding applications from community initiatives.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)097

(Question Serial No. 5029)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

- a. What is the target number of converted transitional housing units to be funded by the transitional housing provision of \$2 billion as mentioned in the Budget Speech, and the coverage of the funding scheme?
- b. Will renovation cost, operating expenses (including those for recruiting social workers and property management staff, and organising activities) and maintenance fee of the units be covered by the subsidies under the funding provision?
- c. Will the application procedure, eligibility requirements and project details in respect of the provision be the same as those of the Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations in respect of the \$1 billion administered by the Development Bureau? What are the differences between the two?
- d. What are the details and the timetable of the projects to be implemented with the transitional housing provision of \$2 billion?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 87)

Reply:

In the 2019-20 Budget, the Financial Secretary announced to set aside \$2 billion to support non-governmental organisations (NGOs) in providing transitional housing. Relevant details including the subsidised scope and timetable for launching the application, have yet been finalised. The Transport and Housing Bureau (THB) will take into account the operational experiences of relevant projects funded and views from the community to map out the detailed arrangements of the dedicated fund, and to seek funding approval by the Finance Committee of the Legislative Council.

In view of the short-term nature of transitional housing, as well as different details and objective situation of each transitional housing project, setting a fixed target for transitional

housing (such as the number of units, the number of beneficiaries, etc.) is not realistic and does not contribute to the work of NGOs. Nevertheless, we will continue to adopt an open attitude to facilitate the provision of more transitional housing.

Separately, the Finance Committee of the Legislative Council approved the Government's proposal in January 2019 to set up a \$1 billion fund to support NGOs in facilitating the gainful use of vacant government sites. The fund can also provide funding support to applicable transitional housing projects and the Development Bureau has commenced to receive funding applications. Notwithstanding this \$1 billion funding scheme has not been designed to cater specifically for transitional housing, applications for relevant projects on vacant government sites with the policy support from the Task Force on Transitional Housing under THB can also be submitted.

The abovementioned 2 schemes serve certain common goals in making better use on land resources, their foci differ. Before the implementation of the new scheme, NGOs may apply the aforementioned funding for gainful use of the vacant government sites so as to expedite the provision of transitional housing.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)098****(Question Serial No. 5034)**

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

In regard to all transit centres, please provide the number of applications received, occupancy rates, occupants' period of stay and the total number of bedspaces in the past 5 years.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 94)

Reply:

The 2 Transit Centres (TCs) under the purview of the Hong Kong Housing Authority are Po Tin TC and Lung Tin TC. There are in total 416 bed spaces at 2 TCs. Since the occupancy position of TCs fluctuates depending on the occurrence of incidents, e.g. large number of applications will be received due to natural disaster and some inmates will only stay in TC for a few days, the applications received / occupancy rate at different periods of time vary greatly. However, for reference purposes, we provide the number of applications received and the average occupancy rate for the past 5 years as below -

Year	Number of application (person)	Average occupancy rate (%) ¹
2014	502	19.5
2015	767	26.0
2016	663	23.8
2017	536	21.5
2018	590	23.8

The Housing Department (HD) has not kept the statistics on the occupants' period of stay.

- End -

¹ Average occupancy rate is the average of the occupancy rates at the end of each month of the year. The inmates include those who are rendered homeless as a result of natural disasters, emergencies incidents, Government enforcement actions (including the Lands Department, the Buildings Department and the Bailiff's Office) and the HD's tenancy enforcement action.

CONTROLLING OFFICER'S REPLY

THB(H)099

(Question Serial No. 5047)

Head: (62) Housing Department

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

Programme: (1) Building Control
(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:

- 1a. How many removal orders and closure orders were issued respectively by the Buildings Department against residential buildings in each of the past 5 years?
- 1b. What was the average time taken to execute a removal order and a closure order respectively?
- 2a. How many households and persons were affected by the enforcement actions of the Buildings Department in the past 5 years? Please provide the number of affected households who lived in sub-divided units, illegal rooftop structures and factory buildings, together with their percentages in the total numbers.
- 2b. Further to the above question, how many clearerees, who were forced to move out as a result of successful enforcement actions, were granted relocation subsidies and what was the percentage of these clearerees in the total number?
3. Further to the above question, how many clearerees were rehoused in Transit Centres (TC) and Interim Housings (IH) following enforcement actions and what were the percentages of these clearerees in the total number?
4. Regarding the TC occupants who were eligible public rental housing applicants, how many households and persons moved into IH within 3 months and what were the percentages of these households and persons in the total numbers?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 129)

Reply:

The Housing Department (HD) mainly provides rehousing assistance to eligible clearerees affected by the Lands Department's programmed squatter clearances; occupants of illegal rooftop structures displaced by the Building Department (BD)'s enforcement actions; and

victims of natural disasters and other emergency incidents. HD does not have any information on the number of Statutory Orders (Removal Orders) and Closure Orders issued by BD.

From 2014-15 to 2018-19, the number of the eligible persons¹ affected by enforcement actions subsequent to issuance of Closure Order by BD who were offered with Interim Housing (IH) and Transit Centre (TC) under the Hong Kong Housing Authority is listed below:

Year	Admitted to TC (persons)	Rehoused to IH (persons)		
		Directly rehoused to IH	Subsequently Rehoused to Interim Housing after admission to Transit Centre	Total
2014 - 15	3	4	1	5
2015 - 16	10	6	5	11
2016 - 17	21	0	3	3
2017 - 18	28	0	26	26
2018 - 19 (As at 28.2.2019)	18	0	9	9

- End -

-
- 1 i) Households affected by the Government enforcement action, who can prove their residence in an illegal rooftop structure built on or before 1 June 1982 immediately preceding the date of service of Statutory Order (SO) by BD under Section 24 of the Buildings Ordinance, can apply for PRH units or Interim Housing (IH) according to their eligibility.
- ii) Persons who take residence in the affected structures after the service of the SO, or affected by BD's enforcement action against unauthorised residential use of factory building are ineligible for rehousing. To ensure that no person will be rendered homeless as a result of Government clearance operations, any affected person who has temporary housing need, through the referral of relevant departments, can apply for admission to TC temporarily while looking for alternative accommodation or awaiting eligibility vetting for future rehousing.
- iii) For persons referred by BD and admitted into TC for temporary accommodation, after staying in TC for 3 months, passing the "homeless test" to prove that they do not have other accommodation to reside, and fulfilling the eligibility criteria for public rental housing (including income limit, assets limit and no domestic property rule), will be rehoused to IH.

CONTROLLING OFFICER'S REPLY**THB(H)100****(Question Serial No. 6238)**

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

In regard to the service users of transit centres, what were their number, sex profile, age profile, grounds of admission, average period of stay and reasons for departure in each of the past 3 years? What were the average cost per person and monthly expenditure involved?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 336)

Reply:

The 2 Transit Centres (TCs) under the purview of the Hong Kong Housing Authority (HA) are Po Tin TC and Lung Tin TC. There are in total 416 bed spaces at 2 TCs.

The inmates include those who are rendered homeless as a result of natural disasters, emergencies incidents, Government enforcement actions (including the Lands Department, the Buildings Department and the Bailiff's Office) and the Housing Department (HD)'s tenancy enforcement action. Since the use of TCs fluctuates depending on the occurrence of incidents, e.g. some affected by natural disaster will only stay in TC for a few days, the occupancy rate at different periods of time varies greatly. However, for reference purpose, we provide the average occupancy rate of the past 3 years as below –

Year	Average occupancy rate (%)¹
2016	23.8
2017	21.5
2018	23.8

¹ Average occupancy rate is the average of the occupancy rates at the end of each month of the year.

As a financially autonomous public body, HA funds the operational expenditure of 2 TCs with its own resources. Daily management, cleansing and security services are provided by HD's Property Services Contractor. In the past 3 financial years (i.e. 2016-17, 2017-18 and 2018-19 (up to 31 December 2018)), the total operating expenses of 2 TCs are approximately \$1.48 million, \$3.76 million and \$1.20 million respectively.

HD has not kept the statistics on the service users' sex and age profile, average period of stay, reasons for departure and the average cost per person.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)101

(Question Serial No. 6578)

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:

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 (LegCo internal reference no.: 393)

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). Relevant statistics were presented in the “2016 Population By-census Thematic Report: Persons Living in Subdivided Units” published in January 2018.

Based on the results of 16BC, the number of SDUs, the number of domestic households living in SDUs, their median monthly domestic household rent and median monthly domestic household income by District Council district in 2016 are set out at Annexes I-III. In 16BC, the monthly domestic household 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 accommodation, there is not enough accurate information to compile reliable statistics on rent per floor area.

The main purpose of compiling statistics on SDUs is to estimate the housing demand arising from households living in SDUs, so as to update the rolling ten-year total housing supply target under the Long Term Housing Strategy (LTHS). C&SD will collect information on households living in SDUs in the 2021 Population Census and publish detailed statistics based on the results. For years between 16BC and the 2021 Population Census, C&SD will use the trend data from the results of the 16BC and past thematic household surveys, as

well as relevant information on the construction and demolition of buildings, to estimate the number of households living in SDUs. The relevant statistics will be published in the LTHS Annual Progress Report.

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

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

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

Remarks

Excluding households with zero rent.

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

Data source: 2016 Population By-census

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

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

Remarks

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

Data source: 2016 Population By-census

- End -

CONTROLLING OFFICER'S REPLY

THB(H)102

(Question Serial No. 6579)

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please 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 for the past 5 years:

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

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 394)

Reply:

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

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

Po Tin IH

Type of persons \ Year	2014-15	2015-16	2016-17	2017-18	2018-19 (as at 28 February 2019)
(i) Persons affected by the Buildings Department (BD)'s enforcement action against unauthorised building structures	1	6	3	26	9
(ii) Persons affected by BD's enforcement action against subdivided units (SDUs)	0	10	0	0	0
(iii) Persons affected by the Lands Department (LandsD)'s clearance operation/ enforcement action against squatter structures	50	104	81	41	19
(iv) Persons affected by natural disasters	8	6	12	13	17
(v) Persons affected by other reasons ²	12	3	13	49	23

Shek Lei IH

Type of persons \ Year	2014-15	2015-16	2016-17	2017-18	2018-19 (as at 28 February 2019)
(i) Persons affected by BD's enforcement action against unauthorised building structures	4	5	0	0	0
(ii) Persons affected by BD's enforcement action against SDUs	0	0	0	0	0
(iii) Persons affected by LandsD's clearance operation/ enforcement action against squatter structures	0	0	0	0	0
(iv) Persons affected by natural disasters	0	11	2	0	0
(v) Persons affected by other reasons ²	0	0	1	0	0

- End -

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

CONTROLLING OFFICER'S REPLY

THB(H)103

(Question Serial No. 7186)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide the specific details of the “Pilot scheme on subsidy for purchasing and constructing modular housing” under the Community Care Fund with a breakdown by expenditure item.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 405)

Reply:

The subsidy to purchase and construct modular housing as a pilot scheme (the Pilot Scheme) implemented by the Hong Kong Council of Social Service (HKCSS) is supported by the Community Care Fund. The total funding provision is \$35.74 million. Under the project, HKCSS will implement a 2-year Modular Social Housing Scheme at Nam Cheong Street, Sham Shui Po.

The project adopts the design and build contract approach. Under the current regulations on safety requirements for building, about 88 modular housing units will be constructed by using “Modular Integrated Construction”. The tender assessment has been substantially completed. The construction work will commence soon and is expected to be completed in the first half of 2020. HKCSS will submit the relevant expenditure items after the commencement of the works.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)104

(Question Serial No. 5146)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

- (a) Please provide information on 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, namely their sizes, the estimated number of residential flats to be provided and the total area of sites allocated:

HA						
Year	Lot no.	Sites allocated for PRH development		Estimated no. of residential flats to be provided	Total no. of sites allocated in the financial year	Total area of sites allocated in the financial year (ha)
		No. of sites	Area (ha)			

HKHS						
Year	Lot no.	Sites allocated for PRH development		Estimated no. of residential flats to be provided	Total no. of sites allocated in the financial year	Total area of sites allocated in the financial year (ha)
		No. of sites	Area (ha)			

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

HA						
Year	Lot no.	Sites allocated for SSH development		Estimated no. of residential flats to be provided	Total no. of sites allocated in the financial year	Total area of sites allocated in the financial year (ha)
		No. of sites	Area (ha)			

HKHS						
Year	Lot no.	Sites allocated for SSH development		Estimated no. of residential flats to be provided	Total no. of sites allocated in the financial year	Total area of sites allocated in the financial year (ha)
		No. of sites	Area (ha)			

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 431)

Reply:

According to the Long Term Housing Strategy Annual Progress Report 2018 (LTHS Progress Report) released in December 2018, the total housing supply target for the 10-year period from 2019-20 to 2028-29 will be 450 000 units. Based on the public/private split of 70:30, the public and private housing supply targets will be 315 000 units and 135 000 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 10-year period is estimated to be around 248 000 flats, assuming that all sites identified can be smoothly delivered on time for housing development. According to the forecasts as at December 2018, the estimated number of units, the location and the area of public housing projects to be completed by the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) in the coming 5 years (2018-19 to 2022-23) are set out at Annex.

For public housing projects with completion dates scheduled for 2023-24 and beyond, they are mostly at the preliminary planning and design stage and are subject to various factors such as rezoning, consultation with local communities, infrastructure construction, site formation works, etc. Moreover, in many cases, the project sites are still subject to technical studies or investigation. Some of the sites also involve land resumption, clearance, or re-provisioning of affected facilities. For projects involving Government-funded works, funding approval from the Legislative Council is also required. As these projects are subject to changes, it is difficult to provide detailed information and programme at this stage. Nonetheless, information will be provided in good time according to the rolling construction programme. The Government will also consult relevant District Councils when appropriate.

HA's Estimated Public Rental Housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) Production (2018-19 to 2022-23)

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2018-19					
Urban	Kwun Tong	Anderson Road Sites A and B	3 100	3 900	5.3 [#]
		Eastern Harbour Crossing Site Phase 7	500		0.2
		Sau Ming Road	300		0.3
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	9 700	1.6
		Lai Chi Kok Road - Tonkin Street Phase 1^	2 500		1.5
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300		0.8
		Shek Kip Mei Phase 3	200		0.4
		Shek Kip Mei Phase 7	200		0.2
		So Uk Phase 1	400		7.9 [#]
		So Uk Phase 2	3 700		
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000	2.3
	Islands	Tung Chung Area 39	3 900	3 900	3.2
			Sub-total	20 500	
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 [#]
		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	4.4
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 / GSH 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 [#]
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	6.6 [#]
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700	0.6
	North	Queen's Hill Phase 1	3 800	6 300	12.4 [#]
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	11 300	
2021-22					
Urban	Eastern	Chai Wan Road [^]	800	800	0.3
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000	4.7 [#]
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	0.4
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400	3.5
		Tuen Mun Area 54 Sites 1 & 1A	4 200		2.9
	North	Queen's Hill Phase 1	2 600	2 600	12.4 [#]
			Sub-total	14 400	
2022-23					
Urban	Sham Shui Po	Pak Tin Phase 10	700	700	0.8
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100	6.6 [#]
Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi [^]	2 900	3 700	2.2
		Lai Cho Road	800		0.58
New Territories	Tai Po	Tai Po Area 9	6 400	6 400	6.7
			Sub-total	12 900	
			Total	72 900	

(Based on HA's Housing Construction Programme as at December 2018)

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

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

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

[^] GSH Projects announced in or before March 2019.

**HA's Estimated Other Subsidised Sale Flats (Other SSFs) Production
(2018-19 to 2022-23)**

Estimated Year of Completion / District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2018-19					
Urban	Kowloon City	Kai Tak Site 1G1(B)*	683	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*	824	824	2.0 [#]
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*	1 698	2 500	2.0 [#]
		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 [#]
			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*	1 226	1 226	1.0
New Territories	North	Queen's Hill Phase 3	3 200	3 200	12.4 [#]
			Sub-total	6 800	
2021-22					
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100	1.9
	Islands	Tung Chung Area 54	3 300	3 300	3.2
			Sub-total	5 400	

Estimated Year of Completion/ District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2022-23					
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900	6.6 [#]
Extended Urban	Sha Tin	On Muk Street Phase 1	500	500	0.4
			Sub-total	1 500	
			Total	24 600	

(Based on HA's Housing Construction Programme as at December 2018)

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

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

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

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

HKHS's Estimated PRH Production (2018-19 to 2022-23)

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

(Based on HKHS's flat production forecast as at December 2018)

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

* 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 (2018-19 to 2022-23)

Estimated Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)
2019-20					
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
			Sub-total	1 640	
			Total	1 640	

(Based on HKHS's flat production forecast as at December 2018)

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

- End -

CONTROLLING OFFICER'S REPLY

THB(H)105

(Question Serial No. 5164)

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:

According to the Controlling Officer's Report, the Housing Department will monitor the implementation of the "Starter Homes" pilot project at Ma Tau Wai Road in 2019-20. In this connection, will the Government inform this Committee of:

- (1) the matters requiring special attention for this project in the coming financial year;
- (2) the measures to be taken by the Government in the coming financial year to deal with these matters; and
- (3) the measures taken by the Government in the past financial year to monitor the implementation of the project?

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 492)

Reply:

To help the higher-income families who are not eligible for Home Ownership Scheme and yet cannot afford private housing to meet their home ownership aspirations in the face of hiking property prices, the Government announced in Chief Executive's 2017 Policy Address its plan to introduce the "Starter Homes" (SH) Pilot Scheme for Hong Kong Residents. We initially proposed to use a residential site at Anderson Road on the Government's 2018-19 Land Sale Programme to provide about 1 000 SH units. However, the Government announced on 29 June 2018 to test out the SH concept earlier by inviting the Urban Renewal Authority (URA) to assign its redevelopment project at Ma Tau Wai Road as an SH pilot project. The Ma Tau Wai Road project can provide 450 SH units with flat size between 24 m² (261 ft²) and 47 m² (507 ft²). The project was launched for pre-sale in late December 2018, with an estimated intake in mid-2020.

The Transport and Housing Bureau has been working in close partnership with URA and relevant departments to ensure the timely pre-sale and of the SH pilot project. We will

consider the way forward of SH having regard to the operational experience of and public views on this pilot project.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)106

(Question Serial No. 5165)

Head: (62) Housing Department
Subhead (No. & title): (-) Not Specified
Programme: (4) Rehousing of Occupants upon Clearance
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)
Director of Bureau: Secretary for Transport and Housing

Question:

The Controlling officer has year after year over-estimated the indicators used for assessing the Housing Department's performance in rehousing occupants upon clearance. For example, in the Estimates for 2018-19, the estimated number of rehousing applications to be processed in 2018 in respect of programmed squatter clearances or emergency clearances was 300, while the actual number as shown in the Estimates for 2019-20 is only 100. In this connection, will the Administration advise this Committee on:

- (1) the reasons for such discrepancy year after year; and
- (2) whether the allocation of manpower resources is based on these estimated figures; if yes, whether there are superfluous staff members; if not, the detailed mechanism for allocation of manpower resources?

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 494)

Reply:

- (1) The estimated number of rehousing cases arising from the need to assist clearnees affected by Government's squatter clearances, emergency clearances, as well as illegal rooftop structure clearances to be handled by the Housing Department (HD) has been drawn up on the basis of the number of clearance operations to be undertaken by the Lands Department (LandsD) and the Buildings Department (BD) in that year. In 2018, as LandsD and BD adjusted the timing of certain clearance projects, the actual number of rehousing cases was lower than estimated.
- (2) In 2019-20, there are 29 non-directorate posts in the Housing Department (HD) responsible for undertaking duties relating to Programme (4) Rehousing of Occupants upon Clearance of Head 62. They will be deployed to provide rehousing assistance to clearnees affected by Government's clearance operations; provide rehousing assistance to occupants of illegal rooftop structures displaced by BD's enforcement actions, and carry out other related work. Our work target is to verify domestic clearnees' 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. Based on the estimated number of clearance operations of LandsD, we estimate that the number of rehousing applications from squatter clearances will increase in 2019-20. As we are planning to streamline the rehousing procedures, we consider that we can handle the additional number of rehousing applications within the same manpower resources. We will continue to review the resource provisions in the light of rehousing needs arising from clearance operations. In order to achieve the target timeframe of 8 weeks, we will mobilise the staff within the department if necessary.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)107

(Question Serial No. 5508)

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:

As indicated on the website of the Appeal Panel (Housing), the venue of Appeal Tribunal hearings is 10/F, United Centre, 95 Queensway, Admiralty, Hong Kong. In this connection, will the Government inform this Committee of:

1. whether the above premises is the Government's own property; if yes, the purchase price; if not, the monthly rental; and
2. whether purchasing or renting premises at the core business district as a venue for hearings is necessary; if yes, the justifications; if not, whether consideration will be given to relocating the hearing venue to other places?

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 493)

Reply:

1. The existing venue for conducting appeal hearings is not a Government-owned property. A contractor was procured through tender for the provision of venue for conducting appeal hearings. The contract period is 2 years. The rental under the current contract is \$4,600 per session and each session lasts for 4 hours. The monthly rental depends on the total sessions conducted that month.
2. The consideration factors of selecting the hearing venue include accessibility, rental rate, size of the venue, etc.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)108

(Question Serial No. 5509)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

According to the Controlling Officer's Report, one of the 4 areas of work under this Programme is "monitoring the supply and timely delivery of suitable sites for development of public housing to meet the policy pledge". In this connection, will the Government advise this Committee on:

- (1) the details of the mechanism for monitoring the supply of sites for public housing development; and
- (2) whether the operation of such mechanism is effective; if yes, the details; if not, the reasons?

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 495)

Reply:

As far as the Housing Department (HD) is concerned, there are various different mechanisms and arrangements to monitor the supply of land for public housing development. For example, the Committee on Housing Development, chaired by the Permanent Secretary for Transport and Housing (Housing) cum Director of Housing, is an inter-departmental meeting responsible for assessing the housing demand, monitoring the timely supply of suitable land for public housing development to meet the anticipated demand, and subject to timely availability of land, implementing the public housing development programme to meet the Government's housing supply targets. Other arrangements include inter-departmental meetings and HD's internal meetings that are regular or on a need basis. The ultimate goal from all these is to implement the public housing development programme. We have been regularly providing updates on the 5-year Housing Construction Programme.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)109

(Question Serial No. 5512)

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

Question:

According to the Controlling Officer's Report, one of the 4 areas of work under this Programme, is "setting up the task force on transitional housing under the Transport and Housing Bureau to assist the community to take forward transitional housing initiatives." However, the performance measures laid down by the Housing Department under this Programme (i.e. "no. of infrastructure projects obtaining funding approval from the Legislative Council in the year" and "no. of infrastructure projects under construction") are unrelated to these areas of work. In this regard, please inform this Committee of:

- (1) the means adopted by the Controlling Officer to assess whether the above area of work can achieve the desired results and cost effectiveness, given the absence of corresponding performance measures; and
- (2) whether consideration will be given to setting down corresponding performance measures for this area of work; if yes, the details; if not, the reasons.

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 498)

Reply:

The Task Force on Transitional Housing under the Transport and Housing Bureau has been providing one-stop coordinated support to facilitate the implementation of transitional housing projects by the community, including offering advice on relevant administrative or statutory procedures, and assisting them in applying for appropriate funding, etc.

In view of the short-term nature of transitional housing, as well as different details and objective situation of each transitional housing project, setting a fixed target or key performance indicators for transitional housing such as the number of units, the number of beneficiaries, etc. is not realistic and does not contribute to the work of non-governmental organisations (NGOs). Nevertheless, the government will

encourage the creativity of NGOs in providing various modes of transitional housing projects and continue to adopt an open attitude to facilitate the provision of more transitional housing.

The Government will also review the situation from time to time and take follow-up actions when necessary.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)110****(Question Serial No. 5513)**

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under this Programme, the provision for 2019-20 is considerably higher than the revised estimate for 2018-19 by 33.1%. According to the Controlling Officer's explanation, the percentage change is due to "the increase of five posts for implementing various community initiatives on transitional housing." In this regard, please advise this Committee on:

- (1) the respective titles of the posts; and
- (2) the respective functions of the posts.

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 499)

Reply:

5 time-limited posts will be created in 2019-20 for the Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau, with the rank and number of posts as follows:

Rank	Number
Project Director	2
Senior Administrative Officer	1
Senior Executive Officer	1
Assistant Clerical Officer	1
Total	5

The Task Force provides co-ordinating support, in consultation with the relevant bureaux/departments, to facilitate the transitional housing projects proposed by non-governmental organisations based on their needs. Such support includes offering advice on administrative or statutory procedures, as well as in funding application.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)111

(Question Serial No. 6100)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

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

Date of intake	Location or estate name	No. of flats	No. of shops in shopping centres

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 640)

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.

According to the forecasts as at December 2018, the location, the estimated number of units and the area reserved for retail/ commercial uses of the public rental housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) projects to be completed by HA and the HKHS in the coming 5 years (2018-19 to 2022-23) are set out at **Annex**.

HA's Estimated PRH / GSH Production (2018-19 to 2022-23)

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Area reserved for retail / commercial uses(m ²) (about)△
2018-19					
Urban	Kwun Tong	Anderson Road Sites A and B	3 100	3 900	3 270
		Eastern Harbour Crossing Site Phase 7	500		-
		Sau Ming Road	300		-
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	9 700	830
		Lai Chi Kok Road - Tonkin Street Phase 1^	2 500		-
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300		1 910
		Shek Kip Mei Phase 3	200		1 300
		Shek Kip Mei Phase 7	200		180
		So Uk Phase 1	400		80
		So Uk Phase 2	3 700		3 910
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000	2 720
	Islands	Tung Chung Area 39	3 900	3 900	2 780
			Sub-total	20 500	16 980
2019-20					
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000	4 800
		Northwest Kowloon Reclamation Site 6 Phase 1	900		-
		Pak Tin Phase 7	1 000		-
		Pak Tin Phase 8	1 000		3 380
		Pak Tin Phase 11	1 100		1 040
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 800	100
		Fung Shing Street, Wong Tai Sin	800		-
Extended Urban	Sha Tin	Fo Tan	4 800	4 800	3 280
New Territories	North	Choi Yuen Road	1 100	2 100	520
		Fanling Area 49	1 000		80
			Sub-total	13 800	13 200

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Area reserved for retail / commercial uses(m ²) (about)△
2020-21					
Urban	Eastern	Wing Tai Road, Chai Wan	800	800	-
	Kwun Tong	Choi Wing Road	1 100	1 100	1 900
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400	3 310
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	1 040
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700	420
	North	Queen's Hill Phase 1	3 800	6 300	6 850
		Queen's Hill Phase 2	1 200		110
		Queen's Hill Phase 5	1 300		-
		Choi Yuen Road▲	-		-
			Sub-total	11 300	13 850
2021-22					
Urban	Eastern	Chai Wan Road^	800	800	110
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000	570
	Wong Tai Sin	Diamond Hill Phase 1▲	-	-	3 790
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	-
	Shatin	Hang Tai Road, MOS Area 86B Phase 1▲	-	-	2 940
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400	2 720
		Tuen Mun Area 54 Sites 1 & 1A	4 200		2 170
	North	Queen's Hill Phase 1	2 600	2 600	-
			Sub-total	14 400	12 300
2022-23					
Urban	Sham Shui Po	Pak Tin Phase 10	700	700	1 780
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100	3 220
Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi^	2 900	3 700	1 010
		Lai Cho Road	800		-
New Territories	Tai Po	Tai Po Area 9	6 400	6 400	3 360
			Sub-total	12 900	9 370
			Total	72 900	65 690

(Based on HA's Housing Construction Programme as at December 2018)

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

^ GSH Projects announced in or before March 2019.

▲ For the projects concerned in those particular years do not involve flat production.

△ The Internal Floor Area (IFA) (meter square) (m²) of the reserved retail / commercial uses (including markets) is rounded to the nearest ten. The area of these uses is subject to detailed design and may change in future. In some projects which are developed in phases, their respective facilities may be provided in other phases.

HKHS's Estimated PRH Production (2018-19 to 2022-23)

Estimated Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Area reserved for retail / commercial uses (m ²)
2019-20					
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000	0
			Sub-total	1 000	0
2021-22					
Urban	Kowloon City	Lee Kung Street*	300	300	0
			Sub-total	300	0
			Total	1 300	0

(Based on HKHS's flat production forecast as at December 2018)

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

* Senior Citizen Residences Scheme Project

- End -

CONTROLLING OFFICER'S REPLY

THB(H)112

(Question Serial No. 6101)

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 housing projects under the Home Ownership Scheme or the Green Form Subsidised Home Ownership Scheme to be completed in the next 5 years, please advise this Committee on the location of the estates, number of flats and number of shops in the shopping centres to be provided.

Date of intake	Location or court name	No. of flats	No. of shops in shopping centres

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 641)

Reply:

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

Based on the concept of inter-changeability, the Government will strive to maintain the flexibility of various types of public housing, so as to meet the demand for public rental housing (PRH), Green Form Subsidised Home Ownership Scheme (GSH) and other types of subsidised sale flats (SSFs). According to the forecasts as at December 2018, the location, the estimated number of units and the area reserved for retail/ commercial uses of the public housing projects to be completed by HA in the coming 5 years (2018-19 to 2022-23) are set out at **Annex**.

HA's Estimated PRH/ GSH Production (2018-19 to 2022-23)

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Area reserved for retail / commercial uses(m ²) (about)△
2018-19					
Urban	Kwun Tong	Anderson Road Sites A and B	3 100	3 900	3 270
		Eastern Harbour Crossing Site Phase 7	500		-
		Sau Ming Road	300		-
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	9 700	830
		Lai Chi Kok Road - Tonkin Street Phase 1^	2 500		-
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300		1 910
		Shek Kip Mei Phase 3	200		1 300
		Shek Kip Mei Phase 7	200		180
		So Uk Phase 1	400		80
		So Uk Phase 2	3 700		3 910
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000	2 720
	Islands	Tung Chung Area 39	3 900	3 900	2 780
			Sub-total	20 500	16 980
2019-20					
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000	4 800
		Northwest Kowloon Reclamation Site 6 Phase 1	900		-
		Pak Tin Phase 7	1 000		-
		Pak Tin Phase 8	1 000		3 380
		Pak Tin Phase 11	1 100		1 040
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 800	100
		Fung Shing Street, Wong Tai Sin	800		-
Extended Urban	Sha Tin	Fo Tan	4 800	4 800	3 280
New Territories	North	Choi Yuen Road	1 100	2 100	520
		Fanling Area 49	1 000		80
			Sub-total	13 800	13 200

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Area reserved for retail / commercial uses(m ²) (about)△
2020-21					
Urban	Eastern	Wing Tai Road, Chai Wan	800	800	-
	Kwun Tong	Choi Wing Road	1 100	1 100	1 900
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400	3 310
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	1 040
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700	420
	North	Queen's Hill Phase 1	3 800	6 300	6 850
		Queen's Hill Phase 2	1 200		110
		Queen's Hill Phase 5	1 300		-
		Choi Yuen Road▲	-		-
			Sub-total	11 300	13 850
2021-22					
Urban	Eastern	Chai Wan Road^	800	800	110
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000	570
	Wong Tai Sin	Diamond Hill Phase 1▲	-	-	3 790
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	-
	Shatin	Hang Tai Road, MOS Area 86B Phase 1▲	-	-	2 940
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400	2 720
		Tuen Mun Area 54 Sites 1 & 1A	4 200		2 170
	North	Queen's Hill Phase 1	2 600	2 600	-
			Sub-total	14 400	12 300
2022-23					
Urban	Sham Shui Po	Pak Tin Phase 10	700	700	1 780
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100	3 220
Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi^	2 900	3 700	1 010
		Lai Cho Road	800		-
New Territories	Tai Po	Tai Po Area 9	6 400	6 400	3 360
			Sub-total	12 900	9 370
			Total	72 900	65 690

(Based on HA's Housing Construction Programme as at December 2018)

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

^ GSH Projects announced in or before March 2019.

▲ For the projects concerned in those particular years do not involve flat production.

△ The Internal Floor Area (IFA) (meter square) (m²) of the reserved retail / commercial uses (including markets) is rounded to the nearest ten. The area of these uses is subject to detailed design and may change in future. In some projects which are developed in phases, their respective facilities may be provided in other phases.

HA's Estimated Other SSFs Production (2018-19 to 2022-23)

Estimated Year of Completion / District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district	Area reserved for retail / commercial uses(m ²) (about)△
2018-19					
Urban	Kowloon City	Kai Tak Site 1G1(B)*	683	1 300	600
		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*	824	824	-
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409	2 300
Islands	Islands	Ngan Kwong Wan Road East*	170	699	-
		Ngan Kwong Wan Road West*	529		-
			Sub-total	6 600	2 900
2019-20					
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2*	1 698	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	490
			Sub-total	4 400	490
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*	1 226	1 226	-
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	890
			Sub-total	5 400	890
2022-23					
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900	-
Extended Urban	Sha Tin	On Muk Street Phase 1	500	500	-
			Sub-total	1 500	-
			Total	24 600	4 280

(Based on HA's Housing Construction Programme as at December 2018)

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

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

△The Internal Floor Area (IFA) (meter square) (m²) of the reserved retail / commercial uses (including markets) is rounded to the nearest ten. The area of these uses is subject to detailed design and may change in future. In some projects which are developed in phases, their respective facilities may be provided in other phases.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)113

(Question Serial No. 3550)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated in the Budget Speech that the Government will set aside \$2 billion to support non-governmental organisations in constructing transitional housing. In this regard, please inform this Committee of:

1. whether industrial buildings will be covered under the provision of \$2 billion for transitional housing development; if not, the measures to be launched by the Bureau to attract owners' participation in the development, as some owners have indicated their lack of interest due to the high costs involved in conversion and management of industrial buildings nowadays; and
2. the estimated number of individuals and households waiting for public rental housing allocation that can be benefitted from the provision of \$2 billion.

Asked by: Hon TIEN Puk-sun, Michael (LegCo internal reference no.: 51)

Reply:

1. In the 2019-20 Budget, the Financial Secretary announced to set aside \$2 billion to support non-governmental organisations (NGOs) in providing transitional housing. Relevant details including the subsidised scope and timetable for launching the application, have yet been finalised. The Transport and Housing Bureau will take into account the operational experiences of relevant projects funded and views from the community to map out the detailed arrangements of the dedicated fund, and to seek funding approval by the Finance Committee of the Legislative Council.
2. In view of the short-term nature of transitional housing, as well as different details and objective situation of each transitional housing project, setting a fixed target for transitional housing (such as the number of units, the number of beneficiaries, etc.) is not realistic and does not contribute to the work of NGOs. Nevertheless, we will continue to adopt an open attitude to facilitate the provision of more transitional housing.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)114

(Question Serial No. 7214)

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:

As indicated in the latest Long Term Housing Strategy promulgated by the Government, there will be an upward adjustment of public housing production ratio in the next 10 years and it is anticipated that about 315 000 public housing units will be offered to meet the demand. In this regard, please inform this Committee of:

- 1) the estimated number of public housing units known to be provided between 2024 and 2028, with a breakdown by year.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 69)

Reply:

According to the Long Term Housing Strategy Annual Progress Report 2018 (LTHS Progress Report) released in December 2018, the total housing supply target for the 10-year period from 2019-20 to 2028-29 will be 450 000 units. Based on the public/private split of 70:30, the public and private housing supply targets will be 315 000 units and 135 000 units respectively. The Government will continue to identify suitable housing sites to meet the housing supply targets.

As stated in the LTHS Progress Report, the total public housing production for the above 10-year period is estimated to be around 248 000 flats, assuming that all sites identified can be smoothly delivered on time for housing development. According to the forecasts as at December 2018, the estimated total public housing production of the Hong Kong Housing Authority (HA) and Hong Kong Housing Society in the 5-year period from 2018-19 to 2022-23 is about 100 400 units, comprising about 74 200 public rental housing (PRH)/Green Form Subsidised Home Ownership Scheme (GSH) units and about 26 300 other subsidised sale flats (SSFs). In which, HA will produce about 97 500 units, comprising about 72 900 PRH/GSH units and about 24 600 other SSFs.*

For public housing projects with completion dates scheduled for 2023-24 and beyond, they are mostly at the preliminary planning and design stage and are subject to various factors

such as rezoning, consultation with local communities, infrastructure construction, site formation works, etc. Moreover, in many cases, the project sites are still subject to technical studies or investigation. Some of the sites also involve land resumption, clearance, or reprovisioning of affected facilities. For projects involving Government-funded works, funding approval from the Legislative Council is also required. As these projects are subject to changes, it is difficult to provide detailed information and programme at this stage. Nonetheless, information will be provided in good time according to the rolling construction programme. The Government will also consult relevant District Councils when appropriate.

*Note: Flat numbers are rounded to the nearest hundred and thus not added up to the total.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)115

(Question Serial No. 6672)

Head: (162) Rating and Valuation Department

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

Programme: (4) Landlord and Tenant Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

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

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

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1446)

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. 2014-15 to 2018-19) are as below -

<u>Year</u>	<u>Advisory services</u>	<u>Mediatory services</u>
2014-15	About 156 000	171
2015-16	About 141 000	89
2016-17	About 119 000	33
2017-18	About 102 000	26
2018-19 (up to end February 2019)	About 100 000	22

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>
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	About 54 000	68%	29%	3%
2018-19 (up to end February 2019)	About 51 000	66%	31%	3%

* Applicants did not report the category of tenancies concerned.

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

- End -

CONTROLLING OFFICER'S REPLY

THB(H)116

(Question Serial No. 5169)

Head: (162) Rating and Valuation Department

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

Programme: (1) Statutory Valuation and Assessments

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under this programme, the Rating and Valuation Department will carry out the preparatory work to facilitate the introduction of "Special Rates" on vacant first-hand private residential units in 2019-20. Please advise details of the establishment and the estimated total expenditure on annual emoluments in respect of the preparatory work. Please also advise when the preparatory work is expected to be completed.

Asked by: Hon FAN Kwok-wai, Gary (LegCo internal reference no.: 64)

Reply:

The Chief Executive announced on 29 June 2018 the proposed introduction of "Special Rates" on vacant first-hand private residential units. The Government proposes to amend the Rating Ordinance (Cap. 116) to require developers of first-hand private residential units with occupation permit issued for 12 months or more to furnish annual returns to the Government on status of these units. Units that have not been rented out for more than 6 months during the past 12 months will be considered as vacant and subject to "Special Rates". "Special Rates" will be collected by the Rating and Valuation Department (RVD) annually at 2 times (i.e. 200%) of the rateable value of the units concerned. The Government is now formulating the legislative amendments and plans to introduce the Amendment Bill into the Legislative Council within 2018-19 legislative year.

RVD plans to create 71 non-directorate posts in 2019-20 to carry out preparatory work for the introduction of "Special Rates". The estimated expenditure for salaries is about \$37.7 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)117

(Question Serial No. 3361)

Head: (162) Rating and Valuation Department

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

Programme: (1) Statutory Valuation and Assessments

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

Director of Bureau: Secretary for Transport and Housing

Question:

In "Matters Requiring Special Attention in 2018-19", the Administration states that the Rating and Valuation Department will carry out the preparatory work to facilitate the introduction of "Special Rates" on vacant first-hand private residential units. Will the Administration inform this Council the manpower and resources allocated to execute this task? Will there be an appeal mechanism for the "Special Rates"? if yes, of the details; if no, of the reasons. Will the Department set up a team for such appeal mechanism? If yes, of the manpower and resources allocated and what kind of measures and approach will the Department adopt in order to enhance cost effectiveness in introducing this "Special Rates" and in complying with the "value for money" principle?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 61)

Reply:

To ensure the healthy and stable development of the property market, the Government has been monitoring closely the market situation. Taking into account the increasing number of unsold first-hand private residential units in completed projects in recent years in the face of severe housing shortage, the Chief Executive announced on 29 June 2018 the proposed introduction of "Special Rates" on vacant first-hand private residential units. The measure aims at encouraging a more timely supply of completed first-hand units in the market.

The Government proposes to amend the Rating Ordinance (Cap. 116) to require developers of the first-hand private residential units with occupation permit issued for 12 months or more to furnish annual returns to the Government on status of these units. Units that have not been rented out for more than 6 months during the past 12 months will be considered as vacant and subject to "Special Rates". "Special Rates" will be collected by the Rating and Valuation Department (RVD) annually at 2 times (i.e. 200%) of the rateable value of the units concerned. The Government is now formulating the legislative amendments, including the objection and appeal mechanism for "Special Rates", and plans to introduce the Amendment Bill into the Legislative Council within the 2018-19 legislative year.

RVD plans to create 71 non-directorate posts in 2019-20 to carry out preparatory work for the introduction of “Special Rates”. The estimated expenditure for salaries is about \$37.7 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)118

(Question Serial No. 5048)

Head: (162) Rating and Valuation Department

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

Programme: (4) Landlord and Tenant Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

How many requests for assistance from the public were received by Rent Officers at District Offices in the past 3 years? How many of these requests were made by tenants? What issues were involved in these requests (e.g. terms and conditions of tenancies in contravention of the law, complaints against landlords of unreasonable increases in rent and eviction, etc.)?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 130)

Reply:

In the past 3 years (i.e. 2016-17 to 2018-19 (up to end February 2019)), Rent Officers of the Rating and Valuation Department (RVD) received and answered a total of about 7 200 tenancy enquiries in District Offices. The enquiries mainly involved terms and arrangements of tenancy agreements, procedures for landlords' repossession of premises, rent arrears and the use/ completion of forms. RVD does not collect or record the identity of enquirers.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)119

(Question Serial No. 5510)

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:

According to the Controlling Officer's Report, it is estimated that there will be 7 infrastructure projects obtaining funding approval from the Legislative Council in 2019-20. In this connection, will the Government inform this Committee of:

1. the respective titles and locations of the infrastructure projects; and
2. the respective purposes of the infrastructure projects?

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 496)

Reply:

According to the Controlling Officer's Report, the relevant information on the 7 infrastructure projects that plan to obtain funding approval from the Legislative Council (LegCo) in 2019-20 financial year are as follows (the funding of some of these projects have already been approved by the Finance Committee) –

<u>Item</u>	<u>Project Title</u>	<u>Project Location</u>	<u>Project Purpose</u>
1	Community Health Centre cum Residential Care Home for the Elderly at Tuen Mun Area 29 West (Note 1)	Tuen Mun Area 29 West	Community health centre cum residential care home for the elderly
2	Site formation and infrastructure works for public housing development at Yan Wing Street, Yau Tong (Note 1)	Yan Wing Street, Yau Tong	Site formation and infrastructure works
3	Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long	Wang Chau, Yuen Long	Site formation and infrastructure works
4	Transport infrastructure works for development at Diamond Hill	Diamond Hill Comprehensive Development Area	Transport infrastructure works
5	Site formation and infrastructure works for public housing development at Ka Wai Man Road and Ex-Mount Davis Cottage Area, Kennedy Town	Ka Wai Man Road and Ex-Mount Cottage Area, Kennedy Town	Site formation and infrastructure works
6	Site formation and infrastructure works for public housing developments at Pik Wan Road, Yau Tong	Pik Wan Road, Yau Tong	Site formation and infrastructure works
7	Site formation and infrastructure works for public housing developments at Pok Fu Lam South	Pok Fu Lam South	Site formation and infrastructure works

Note:

1. The project of which funding has already been approved by the LegCo's Finance Committee.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)120

(Question Serial No. 5511)

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

Question:

In the Estimates for 2018-19, the controlling officer anticipated that 8 infrastructure projects would obtain funding approval from the Legislative Council in 2018 but the actual number is only 7 as shown in the Estimates for 2019-20. In this connection, please advise this Committee on the following:

- (1) the title of the infrastructure project expected to obtain funding approval from the Legislative Council but in vain;
- (2) whether review has been carried out to find out the reasons why the project failed to obtain funding approval from the Legislative Council; if yes, the details; if no, the reasons; and
- (3) how to prevent the recurrence of such situation.

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 497)

Reply:

In 2018, we submitted funding proposals of 7 infrastructure projects under Head 711 to the Legislative Council (LegCo) for consideration as planned, and all the projects were approved in the 2017-18 legislative session. Only 1 project, i.e. "Site formation and infrastructure works for public housing development at Wang Chau, Yuen Long", originally estimated for approval is still pending consideration by the LegCo.

The Government required extra time to handle this project, including following up the concerns of the Members of Panel on Housing, supporting the work of the Subcommittee to Follow Up the Issues Related to the Wang Chau Development Project (the Subcommittee), participating in the joint meetings of the LegCo Panel on Development and Panel on Housing, and conducting site visits to Wang Chau with the Members of the Subcommittee, etc. Further information about the project was also provided as requested by the Members.

The Panel on Housing finally supported the project on 29 June 2018. The Government subsequently submitted the project to the Public Works Subcommittee (PWSC) in February 2019 and PWSC's support was obtained on 29 March 2019. The Government plans to submit the proposal to the Finance Committee for approval in this legislative session.

- End -