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Replies to supplementary questions raised by Finance Committee Members in examining the Estimates of Expenditure 2021-22

Director of Bureau : Secretary for Transport and Housing

Session No. : 8

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

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CONTROLLING OFFICER'S REPLY

S-THB(H)01

(Question Serial No. S011)

Head: (62) Housing Department

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

Programme: (5) Support Services

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

With reference to Reply Serial No. THB(H)060 about the “policy on revitalisation of industrial buildings, which allows the wholesale conversion of industrial buildings for transitional housing use”, the Government would provide a wide range of assistance and support in order to encourage more private industrial building (IB) owners to consider converting their IBs into transitional housing. What are the criteria for determining the amount of funding and whether the funding will cover all the costs for conversion, reinstatement and consultancy services?

Asked by: Hon TSE Wai-chuen, Tony

(Question raised on 14 April 2021)

Reply:

The Assessment Committee of the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme) will assess each funding application in detail. Various factors will be considered in assessing the subsidy amount. For project involving the conversion of industrial building (IB), the Assessment Committee will consider the scope of conversion works, existing condition of the IB and required renovation or improvement works, etc. The current funding subsidy ceiling under the Funding Scheme for the conversion of IB into transitional housing is \$0.55 million per unit which covers costs of conversion and reinstatement works, consultancy fees, etc.

- End -

CONTROLLING OFFICER'S REPLY

S-THB(H)02

(Question Serial No. S012)

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

Question:

With reference to Reply Serial No. THB(H)063 about the sales of flats under the Green Form Subsidised Home Ownership Scheme (GSH), the Government replied that it would closely monitor the sales response to the GSH, the property market situation, etc. to work out the timetable for the next GSH sale exercise. However, about 1/7 of the flats under the GSH 2019 remain unsold since its implementation. What actual experience has the Government gained from the past sale exercises of the GSH? What adjustment will be made for the next sale exercise?

Asked by: Hon TSE Wai-chuen, Tony

(Question raised on 14 April 2021)

Reply:

Around 3 700 flats were offered for sale under the Hong Kong Housing Authority (HA)'s "Sale of Green Form Subsidised Home Ownership Scheme (GSH) Flats 2019". So far, about 3 200 flats were sold, accounting for around 90% of the flats offered for sale.

The sales response of GSH 2019 is affected by various factors, including the pandemic, the economic climate, and purchaser's expectation of the future, etc., which may not be conclusive. The unsold flats from GSH 2019 will be put up for sale under GSH 2020/21.

In regularising GSH in January 2018, HA considered it prudent to implement GSH at a more modest pace in order to reduce the risk of unsold flats and minimise the impact on the waiting time for public rental housing (PRH) applicants. Moreover, HA has stressed the need to maintain the inter-changeability of PRH and GSH flats and adjust their respective supply in a timely manner to better respond to market changes and meet the housing needs of society as a whole. HA will continue to closely monitor the situation and take into account the sales response of GSH 2020/21 (including the first batch of 2 112 flats in

Diamond Hill tentatively scheduled for sale in May 2021), property market situation, etc. to actively examine the development projects, number of flats for sale, and timetable of the next GSH sale exercise.

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