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Replies to initial written 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

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CONTROLLING OFFICER'S REPLY

THB(H)001-1

(Question Serial No. 0786)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please list the rental housing and subsidised sale housing produced by the Hong Kong Housing Society in the past 3 years.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 93)

Reply:

Subsidised sale flat projects completed by the Hong Kong Housing Society (HKHS) in the past 3 years (i.e. from 2018 to 2020) are as follows:

Year of completion	District	Project (address)	Flat number
2019	Sai Kung	Mount Verdant (48 Chui Ling Road, Tseung Kwan O, New Territories)	330
2020	Tuen Mun	Terrace Concerto (3 Ming Kum Road, Tuen Mun, New Territories)	290
2020	Sha Tin	Greenhill Villa (63 Siu Lek Yuen Road, Sha Tin, New Territories)	1 020

HKHS did not have rental estate projects completed in the past 3 years (i.e. from 2018 to 2020).

- End -

CONTROLLING OFFICER'S REPLY**THB(H)001-2****(Question Serial No. 0788)**Head: (62) Housing DepartmentSubhead (No. & title): (000) Operational expensesProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Agnes WONG)Director of Bureau: Secretary for Transport and HousingQuestion:

Please list the rental estates and subsidised sale flat projects completed by the Hong Kong Housing Society in the past 3 years.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 95)Reply:

Subsidised sale flat projects completed by the Hong Kong Housing Society (HKHS) in the past 3 years (i.e. from 2018 to 2020) are as follows:

Year of completion	District	Project (address)	Flat number
2019	Sai Kung	Mount Verdant (48 Chui Ling Road, Tseung Kwan O, New Territories)	330
2020	Tuen Mun	Terrace Concerto (3 Ming Kum Road, Tuen Mun, New Territories)	290
2020	Sha Tin	Greenhill Villa (63 Siu Lek Yuen Road, Sha Tin, New Territories)	1 020

HKHS did not have rental estate projects completed in the past 3 years (i.e. from 2018 to 2020).

- End -

CONTROLLING OFFICER'S REPLY

THB(H)003

(Question Serial No. 1933)

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:

Regarding the Cash Allowance Trial Scheme to be implemented, will the Government inform this Committee:

1. of the current progress of the preparation work and whether the scheme will be open for application in the middle of this year as scheduled;
2. whether the Government has looked into the possibility of further streamlining the approval procedures as, according to a Legislative Council paper submitted by the Government earlier, it would take as long as 1 to 3 months to process even a straightforward case; if yes, of the details; if no, the reasons;
3. whether the Government has assessed the number of applications to be received, and whether additional manpower resources will be deployed to meet the demand, and of their details; and
4. whether any performance indicators have been set for the trial scheme which is intended to run for 3 years, and if housing remains in tight supply after 3 years, under what circumstances the scheme can be extended or considered for regularisation until the shortage of housing supply is relieved; if yes, of the details; if no, the reasons?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 32)

Reply:

1. The Chief Executive announced on 14 January 2020 that the Government would provide cash allowance on a trial basis to eligible General Applicant (GA) households who are not living in public housing, not receiving the Comprehensive Social Security Assistance (CSSA) and have been waiting for public rental housing (PRH) for more than 3 years, until these households are offered the first PRH allocation. In this connection, the Government will soon launch the three-year Cash Allowance Trial Scheme (the

Scheme). The Housing Department (HD) is preparing for the launch of the Scheme, and aims to start receiving applications in mid-2021 and disbursing cash allowance from July 2021 onwards.

- 2-4. It is estimated that upon launch of the Scheme, around 90 000 GA households may be eligible. Additional GA households will receive cash allowance once they have met the eligibility criteria of the Scheme, while some GA households will cease to receive cash allowance when they are no longer eligible for the Scheme (e.g. having been provided with the first PRH flat offer).

In order to process a large number of applications under the Scheme efficiently so that eligible applicants can receive the cash allowance as soon as possible, the procedures for application and approval will be streamlined as far as possible, and the information and supporting documents to be provided will also be kept to a minimum bearing in mind the GA households have already provided detailed information in connection with their PRH applications submitted quite some time ago though some updating may be required. Apart from ascertaining that the applicants are not receiving CSSA and not living in public housing, HD will rely on the preliminary vetting already conducted before their PRH application was registered, as well as the self-declaration to be made by the applicants on continuing to meet the income and asset limits, etc. for PRH application. Although the application and approval procedures will be streamlined as far as possible, since around 90 000 GA households may be eligible upon launch of the Scheme and it takes time to process, we estimate that it will take about 1 to 3 months to process straightforward cases during the first few months. The lead time of processing will hopefully be reduced afterwards.

In 2021-22, HD will create 86 time-limited non-directorate civil service posts for implementing the Scheme. The expenditure for personal emoluments for that financial year is estimated to be \$49.7 million.

The Scheme will last for 3 years, and the Government will conduct a review at an appropriate juncture after the launch of the Scheme.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)004

(Question Serial No. 1934)

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:

Regarding the initiative to support non-governmental organisations to rent hotels and guesthouses with relatively low occupancy rates, will the Government inform this Committee:

1. of the current work progress, the number of projects to be launched and the total number of units to be provided in the coming year as well as the number of people to be benefited;
2. of the application eligibility, procedures and progress, as it is learnt that an agreement on the first project was signed between Lok Sin Tong and a hotel on 10 February for the provision of about 161 rooms, which are expected to be available for occupancy by the grassroots citizens in May this year; and
3. given that the lack of laundry and cooking facilities in many hotels is unfavourable for their conversion into transitional housing for the grassroots families to live in, whether the Government will provide further financial and technical assistance for alteration of facilities so as to increase the incentive for the hotel industry to participate in the programme; if yes, of the details; if not, the reasons?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 33)

Reply:

1. & 2. The Commission of Poverty has approved the application from the Transport and Housing Bureau (THB) to grant a sum of \$95 million from the Community Care Fund to support launching the Pilot Scheme on using suitable rooms in hotels and guesthouses with relatively low occupancy rates as transitional housing through non-governmental organisations (NGOs). It is estimated that the Pilot Scheme could support the provision of some 800 transitional housing units. The estimated number of beneficiaries is about 1 600. Since the number of rooms of the hotels and guesthouses varies, we are unable to estimate the number of projects to be

involved under the Pilot Scheme. The Task Force on Transitional Housing (the Task Force) under THB is now mapping out the implementation details of the Pilot Scheme. Since the Pilot Scheme will only start to accept applications shortly, we are not able to provide information of a particular project being advocated by an NGO.

3. The Pilot Scheme aims to increase the supply of transitional housing in a short period of time. No substantial addition or alteration works is expected. To facilitate NGOs in improving the facilities of the relevant hotels and guesthouses where appropriate, the subsidy under the Pilot Scheme has allowed for a small portion of expenditure for minor improvement works and procurement of related facilities. The Task Force will provide technical advice where necessary.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)005

(Question Serial No. 1954)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is the Government's target to provide 15 000 transitional housing units in the next 3 years. As far as these transitional housing projects are concerned, will the Government inform this Committee:

1. of the current construction progress of the transitional housing; the numbers of 1-person units, 2-person units and 3-or-more-person units among the 15 000 units of the production target; and the total number of persons to be accommodated;
2. of the number of persons currently eligible for applying for transitional housing;
3. in respect of the Government-funded transitional housing projects with units allocated, of the number of applicants for each project and the number of persons who have been allocated a unit;
4. of the number of vacant sites currently suitable for transitional housing development and details of their locations;
5. of the Government's site selection criteria for using government land for transitional housing development;
6. further to the above question, whether consultations with nearby residents and the District Councils concerned have been conducted prior to site selection; if yes, of the details; if no, the reasons; and
7. of the Government's selection criteria for operation organisations responsible for major transitional housing projects (including those in Tai Kok Tsui, Hung Shui Kiu and Ta Kwu Ling, and Kam Tin in Yuen Long); and whether invitations to participate in the projects will be extended to different operation organisations; if yes, of the details; if no, the reasons?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 66)

Reply:

1. As at February 2021, the Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau (THB) has identified land for the provision of about 14 000 transitional housing units by 2022-23. Of these, over 1 100 units have been completed, projects involving about 2 400 units are under construction and expected to be completed in 2021 and 2022, projects involving about 9 800 units have been activated, and projects involving about 550 units are under in-depth study.

The flat types of a project will be proposed by the project proponent according to the local needs. The flat types vary from 1-2 person units to 5-6 person units.

The flat type and number of newly constructed transitional housing projects that have been completed and are under construction are set out below. We do not have statistics on the flat type of other projects involving conversion of existing buildings.

Projects	Flat Type and Number
Newly constructed project that have been completed	1-2 person unit: 66 3-person unit: 23
Newly constructed projects under construction	1-2 person unit: estimated about 1 200 3-4 person unit: estimated about 1 150 5-6 person unit: estimated about 50

THB will publish on its website the flat information of the projects initiated but with construction works not yet commenced and projects under in-depth study, as well as the number of beneficiaries from the completed units in good time for reference.

2. In general, the beneficiaries of the transitional housing projects should meet the following eligibility criteria -
 - (i) a person/household who has been on the Public Rental Housing application waiting list for 3 years or more; or
 - (ii) who lives in severely inadequate housing conditions and is in urgent need of improved housing.

The operator can determine the details of the eligibility criteria for individual projects based on the service plans of the respective projects. The Government does not have the relevant data on the number of people eligible to apply for transitional housing.

3. Of the completed transitional housing projects, the number of beneficiaries from the allocated flats is tabled below:

Completed projects	No. of Beneficiaries
<u>Conversion from residential buildings</u> Community Housing Movement Projects/ Hong Kong Housing Society T-Home (Trackside Villas) / Light Be	3 668
<u>Conversion from non-residential building</u> Lok Sin Tong Primary School	168
<u>Newly constructed residential building</u> Nam Cheong Street	162

Information about the application and allocation of the transitional housing units is maintained by the non-governmental organisations (NGOs) operating the relevant transitional housing projects and can be found on their websites, the links to which are also provided on THB's website.

4. The Task Force has identified land for the provision of about 14 000 transitional housing units by 2022-23 as at February 2021. Relevant details and site locations are at **Annex**. With the joint efforts of the NGOs, owners of land and premises and the relevant government departments, the Task Force will continue to examine the suitability of using vacant Government or privately-owned land or premises for transitional housing on a temporary basis.
- 5&6. For the vacant land or premises which may be used for transitional housing development, the Task Force will carry out feasibility study based on the relevant legislation and regulations, as well as technical considerations. The Task Force will also seek advice from relevant government departments on the impact of the projects on the surrounding environment, transport, infrastructure and community facilities. Should these land or premises be considered suitable for transitional housing development after the feasibility study, the Task Force will proactively facilitate the project proponents in conducting local consultation to obtain views from stakeholders.
7. The Task Force will upload the information of the Government land or premises suitable for transitional housing development on THB's website for open application by the eligible NGOs after consulting the relevant government departments. The Task Force also welcomes any proposed project by the eligible NGOs and owners of private land or premises.

Projects Under Construction/Activated Projects/Projects under In-depth Study

Land Owner (Private/ Government)	Project	Location	Area of Land or Premises (About m²) (Subject to Changes According to Actual Situations)
Government Land	Song Wong Toi, To Kwa Wan	Junction of Song Wong Toi Road and To Kwa Wan Road, To Kwa Wan	2 800
Private Land	Kong Ha Wai, Kam Tin, Yuen Long	Kong Ha Wai, Kam Tin, Yuen Long	41 500
Government Land	Yen Chow Street, Sham Shui Po	Junction of Yen Chow Street and Tung Chau Street, Sham Shui Po	5 400
Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	2 900
Government Land	Government Quarters at Victoria Road	Victoria Road	200
Government Land	James' Garden	Junction of Chatham Road and Hok Yuen Street	2 000
Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	1 400
Government Land	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	3 300
Government Land	Chi Shin Street, Tseung Kwan O	Junction of Po Yap Road and Chi Shin Street, Tseung Kwan O	4 100
Government Land	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (Next to Caritas Mother Teresa School)	2 200
Hong Kong Housing Authority	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	900

Land Owner (Private/ Government)	Project	Location	Area of Land or Premises (About m²) (Subject to Changes According to Actual Situations)
Government Land	Yau Ma Hom Road	Yau Ma Hom Road, Kwai Chung	4 700
Private Land	Dah Way Industrial Building, Kwun Tong	86 Hung To Road, Kwun Tong	500
Government Land	Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former Sing Ping School)	13 300
Private Land	United Court	Tung Tau, Yuen Long	26 500
Government Land	Muk On Street, Kai Tak	Muk On Street, Kai Tak	6 500
Private Land	Fan Kam Road, Yuen Long	In the vicinity of Fan Kam Road, Yuen Long	8 300
Private Land	Ngau Tam Mei, Yuen Long	Ngau Tam Mei, Yuen Long	20 600
Government Land	Hung Shui Kiu	Hung Yuen Road, Hung Shui Kiu	5 400
Private Land	Light Village	Tsui Sing Road, Ping Shan	2 800
Government Land	Pat Heung North, Yuen Long	Near Kam Tai Road	30 500
Hong Kong Housing Authority	Former Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	900
Private Land	Shuen Wan, Tai Po	Shuen Wan, Tai Po	14 500
Government Land	Tong Yin Street, Tseung Kwan O	Junction of Chi Shin Street and Tong Yin Street, Tseung Kwan O	3 800
Government Land	Po Lam Road North, Tseung Kwan O	Po Lam Road North, Tseung Kwan O	3 800
Private Land	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	3 800

Land Owner (Private/ Government)	Project	Location	Area of Land or Premises (About m²) (Subject to Changes According to Actual Situations)
Government Land	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	1 000
Government Land	Former Cheung Sha Wan Cooked Food Bazaar	Cheung Sha Wan Cooked Food Bazaar	1 400
Government Land	Former Stanley Village Primary School	Former Stanley Village Primary School	1 000

- End -

CONTROLLING OFFICER'S REPLY

THB(H)006

(Question Serial No. 0430)

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:

Regarding the implementation of the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations, how will the Housing Department provide assistance in this respect? What are the resources to be involved, the timetable for the relevant work, the specific implementation details, the approximate numbers of flats to be provided and families to be benefited?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 51)

Reply:

The Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau (THB) is responsible for implementing the transitional housing projects under the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme). The Task Force will proactively provide one-stop coordination and assistance to the non-governmental organisations (NGOs) according to the needs of the proposed project, including offering advices on administrative and statutory procedures after consulting relevant policy bureaux and departments, and assistance in funding application.

The Task Force will provide comments and technical support to NGOs on various aspects of transitional housing projects (such as statutory requirements on building plans, traffic and fire services provision, etc.). The Task Force will also act as a communication conduit which helps NGOs to have discussions with relevant government departments (such as the Buildings Department, Lands Department, Transport Department, Fire Services Department, etc.) with a view to resolving problems encountered during project implementation and expediting the process for obtaining the approvals required.

In order to strengthen the work of the Task Force for meeting the target of providing 15 000 transitional housing units during the period from 2020-21 to 2022-23, we have already created or planned to create a total of 27 time-limited posts (including professional, administrative, executive, clerical and secretarial grades) under Head 62 Housing Department to work in the

Task Force. In addition, the Funding Scheme allows NGOs to appoint consultants to facilitate project implementation.

As at February 2021, the Task Force has already identified land for the provision of about 14 000 transitional housing units by 2022-23. Of these, over 1 100 units have been completed, projects involving about 2 400 units are under construction and expected to be completed in 2021 and 2022, projects involving about 9 800 units have been activated, and projects involving about 550 units are under in-depth study. As the same transitional housing unit can be allocated to another family after the moving out of the previous tenant, the number of families benefited may be different from the number of completed units. The Task Force will publish on THB's website the number of families living in these completed projects in good time.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)007

(Question Serial No. 1134)

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:

Regarding the implementation of a newly launched pilot programme funded by the Community Care Fund to support non-governmental organisations to rent hotels and guesthouses with low occupancy rates to increase the provision of transitional housing, what are the respective numbers of hotels and guesthouses that have confirmed their intention to join the programme, the amount of funding to be required and their tenancy periods? What is the estimated number of housing units that can be made available under the programme in the coming year with a view to improving the living conditions of those on the public rental housing waiting list?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 52)

Reply:

The Commission of Poverty has approved the application from the Transport and Housing Bureau (THB) to grant a sum of \$95 million from the Community Care Fund to support launching the Pilot Scheme on using suitable rooms in hotels and guesthouses with relatively low occupancy rates as transitional housing through non-governmental organisations. It is estimated that the Pilot Scheme could support the provision of some 800 transitional housing units with a tenancy period of no shorter than 2 years. The Task Force on Transitional Housing under THB has been in contact with interested hotels and guesthouses to introduce the concept of the Pilot Scheme. The information on the number of hotels and guesthouses which may participate in the Pilot Scheme in future is not yet available since the Pilot Scheme will only start to accept applications shortly. The Government will review the situation after the launch of the Pilot Scheme in a timely manner and take follow up action as necessary.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)008

(Question Serial No. 2733)

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:

The Government aims to provide 15 000 transitional housing units within 3 years. In this regard, please provide in tabular form the transitional housing projects which have obtained support from the Transport and Housing Bureau, including their respective locations, operation organisations, number of units to be provided, construction and completion time, land owners and tenancy periods.

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 127)

Reply:

As at February 2021, the Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau has already identified land for the provision of about 14 000 transitional housing units by 2022-23. Of these, over 1 100 units have been completed, projects involving about 2 400 units are under construction and expected to be completed in 2021 and 2022, projects involving about 9 800 units have been activated, and projects involving about 550 units are under in-depth study. Information of these projects is tabulated at **Annex**. In general, the tenancy period of transitional housing units is not less than 2 years.

1. Completed Projects

Operating Organisation/ Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Total)
Baptist Oi Kwun Social Service	Private Land	Lai Chi Kok Road, Tai Kok Tsui	Lai Chi Kok Road, Tai Kok Tsui	9
St. James' Settlement	Private Land	James's Court, Soy Street, Mongkok	Soy Street, Mongkok	49
The Society of Rehabilitation and Crime Prevention, Hong Kong	Private Land	Staunton Street, Central	Staunton Street, Central	6
Yan Oi Tong	Private Land	Green Garden	Tong Hang Road, Tuen Mun	11
The Salvation Army	Private Land	Home Plus	Ha Heung Road, To Kwa Wan	53
The Aberdeen Kai-fong Welfare Association Social Service	Private Land	Best Neighbour • Walk Together	World Fair Court, Wah Fu Road	16
Hong Kong Sheng Kung Hui Welfare Council	Private Land	Good Homes	To Kwa Wan Road	60
J Life Foundation	Private Land	Castle Peak Road, Sham Shui Po	Castle Peak Road, Sham Shui Po	15
The Society for Community Organisation	Private Land	Happiness x Home Community Kim Shin Lane, Cheung Sha Wan	Tai Kok Tsui, Cheung Sha Wan	25
The Society for Community Organisation	Private Land	Friend Home	Tai Kok Tsui	24
J Life Foundation	Private Land	Tai Nan Street, Sham Shui Po	Tai Nan Street, Sham Shui Po	1

Operating Organisation/ Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Total)
Christian Concern for the Homeless Association	Private Land	Tai Po Road, Sham Shui Po	Tai Po Road, Sham Shui Po	1
Concern For Grassroots' Livelihood Alliance	Private Land	Nathan Road, Yau Ma Tei	Nathan Road, Yau Ma Tei	1
Concern For Grassroots' Livelihood Alliance	Private Land	Mongkok	Mongkok	2
Kwun Tong Methodist Social Service	Private Land	Ka Lok Street, Kwun Tong	Ka Lok Street, Kwun Tong	1
J Life Foundation	Private Land	Pitt Street, Yau Ma Tei	Pitt Street, Yau Ma Tei	1
The Society for Community Organisation	Private Land	Electric Road, Tin Hau	Electric Road, Tin Hau	5
The Society for Community Organisation	Private Land	Community Joy's To Gather	Shun Sing Mansion, Western District	47
St. James' Settlement	Private Land	James' House	Soy Street, Mongkok	14
The Lok Sin Tong Benevolent Society, Kowloon	Private Land	Lok Sin Tong Social Housing Scheme	Fuk Lo Tsun Road, Kowloon City; Nam Kok Road, Kowloon City; Lok Shan Road, To Kwa Wan; Liberty Avenue, Ho Man Tin	88
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Kwun Tong Garden Estate Phase 2	Yin Chee Lau and Hay Cheuk Lau, Kwun Tong Garden Estate, Kwun Tong	30
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Yue Kwong Chuen	Shek Pai Wan, Aberdeen	270

Operating Organisation/ Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Total)
Hong Kong Housing Society	Private Land	“T-Home” - Trackside Villas, Tai Po	Tai Po Kau, Tai Po	185
Hong Kong Housing Society	Private Land	Chun Seen Mei Chuen	Chun Seen Mei Chuen	20
Light Be	Private Land	Light Home	Scattered in different districts	80
Light Be	Government Land	Light Housing	Sham Tseng	40
The Lok Sin Tong Benevolent Society, Kowloon	Private Land	Lok Sin Tong Primary School	Kowloon City	51
Tung Wah Group of Hospitals/ Henderson Land	Private Land	Nam Cheong Street, Sham Shui Po	Nam Cheong Street, Sham Shui Po	89

2. Projects under Construction

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Completion Date
The Lok Sin Tong Benevolent Society, Kowloon	Government Land	Song Wong Toi Road, To Kwa Wan	Junction of Song Wong Toi Road and To Kwa Wan Road	110	Completion: First half of 2021
Pok Oi Hospital / Henderson Land	Private Land	Kong Ha Wai, Yuen Long	Kong Ha Wai, Kam Tin, Yuen Long	1 998	Completion of Phase 1: First half of 2022 Completion of Phase 2: Second half of 2022
The Hong Kong Council of Social Service	Government Land	Yen Chow Street, Sham Shui Po	Junction of Yen Chow Street and Tung Chau Street, Sham Shui Po	205	Completion: First half of 2022
The Society for Community Organisation	Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	140	Completion: First half of 2022

3. Activated Projects

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Commencement / Completion Date
The Society for Community Organisation	Government Land	Government Quarters at Victoria Road	Victoria Road	11	Commencement: First half of 2021 Completion: First half of 2021
St. James' Settlement	Government Land	James' Garden	Junction of Chatham Road and Hok Yuen Street	38	Commencement: First half of 2021 Completion: Second half of 2021
The Hong Kong Council of Social Service	Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	To be confirmed
Yan Chai Hospital	Government Land	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	124	To be confirmed
The Hong Kong Council of Social Service	Government Land	Chi Shin Street, Tseung Kwan O	Junction of Po Yap Road and Chi Shin Street, Tseung Kwan O	340	To be confirmed
The Lok Sin Tong Benevolent Society, Kowloon	Government Land	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (next to Caritas Mother Teresa School)	166	Commencement: First half of 2023 Completion: Second half of 2023

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Commencement / Completion Date
The Lok Sin Tong Benevolent Society, Kowloon	Hong Kong Housing Authority	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	142	Commencement: Second half of 2021 Completion: First half of 2022
The Society for Community Organisation	Government Land	Yau Ma Hom Road	Yau Ma Hom Road, Kwai Chung	200	To be confirmed
The Society for Community Organisation	Private Land	Dah Way Industrial Building, Kwun Tong	86 Hung To Road, Kwun Tong	116	To be confirmed
Pok Oi Hospital	Government Land	Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former Sing Ping School)	To be confirmed	Commencement: First half of 2022 Completion: First half of 2023
Hong Kong Sheng Kung Hui Welfare Council / Sun Hung Kai	Private Land	United Court	Tung Tau, Yuen Long	1 800	Commencement: First half of 2021 Completion: Second half of 2022
Tung Wah Group of Hospitals	Government Land	Muk On Street, Kai Tak	Muk On Street, Kai Tak	To be confirmed	To be confirmed
Hong Kong Lutheran Social Service, LC-HKS / New World	Private Land	Fan Kam Road, Yuen Long	In the vicinity of Fan Kam Road, Yuen Long	500	To be confirmed
To be confirmed / New World	Private Land	Ngau Tam Mei, Yuen Long	Ngau Tam Mei, Yuen Long	1 500	To be confirmed

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Commencement / Completion Date
Yan Oi Tong	Government Land	Hung Shui Kiu	Hung Yuen Road, Hung Shui Kiu	404	To be confirmed
Light Be / New World	Private Land	Light Village	Tsui Sing Road, Ping Shan	To be confirmed	To be confirmed
Hong Kong Lutheran Social Service, LC-HKS	Government Land	Pat Heung North, Yuen Long	Near Kam Tai Road	900	To be confirmed
The Salvation Army	Hong Kong Housing Authority	Former Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	115	Commencement: Second half of 2021 Completion: First half of 2022
The Lok Sin Tong Benevolent Society, Kowloon/ Wheelock	Private Land	Shuen Wan, Tai Po	Shuen Wan, Tai Po	1 236	Commencement: Second half of 2021 Completion: Second half of 2022

4. Projects under In-depth Study

Operating Organisation/ Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)
To be confirmed	Government Land	Tong Yin Street, Tseung Kwan O	Junction of Chi Shin Street and Tong Yin Street, Tseung Kwan O	To be confirmed
To be confirmed	Government Land	Po Lam Road North, Tseung Kwan O	Po Lam Road North, Tseung Kwan O	To be confirmed
To be confirmed	Private Land	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	To be confirmed
To be confirmed	Government Land	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	To be confirmed
To be confirmed	Government Land	Cheung Sha Wan Cooked Food Bazaar	Cheung Sha Wan Cooked Food Bazaar	To be confirmed
To be confirmed	Government Land	Former Stanley Village Primary School	Former Stanley Village Primary School	To be confirmed

- End -

CONTROLLING OFFICER'S REPLY

THB(H)009

(Question Serial No. 2735)

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:

In regard to the vacancy status of first-hand private residential units:

1. What is the total number of unsold units with an occupation permit issued for over 12 months in Hong Kong as at February 2021?
2. How many of the above units are "vacant units", i.e. units that have not been rented out for more than 6 months during the past 12 months, according to the returns furnished by developers on the status of the units?

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

Reply:

1. There were about 12 300 unsold first-hand private residential units in completed projects (hereinafter referred to as "unsold units") as at 31 December 2020, about 7 900 of which had obtained occupation permit for over 12 months.
2. Unsold units may include vacant units, units for self-use or units rented out (e.g. serviced apartments) by the developers. As developers are currently not required to declare the status of these unsold units, we do not have information on the vacancy period of the units concerned.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)010

(Question Serial No. 2939)

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:

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

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 55)

Reply:

The Census and Statistics Department (C&SD) has collated information on the population and number of households living in subdivided units (SDUs), as well as their socio-economic characteristics, etc. in the 2016 Population By-census (16BC). 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**. Regarding rent per floor area, given that the respondents living in SDUs generally were only able to provide the estimated range instead of the exact floor area of accommodation, there is not enough accurate information to compile reliable statistics on rent per floor area.

C&SD will collect information relating to SDUs in the 2021 Population Census and publish relevant statistics based on the results.

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⁾⁽²⁾ (HK\$)
Eastern	5,000
Wanchai	5,040
Central and Western	4,800
Southern	**
Yau Tsim Mong	4,500
Sham Shui Po	4,200
Kowloon City	4,500
Kwun Tong	4,300
Wong Tai Sin	**
Tsuen Wan	4,500
Kwai Tsing	4,200
Tai Po	4,200
Yuen Long	3,500
North	3,500
Tuen Mun	**
Sha Tin	**
Islands	**
Sai Kung	**
Overall	4,500

Remarks

- (1) Excluding households with zero rent.
- (2) In 16BC, the monthly domestic household rent refers to the amount paid by a domestic household renting the accommodation it occupied in June 2016.

** 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 ⁽¹⁾ (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

(1) The monthly domestic household income refers to the income of a domestic household in June 2016.

** 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)011

(Question Serial No. 2966)

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:

1. Regarding the further injection of \$3.3 billion to be made and a number of sites already identified by the Government for the construction of an estimated number of 14 000 transitional housing units at the end of 2023, will the Bureau inform this Committee:
 - (A) of the land status, location and area of each site for the construction of about 14 000 units?
 - (B) whether funding has been earmarked for public consultation for each transitional housing project; if yes, of the amount involved; if not, the reasons?
 - (C) whether the Government will establish a set of tender criteria for transitional housing projects and require non-profit making organisations responsible for such projects to let local residents have access to and use the public open space there?

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 102)

Reply:

1. (A) As at February 2021, the Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau has identified land for the provision of about 14 000 transitional housing units by 2022-23. The location of these sites and relevant information are set out at **Annex**.
- (B) For the vacant land or premises which may be used for transitional housing development, the Task Force will carry out feasibility study based on the relevant legislation and regulations, as well as technical considerations. The Task Force will also seek advice from relevant government departments on the impact of the projects on the surrounding environment, transport, infrastructure and community facilities. Should these land or premises be considered suitable for transitional

housing development after the feasibility study, the Task Force will proactively facilitate the project proponents in conducting local consultation to obtain views from stakeholders. For transitional housing projects funded under the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme), the funding includes the expenditure required for local consultation, which usually forms an insignificant portion of the total administrative cost of the projects. Funding of \$2,615.2 million for 10 projects have been approved under the Funding Scheme in 2020-21, of which about \$5.2 million is for administration cost.

- (C) In general, the common space of transitional housing projects is designed for use by the tenants to meet their daily living needs. The project operators will consider on an individual basis whether such common space will be opened to the local residents based on the principle of social inclusion, taking into account the size and constraints of the projects, local situations and needs of the tenants.

Completed Projects

Land Owner (Private/ Government)	Project Name	Project Location	No. of Units (Total)
Private Land	Lai Chi Kok Road, Tai Kok Tsui	Lai Chi Kok Road, Tai Kok Tsui	9
Private Land	James' Court, Soy Street, Mongkok	Soy Street, Mongkok	49
Private Land	Staunton Street, Central	Staunton Street, Central	6
Private Land	Green Garden	Tong Hang Road, Tuen Mun	11
Private Land	Home Plus	Ha Heung Road, To Kwa Wan	53
Private Land	Best Neighbour • Walk Together	World Fair Court, Wah Fu Road	16
Private Land	Good Homes	To Kwa Wan Road	60
Private Land	Castle Peak Road, Sham Shui Po	Castle Peak Road, Sham Shui Po	15
Private Land	Happiness x Home Community Kim Shin Lane, Cheung Sha Wan	Tai Kok Tsui, Cheung Sha Wan	25
Private Land	Friend Home	Tai Kok Tsui	24
Private Land	Tai Nan Street, Sham Shui Po	Tai Nan Street, Sham Shui Po	1
Private Land	Tai Po Road, Sham Shui Po	Tai Po Road, Sham Shui Po	1
Private Land	Nathan Road, Yau Ma Tei	Nathan Road, Yau Ma Tei	1
Private Land	Mongkok	Mongkok	2
Private Land	Ka Lok Street, Kwun Tong	Ka Lok Street, Kwun Tong	1
Private Land	Pitt Street, Yau Ma Tei	Pitt Street, Yau Ma Tei	1
Private Land	Electric Road, Tin Hau	Electric Road, Tin Hau	5
Private Land	Community Joy's To Gather	Shun Sing Mansion, Western District	47
Private Land	James' House	Soy Street, Mongkok	14

Land Owner (Private/ Government)	Project Name	Project Location	No. of Units (Total)
Private Land	Lok Sin Tong Social Housing Scheme	Fuk Lo Tsun Road, Kowloon City, Nam Kok Road, Kowloon City, Lok Shan Road, To Kwa Wan, Liberty Avenue, Ho Man Tin	88
Private Land	Transitional Rental Housing Scheme - Kwun Tong Garden Estate Phase 2	Yin Chee Lau and Hay Cheuk Lau, Kwun Tong Garden Estate, Kwun Tong	30
Private Land	Transitional Rental Housing Scheme - Yue Kwong Chuen	Shek Pai Wan, Aberdeen	270
Private Land	“T-Home” - Trackside Villas, Tai Po	Tai Po Kau, Tai Po	185
Private Land	Chun Seen Mei Chuen	Chun Seen Mei Chuen	20
Private Land	Light Home	Scattered in different districts	80
Government Land	Light Housing	Sham Tseng	40
Private Land	Lok Sin Tong Primary School	Kowloon City	51
Private Land	Nam Cheong Street, Sham Shui Po	Nam Cheong Street, Sham Shui Po	89

Projects Under Construction/Activated Projects/Projects under In-depth Study

Land Owner (Private/ Government)	Project	Location	Area of Land or Premises (About m ²) (Subject to Changes According to Actual Situations)
Government Land	Song Wong Toi, To Kwa Wan	Junction of Song Wong Toi Road and To Kwa Wan Road, To Kwa Wan	2 800
Private Land	Kong Ha Wai, Kam Tin, Yuen Long	Kong Ha Wai, Kam Tin, Yuen Long	41 500
Government Land	Yen Chow Street, Sham Shui Po	Junction of Yen Chow Street and Tung Chau Street, Sham Shui Po	5 400
Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	2 900
Government Land	Government Quarters at Victoria Road	Victoria Road	200
Government Land	James' Garden	Junction of Chatham Road and Hok Yuen Street	2 000
Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	1 400
Government Land	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	3 300
Government Land	Chi Shin Street, Tseung Kwan O	Junction of Po Yap Road and Chi Shin Street, Tseung Kwan O	4 100
Government Land	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (Next to Caritas Mother Teresa School)	2 200
Hong Kong Housing Authority	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	900
Government Land	Yau Ma Hom Road	Yau Ma Hom Road, Kwai Chung	4 700

Land Owner (Private/ Government)	Project	Location	Area of Land or Premises (About m²) (Subject to Changes According to Actual Situations)
Private Land	Dah Way Industrial Building, Kwun Tong	86 Hung To Road, Kwun Tong	500
Government Land	Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former Sing Ping School)	13 300
Private Land	United Court	Tung Tau, Yuen Long	26 500
Government Land	Muk On Street, Kai Tak	Muk On Street, Kai Tak	6 500
Private Land	Fan Kam Road, Yuen Long	In the vicinity of Fan Kam Road, Yuen Long	8 300
Private Land	Ngau Tam Mei, Yuen Long	Ngau Tam Mei, Yuen Long	20 600
Government Land	Hung Shui Kiu	Hung Yuen Road, Hung Shui Kiu	5 400
Private Land	Light Village	Tsui Sing Road, Ping Shan	2 800
Government Land	Pat Heung North, Yuen Long	Near Kam Tai Road	30 500
Hong Kong Housing Authority	Former Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	900
Private Land	Shuen Wan, Tai Po	Shuen Wan, Tai Po	14 500
Government Land	Tong Yin Street, Tseung Kwan O	Junction of Chi Shin Street and Tong Yin Street, Tseung Kwan O	3 800
Government Land	Po Lam Road North, Tseung Kwan O	Po Lam Road North, Tseung Kwan O	3 800
Private Land	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	3 800
Government Land	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	1 000

Land Owner (Private/ Government)	Project	Location	Area of Land or Premises (About m²) (Subject to Changes According to Actual Situations)
Government Land	Former Cheung Sha Wan Cooked Food Bazaar	Cheung Sha Wan Cooked Food Bazaar	1 400
Government Land	Former Stanley Village Primary School	Former Stanley Village Primary School	1 000

- End -

CONTROLLING OFFICER'S REPLY

THB(H)012

(Question Serial No. 0525)

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide the number of persons rehoused / eligible but not admitted to Po Tin Interim Housing (IH) and Shek Lei IH in the past 3 years, with a breakdown by reason (Buildings Department (BD)'s enforcement action against unauthorised building structures; BD's enforcement action against illegal rooftop structures; BD's enforcement action against illegal subdivided units; Lands Department (LandsD)'s enforcement action against industrial buildings; LandsD's clearance operation / enforcement action against squatter structures; natural disasters; and other reasons).

Please provide the occupancy rates of Po Tin IH and Shek Lei IH in the past 3 years.

Please provide the total repair costs incurred for Shek Lei IH in the past 3 years.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 91)

Reply:

In the past 3 years, the number of persons¹ rehoused to Po Tin Interim Housing (IH) and Shek Lei IH by different categories is set out below -

Po Tin IH

Type of persons \ Year	2018-19	2019-20	2020-21 (as at end February 2021)
(i) Persons affected by Buildings Department (BD)'s enforcement action against unauthorised building structures	4	1	7
(ii) Persons affected by BD's enforcement action against illegal rooftop structures	13	0	1
(iii) Persons affected by BD's enforcement action against illegal subdivided units (including industrial buildings)	0	0	0
(iv) Persons affected by Lands Department (LandsD)'s clearance operation/ enforcement action against squatter structures	24	15	18
(v) Persons affected by natural disasters	17	6	0
(vi) Persons affected by other reasons ²	23	11	0

Shek Lei IH

Type of persons \ Year	2018-19	2019-20	2020-21 (as at end February 2021)
(i) Persons affected by BD's enforcement action against unauthorised building structures	0	0	0
(ii) Persons affected by BD's enforcement action against illegal rooftop structures	0	0	0
(iii) Persons affected by BD's enforcement action against illegal subdivided units (including industrial buildings)	0	0	0
(iv) Persons affected by LandsD's clearance operation/ enforcement action against squatter structures	0	0	0
(v) Persons affected by natural disasters	0	0	0
(vi) Persons affected by other reasons ²	0	0	0

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

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

BD and LandsD are respectively responsible for clearance programmes under their own purviews and they will provide assistance to affected clearerees in accordance with their established arrangements. Rehousing to public rental housing (including IH) is only one of the various forms of assistance. The Housing Department does not have information on the number of eligible clearerees but were not admitted to IH.

The occupancy rate of Po Tin IH and Shek Lei IH in the past 3 years is set out below:

	Po Tin IH occupancy rate	Shek Lei IH occupancy rate
End of March 2019	80.0%	24.0%
End of March 2020	78.5%	20.2%
End of February 2021	77.8%	17.8%

In the past 3 years, the expenditure on the maintenance and improvement works of Shek Lei IH was paid by the Hong Kong Housing Authority (HA), at around \$2.8 million per year on average. HA is a financially autonomous public body. Relevant expenditure does not involve government financial resources.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)013

(Question Serial No. 0526)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please set out the locations of the sites intended for public housing and Home Ownership Scheme developments this year as well as their respective sizes and numbers of units to be provided.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 97)

Reply:

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

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

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

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@	
2020-21						
Urban	Eastern	Wing Tai Road	800	800	0.4	
	Kwun Tong	Choi Wing Road	1 100	1 100	0.7	
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 1		900	5 400	4.7 [#]
		Northwest Kowloon Reclamation Site 6 Phase 2		1 400		
		Pak Tin Phase 7		1 000		1.7
		Pak Tin Phase 8		1 000		
		Pak Tin Phase 11		1 100		
New Territories	Tai Po	Chung Nga Road East	700	700	0.6	
			Total	8 000		

(Based on HA's Housing Construction Programme as at December 2020)

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

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

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

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

Estimated Year of Completion / District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2020-21					
Urban	Sham Shui Po	Fat Tseung Street West*	814	814	0.6
Extended Urban	Sha Tin	Au Pui Wan Street*	830	1 565	0.6
		Hang Kin Street*	735		0.5
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1*	1 395	1 395	2.0 [#]
	Islands	Tung Chung Area 27*	1 226	1 226	1.0
			Total	5 000	

(Based on HA's Housing Construction Programme as at December 2020)

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

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

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

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

HKHS's Estimated PRH Production (2020-21)

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

(Based on HKHS's flat production forecast as at December 2020)

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.

HKHS does not have SSF projects expected to be completed in 2020-21.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)014

(Question Serial No. 0783)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide the following in the past 3 years:

1. the statistics on complaints, prosecutions, convictions and sentencing in relation to the suspected contravention of the Residential Properties (First-hand Sales) Ordinance; and
2. the numbers, with a breakdown by reason, of complaints against estate agents, sanctions, suspended licences and revoked licences.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 89)

Reply:

1. From 2018 to 2020, the statistics on complaints, prosecutions, convictions and sentencing in relation to the suspected contravention of the Residential Properties (First-hand Sales) Ordinance (Cap. 621) are as follows:

	2018	2019	2020
No. of complaints	35	58	22
No. of prosecution cases	1	2	4
No. of convicted cases	1	2	4
Sentence of convicted cases	Fined \$320,000	Fined \$50,000 and \$100,000 respectively	Fined ranging from \$40,000 to \$80,000 respectively

2. According to the information provided by the Estate Agents Authority (EAA), the number of complaints against estate agents received by the Authority from 2018 to 2020 and the number of licensees subject to sanctions categorised by reasons of complaints during the same period are listed in **Annex**. Since there are many reasons of complaints, only the 4 main reasons are listed and the rest are shown as “Other reasons”. Sanctions imposed on licensees include admonishment, reprimand, fine, attachment of conditions to licence, suspension of licence and/or revocation of licence; more than one sanction may be imposed on the same licensee.

The number of licences being suspended and revoked from 2018 to 2020 is listed in the following table. The EAA does not have statistics on the number of licences suspended and revoked by reason, and suspension or revocation of licences may not necessarily involve complaints.

	2018	2019	2020
No. of licences suspended	24	18	13
No. of licences revoked	41	55	41

2018-2020
Number of complaints received by EAA
and number of licensees subject to sanctions

2018

	Reasons of complaints	Number of complaints	Number of licensees subject to sanctions#
1	Improper handling of the provisional agreement for sale and purchase / provisional agreement for lease	69	25
2	Issue of non-compliant advertisements	20	36
3	Provision of inaccurate or misleading property information (for example, property area and usage restriction)	35	6
4	No signing of estate agent agreement with clients	19	9
5	Other reasons	163	83
	Total	306	159

2019

	Reasons of complaints	Number of complaints	Number of licensees subject to sanctions#
1	Improper handling of the provisional agreement for sale and purchase / provisional agreement for lease	74	25
2	Issue of non-compliant advertisements	56	16
3	Provision of inaccurate or misleading property information (for example, property area and usage restriction)	28	10
4	No signing of estate agent agreement with clients	28	7
5	Other reasons	113	67
	Total	299	125

2020

	Reasons of complaints	Number of complaints	Number of licensees subject to sanctions#
1	Improper handling of the provisional agreement for sale and purchase / provisional agreement for lease	60	23
2	Issue of non-compliant advertisements	79	58
3	Provision of inaccurate or misleading property information (for example, property area and usage restriction)	41	6
4	No signing of estate agent agreement with clients	10	1
5	Other reasons	137	33
	Total	327	121

Since more than 1 sanction may be imposed on the same licensee, the figures may duplicate.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)015

(Question Serial No. 0784)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please set out the forecast and actual completions of private residential units in each of the 18 districts by saleable area over the past 3 years.

Please set out the completions of private residential units in developments known to have started and to be started on disposed sites across the territory, as well as the number of those units with saleable area less than 20 square metres in each of the next 5 years.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 90)

Reply:

According to the information of the Rating and Valuation Department (RVD), the forecast completions of private domestic flats for the past 3 years (i.e. from 2018 to 2020), and the respective completions at year end in each of the 18 districts are set out in **Table I**. The forecast completions of private domestic flats for the past 3 years and the respective completions at year end by class with reference to saleable area are set out in **Table II**. Forecast completions of each year were compiled by RVD based on the information at year end of the preceding year.

Based on the private residential developments on disposed sites as known to us with construction works already commenced or to be commenced, it is estimated that the private sector will, on average, complete about 18 500 private domestic units each year in the next 5 years (i.e. from 2021 to 2025). Details are set out in **Table III**. The Government has not compiled statistics on the forecast completion of private domestic flats with saleable area less than 20 square metres in the next 5 years.

Table I: Completions of private domestic flats by district for the past 3 years (i.e. from 2018 to 2020)

2018 District	(Number of flats)	
	Forecast completion	Completion at year end
Central and Western	914	850
Wan Chai	41	114
Eastern	2 789	2 411
Southern	95	55
Yau Tsim Mong	54	54
Sham Shui Po	670	586
Kowloon City	4 465	4 957
Wong Tai Sin	234	234
Kwun Tong	0	0
Kwai Tsing	136	136
Tsuen Wan	3 104	4 342
Tuen Mun	1 160	818
Yuen Long	356	156
North	296	557
Tai Po	1	0
Sha Tin	1 204	1 120
Sai Kung	2 406	4 573
Islands	205	5
Overall	18 130	20 968

Remarks

All figures exclude village houses.

Table I: Completions of private domestic flats by district for the past 3 years (i.e. from 2018 to 2020) (Cont'd)

2019 District	(Number of flats)	
	Forecast completion	Completion at year end
Central and Western	2 023	1 215
Wan Chai	23	3
Eastern	1 063	986
Southern	199	190
Yau Tsim Mong	728	652
Sham Shui Po	1 481	1 405
Kowloon City	681	567
Wong Tai Sin	0	0
Kwun Tong	653	646
Kwai Tsing	0	0
Tsuen Wan	1 043	0
Tuen Mun	2 836	746
Yuen Long	818	802
North	596	596
Tai Po	3 234	3 233
Sha Tin	794	790
Sai Kung	4 032	1 606
Islands	211	206
Overall	20 415	13 643

Remarks

- (i) All figures exclude village houses.
- (ii) Completion figure includes 43 flats completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

Table I: Completions of private domestic flats by district for the past 3 years (i.e. from 2018 to 2020) (Cont'd)

2020 District	(Number of flats)	
	Forecast completion	Completion at year end
Central and Western	834	826
Wan Chai	237	216
Eastern	709	358
Southern	9	6
Yau Tsim Mong	76	76
Sham Shui Po	1 780	378
Kowloon City	948	1 179
Wong Tai Sin	0	0
Kwun Tong	2 332	2 325
Kwai Tsing	0	0
Tsuen Wan	1 044	1 043
Tuen Mun	4 830	4 830
Yuen Long	1 063	2 875
North	0	30
Tai Po	3 752	3 751
Sha Tin	783	547
Sai Kung	2 430	2 425
Islands	27	23
Overall	20 854	20 888

Remarks

- (i) All figures exclude village houses.
- (ii) The figures for 2020 are provisional.

Table II: Completions of private domestic flats by class with reference to saleable area for the past 3 years (i.e. from 2018 to 2020)

Year	Completion	(Number of flats)				
		A	B	C	D	E
2018	Forecast Completion	6 852	5 811	3 346	1 383	738
	Completion at year end	7 212	8 237	3 414	1 541	564
2019	Forecast Completion	9 801	6 833	2 059	1 232	490
	Completion at year end	6 622	4 174	1 506	1 025	316
2020	Forecast Completion	8 846	8 009	2 761	798	440
	Completion at year end	9 230	7 742	2 779	759	378

Remarks

- (i) All figures exclude village houses.
- (ii) Completion figure in 2019 includes 43 flats completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.
- (iii) The figures for 2020 are provisional.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table III: Forecast completions of private domestic flats in the next 5 years (i.e. from 2021 to 2025)

Year	(Number of flats)
	Forecast completion
2021	18 200
2022	20 000
2023 - 2025	54 100
Total	92 300
5-year average	18 500

Remark

The figures are rounded to the nearest hundred.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)016

(Question Serial No. 0785)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide the number and vacancy period of unsold first-hand private residential units in completed projects in the past 3 years with a breakdown by saleable area.

Please inform this Committee of the number of unsold units with an occupation permit issued for over 12 months as at March this year.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 92)

Reply:

The statistics on unsold first-hand private residential units in completed projects (hereinafter referred to as “unsold units”) during the past 3 years are at Annex. The Government has not compiled statistics on unsold units by saleable area in or before 2018. Unsold units may include vacant units, units for self-use or units rented out (e.g. serviced apartments) by the developers. As developers are currently not required to declare the status of these unsold units, we do not have information on the vacancy period of the units concerned.

There were about 12 300 unsold units as at 31 December 2020, about 7 900 of which had obtained occupation permit for over 12 months.

**Number of Unsold First-hand Private Residential Units
in Completed Projects
(from 2018 to 2020)**

	Number of Unsold Units					
	Class A	Class B	Class C	Class D	Class E	Total
As at 31 December 2018	Statistics not available					9 000
As at 31 December 2019	3 100 (31%)	2 500 (26%)	1 300 (13%)	1 500 (15%)	1 500 (15%)	9 900
As at 31 December 2020	4 400 (36%)	2 800 (23%)	2 000 (16%)	1 700 (14%)	1 400 (11%)	12 300

Notes:

1. The figures are rounded to the nearest hundred.
2. “Completed projects” refer to projects with occupation permits issued by the Buildings Department.
3. The figure for each year includes only the number of units completed in that year or in the previous 7 years. For example, the 2019 figure covers the units completed between 2012 and 2019, while the 2020 figure covers the units completed between 2013 and 2020 and so on.
4. The figures do not include village houses.
5. Class A flats – saleable area less than 40 m²
 Class B flats – saleable area of 40 to 69.9 m²
 Class C flats – saleable area of 70 to 99.9 m²
 Class D flats – saleable area of 100 to 159.9 m²
 Class E flats – saleable area of 160 m² or above

- End -

CONTROLLING OFFICER'S REPLY**THB(H)017****(Question Serial No. 0787)**Head: (62) Housing DepartmentSubhead (No. & title): (000) Operational expensesProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Agnes WONG)Director of Bureau: Secretary for Transport and HousingQuestion:

Please set out the respective numbers of domestic and composite buildings completed (with occupation permits issued) in the past 3 years and their total domestic gross floor areas.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 94)Reply:

According to the statistics from the Rating and Valuation Department (RVD), the number of private domestic flats completed in the past 3 years (i.e. from 2018 to 2020) is set out below. RVD does not have separate statistics on the number of completed private domestic units in composite buildings.

Year	Completion (Number of Flats)
2018	20 968
2019	13 643
2020	20 888

Remarks

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) Completion figure of 2019 includes 43 flats completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.
- (iv) The figures for 2020 are provisional.

According to the statistics from the Buildings Department (BD), the total domestic gross floor area (GFA) of domestic and composite buildings completed in the past 3 years (i.e. from 2018 to 2020) are set out by year below.

Year	Total domestic GFA of completed domestic and composite buildings (Square metre)
2018	1 422 078.1
2019	874 373.4
2020	1 354 341.6

Remarks

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

- End -

CONTROLLING OFFICER'S REPLY**THB(H)018****(Question Serial No. 0789)**Head: (62) Housing DepartmentSubhead (No. & title): (000) Operational expensesProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Agnes WONG)Director of Bureau: Secretary for Transport and HousingQuestion:

Please inform this Committee of the figures of the private domestic flats completed in the past 3 years.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 96)Reply:

The number of private domestic flats completed in the past 3 years (i.e. from 2018 to 2020) is set out below.

Year	Completion (Number of Flats)
2018	20 968
2019	13 643
2020	20 888

Remarks

- (i) The figures above are provided by the Rating and Valuation Department.
- (ii) All figures exclude village houses.
- (iii) Completion figure of 2019 includes 43 flats completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.
- (iv) The figures for 2020 are provisional.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)019****(Question Serial No. 0790)**Head: (62) Housing DepartmentSubhead (No. & title): (000) Operational expensesProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Agnes WONG)Director of Bureau: Secretary for Transport and HousingQuestion:

Please inform this Committee of the number of sales transactions by local (holding Hong Kong identity cards) and non-local individual buyers in the past 3 years.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 98)Reply:

According to the stamping applications for agreements for sale and purchase of residential properties received by the Inland Revenue Department, the number of cases involving local (referring to buyers who are holders of Hong Kong identity cards) and non-local individual buyers from 2018 to 2020 is as follows:

Year	Individual buyers	
	Local (Number of cases)	Non-local (Number of cases)
2018	60 909	611
2019	63 145	398
2020	64 446	116

- End -

CONTROLLING OFFICER'S REPLY

THB(H)020

(Question Serial No. 2283)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please list the non-governmental organisations responsible for operating transitional housing projects with the following information:

1. the locations of the transitional housing units, the number of residents and the actual rental levels in the past year; and
2. the number of units ready for intake in this financial year, their locations and the proposed rental levels.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 99)

Reply:

1. Transitional housing units are located in different areas, including short term vacant land or premises in the urban, new town and rural areas.

As at February 2021, a total of 1 174 units have been completed. As the same transitional housing unit can be allocated to another family after the moving out of the previous tenant, the number of families benefited may be different from the number of units completed. The Task Force on Transitional Housing under the Transport and Housing Bureau (THB) will publish on THB's website the number of households and beneficiaries of the completed projects in good time.

For transitional housing projects supported by the Government, the operating organisations must set the rent at tenants' affordable level and lower than the market rent in the same district with a ceiling of no more than 40% of the prevailing public rental income limit of corresponding household types. It should be noted that the rent level of individual projects depends on the affordability and needs of the target tenants, but is generally set with reference to a series of factors such as the maximum rent allowance under the Comprehensive Social Security Assistance Scheme, the percentage

of the rent to the total household income, etc. Since these projects are at initial operating stage, we currently do not have the information on relevant projects' rent level and tenants' income. For the existing transitional housing projects which are not funded by the Government and have been operating for some time, we understand that the rent is about 29% of tenants' income on average.

2. Projects involving about 2 400 units are under construction and expected to be completed in 2021 and 2022. Details are at **Annex**. The proposed rent level of these projects will generally be set with reference to the principles mentioned above.

Projects under Construction

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Completion Date
The Lok Sin Tong Benevolent Society, Kowloon	Government Land	Song Wong Toi Road, To Kwa Wan	Junction of Song Wong Toi Road and To Kwa Wan Road	110	Completion: First half of 2021
Pok Oi Hospital / Henderson Land	Private Land	Kong Ha Wai, Yuen Long	Kong Ha Wai, Kam Tin, Yuen Long	1 998	Completion of Phase 1: First half of 2022 Completion of Phase 2: Second half of 2022
The Hong Kong Council of Social Service	Government Land	Yen Chow Street, Sham Shui Po	Junction of Yen Chow Street and Tung Chau Street, Sham Shui Po	205	Completion: First half of 2022
The Society for Community Organisation	Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	140	Completion: First half of 2022

- End -

CONTROLLING OFFICER'S REPLY

THB(H)021

(Question Serial No. 2284)

Head: (62) Housing Department
Subhead (No. & title): (000) Operational expenses
Programme: (5) Support Services
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Agnes WONG)
Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the Government's support to non-governmental organisations (NGOs) to rent hotels and guesthouses to provide transitional housing, please advise this Committee of:

1. the estimated amount of funding by the Community Care Fund and the estimated expenditure of the Bureau;
2. the list of NGOs to be supported under the programme this year;
3. the target number of transitional housing units to be provided; and
4. the measures to ensure proper operation by the NGOs.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 100)

Reply:

1. & 3. The Commission of Poverty has approved the application from the Transport and Housing Bureau (THB) to grant a sum of \$95 million from the Community Care Fund to support launching the Pilot Scheme on using suitable rooms in hotels and guesthouses with relatively low occupancy rates as transitional housing through non-governmental organisations (NGOs). It is estimated that the Pilot Scheme could support the provision of some 800 transitional housing units.
2. The Task Force on Transitional Housing under THB has been in contact with interested hotels and guesthouses to introduce the concept of the Pilot Scheme. The information on the list of NGOs which may participate in the Pilot Scheme in future is not yet available since the Pilot Scheme will only start to accept applications shortly.

4. Similar to the requirements in other transitional housing projects, the NGOs shall prepare and submit regular reports to cover the progress and spending for THB's scrutiny throughout the implementation of the projects under the Pilot Scheme. A proper set of books and records of their projects receiving funding support under the Pilot Scheme shall be kept and provided when necessary. They shall also be required to submit the audited annual and final statements of account certified by independent auditors during the implementation and upon completion of the projects respectively. THB will also carry out surprise on-site inspections of projects in progress.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)022

(Question Serial No. 2302)

Head: (62) Housing Department
Subhead (No. & title): (700) General non-recurrent
Programme: (-) Not Specified
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Agnes WONG)
Director of Bureau: Secretary for Transport and Housing

Question:

It is stated in this year's Budget that the Government has already identified land for the provision of about 14 000 transitional housing units by end-2023. Intake of residents for over 1 100 units has taken place. Projects involving 9 800 units have been launched. The \$5 billion Funding Scheme to Support Transitional Housing Projects has approved projects involving over \$2.6 billion, and the Government will inject another \$3.3 billion later. Please inform this Committee:

1. of the details, in tabular form, of the projects in which intake of residents for over 1 100 units has taken place, including their respective locations and operating non-government organisations (NGOs), whether the sites were on government or private land, as well as the number of units, average rent and period of land use for each project;
2. of the details, in tabular form, of the launched projects, including their respective locations and operating NGOs, whether the sites were on government or private land, as well as the number of units, period of land use, expected year of completion and estimated average rent for each project; and
3. whether discretion will be exercised to allow households who have lived in transitional housing, which is a type of community housing, for 2 full years and yet to be allocated public housing to apply for residency in transitional housing anew; if yes, of the details; if no, the reasons.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 73)

Reply:

- 1 & 2. As at February 2021, the Task Force on Transitional Housing under the Transport and Housing Bureau (the Task Force) has already identified land for the provision of about 14 000 transitional housing units by 2022-23. Of these, over 1 100 units have

been completed, projects involving about 2 400 units are under construction and expected to be completed in 2021 and 2022, projects involving about 9 800 units have been activated, and projects involving about 550 units are under in-depth study. Information of these projects is tabulated at **Annex**.

As the nature of the land and premises being used by individual transitional housing projects varies, the lease period of individual projects will be different. In terms of land use planning, as stipulated in the Notes of the Outline Zoning Plan (OZP) in the urban and new town areas, temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with relevant legislation, conditions of the lease and any other government requirements. In addition, the Town Planning Board has also agreed that transitional housing projects coordinated by the Task Force in permanent buildings, including wholesale-converted industrial buildings in the “Commercial”, “Comprehensive Development Area” and “Other Specified Uses” annotated “Business”, and “Residential” zones in the urban and new town areas, can be regarded as for temporary use, which is always permitted under the OZP if it is for a period of 5 years or less. If a non-government organisation (NGO) would like to continue the project before the expiry of the land lease, and the long-term planned use of the concerned land has not been implemented, the Task Force will actively assist the NGO in the application for an extension of the land lease.

For transitional housing projects supported by the Government, the operating organisations must set the rent at tenants’ affordable level and lower than the market rent in the same district with a ceiling of no more than 40% of the prevailing public rental income limit of corresponding household types. It should be noted that the rent level of individual projects depends on the affordability and needs of the target tenants, but is generally set with reference to a series of factors such as the maximum rent allowance under the Comprehensive Social Security Assistance Scheme, the percentage of the rent to the total household income, etc. Since these projects are at initial operating stage, we currently do not have the information on relevant projects’ rent level and tenants’ income. For the existing transitional housing projects which are not funded by the Government and have been operating for some time, we understand that the rent is about 29% of tenants’ income on average.

3. Transitional housing is meant to be a short-term relief measure for those waiting for public rental housing and living in unpleasant conditions. In general, the tenancy period of transitional housing units is not less than 2 years. NGOs will also consider individual tenants’ special situation and handle the case flexibly, including extending the tenancy agreement upon its expiry or assisting them to apply for another transitional housing.

1. Completed Projects

Operating Organisation/ Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Total)
Baptist Oi Kwun Social Service	Private Land	Lai Chi Kok Road, Tai Kok Tsui	Lai Chi Kok Road, Tai Kok Tsui	9
St. James' Settlement	Private Land	James's Court, Soy Street, Mongkok	Soy Street, Mongkok	49
The Society of Rehabilitation and Crime Prevention, Hong Kong	Private Land	Staunton Street, Central	Staunton Street, Central	6
Yan Oi Tong	Private Land	Green Garden	Tong Hang Road, Tuen Mun	11
The Salvation Army	Private Land	Home Plus	Ha Heung Road, To Kwa Wan	53
The Aberdeen Kai-fong Welfare Association Social Service	Private Land	Best Neighbour • Walk Together	World Fair Court, Wah Fu Road	16
Hong Kong Sheng Kung Hui Welfare Council	Private Land	Good Homes	To Kwa Wan Road	60
J Life Foundation	Private Land	Castle Peak Road, Sham Shui Po	Castle Peak Road, Sham Shui Po	15
The Society for Community Organisation	Private Land	Happiness x Home Community Kim Shin Lane, Cheung Sha Wan	Tai Kok Tsui, Cheung Sha Wan	25
The Society for Community Organisation	Private Land	Friend Home	Tai Kok Tsui	24
J Life Foundation	Private Land	Tai Nan Street, Sham Shui Po	Tai Nan Street, Sham Shui Po	1

Operating Organisation/ Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Total)
Christian Concern for the Homeless Association	Private Land	Tai Po Road, Sham Shui Po	Tai Po Road, Sham Shui Po	1
Concern For Grassroots' Livelihood Alliance	Private Land	Nathan Road, Yau Ma Tei	Nathan Road, Yau Ma Tei	1
Concern For Grassroots' Livelihood Alliance	Private Land	Mongkok	Mongkok	2
Kwun Tong Methodist Social Service	Private Land	Ka Lok Street, Kwun Tong	Ka Lok Street, Kwun Tong	1
J Life Foundation	Private Land	Pitt Street, Yau Ma Tei	Pitt Street, Yau Ma Tei	1
The Society for Community Organisation	Private Land	Electric Road, Tin Hau	Electric Road, Tin Hau	5
The Society for Community Organisation	Private Land	Community Joy's To Gather	Shun Sing Mansion, Western District	47
St. James' Settlement	Private Land	James' House	Soy Street, Mongkok	14
The Lok Sin Tong Benevolent Society, Kowloon	Private Land	Lok Sin Tong Social Housing Scheme	Fuk Lo Tsun Road, Kowloon City; Nam Kok Road, Kowloon City; Lok Shan Road, To Kwa Wan; Liberty Avenue, Ho Man Tin	88
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Kwun Tong Garden Estate Phase 2	Yin Chee Lau and Hay Cheuk Lau, Kwun Tong Garden Estate, Kwun Tong	30
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Yue Kwong Chuen	Shek Pai Wan, Aberdeen	270

Operating Organisation/ Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Total)
Hong Kong Housing Society	Private Land	“T-Home” - Trackside Villas, Tai Po	Tai Po Kau, Tai Po	185
Hong Kong Housing Society	Private Land	Chun Seen Mei Chuen	Chun Seen Mei Chuen	20
Light Be	Private Land	Light Home	Scattered in different districts	80
Light Be	Government Land	Light Housing	Sham Tseng	40
The Lok Sin Tong Benevolent Society, Kowloon	Private Land	Lok Sin Tong Primary School	Kowloon City	51
Tung Wah Group of Hospitals / Henderson Land	Private Land	Nam Cheong Street, Sham Shui Po	Nam Cheong Street, Sham Shui Po	89

2. Projects under Construction

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Completion Date
The Lok Sin Tong Benevolent Society, Kowloon	Government Land	Song Wong Toi Road, To Kwa Wan	Junction of Song Wong Toi Road and To Kwa Wan Road	110	Completion: First half of 2021
Pok Oi Hospital / Henderson Land	Private Land	Kong Ha Wai, Yuen Long	Kong Ha Wai, Kam Tin, Yuen Long	1 998	Completion of Phase 1: First half of 2022 Completion of Phase 2: Second half of 2022
The Hong Kong Council of Social Service	Government Land	Yen Chow Street, Sham Shui Po	Junction of Yen Chow Street and Tung Chau Street, Sham Shui Po	205	Completion: First half of 2022
The Society for Community Organisation	Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	140	Completion: First half of 2022

3. Activated Projects

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Commencement / Completion Date
The Society for Community Organisation	Government Land	Government Quarters at Victoria Road	Victoria Road	11	Commencement: First half of 2021 Completion: First half of 2021
St. James' Settlement	Government Land	James' Garden	Junction of Chatham Road and Hok Yuen Street	38	Commencement: First half of 2021 Completion: Second half of 2021
The Hong Kong Council of Social Service	Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	To be confirmed
Yan Chai Hospital	Government Land	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	124	To be confirmed
The Hong Kong Council of Social Service	Government Land	Chi Shin Street, Tseung Kwan O	Junction of Po Yap Road and Chi Shin Street, Tseung Kwan O	340	To be confirmed

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Commencement / Completion Date
The Lok Sin Tong Benevolent Society, Kowloon	Government Land	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (next to Caritas Mother Teresa School)	166	Commencement: First half of 2023 Completion: Second half of 2023
The Lok Sin Tong Benevolent Society, Kowloon	Hong Kong Housing Authority	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	142	Commencement: Second half of 2021 Completion: First half of 2022
The Society for Community Organisation	Government Land	Yau Ma Hom Road	Yau Ma Hom Road, Kwai Chung	200	To be confirmed
The Society for Community Organisation	Private Land	Dah Way Industrial Building, Kwun Tong	86 Hung To Road, Kwun Tong	116	To be confirmed
Pok Oi Hospital	Government Land	Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former Sing Ping School)	To be confirmed	Commencement: First half of 2022 Completion: First half of 2023
Hong Kong Sheng Kung Hui Welfare Council / Sun Hung Kai	Private Land	United Court	Tung Tau, Yuen Long	1 800	Commencement: First half of 2021 Completion: Second half of 2022
Tung Wah Group of Hospitals	Government Land	Muk On Street, Kai Tak	Muk On Street, Kai Tak	To be confirmed	To be confirmed

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Commencement / Completion Date
Hong Kong Lutheran Social Service, LC-HKS / New World	Private Land	Fan Kam Road, Yuen Long	In the vicinity of Fan Kam Road, Yuen Long	500	To be confirmed
To be confirmed / New World	Private Land	Ngau Tam Mei, Yuen Long	Ngau Tam Mei, Yuen Long	1 500	To be confirmed
Yan Oi Tong	Government Land	Hung Shui Kiu	Hung Yuen Road, Hung Shui Kiu	404	To be confirmed
Light Be / New World	Private Land	Light Village	Tsui Sing Road, Ping Shan	To be confirmed	To be confirmed
Hong Kong Lutheran Social Service, LC-HKS	Government Land	Pat Heung North, Yuen Long	Near Kam Tai Road	900	To be confirmed
The Salvation Army	Hong Kong Housing Authority	Former Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	115	Commencement: Second half of 2021 Completion: First half of 2022
The Lok Sin Tong Benevolent Society, Kowloon/ Wheelock	Private Land	Shuen Wan, Tai Po	Shuen Wan, Tai Po	1 236	Commencement: Second half of 2021 Completion: Second half of 2022

4. Projects under In-depth Study

Operating Organisation/ Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)
To be confirmed	Government Land	Tong Yin Street, Tseung Kwan O	Junction of Chi Shin Street and Tong Yin Street, Tseung Kwan O	To be confirmed
To be confirmed	Government Land	Po Lam Road North, Tseung Kwan O	Po Lam Road North, Tseung Kwan O	To be confirmed
To be confirmed	Private Land	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	To be confirmed
To be confirmed	Government Land	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	To be confirmed
To be confirmed	Government Land	Cheung Sha Wan Cooked Food Bazaar	Cheung Sha Wan Cooked Food Bazaar	To be confirmed
To be confirmed	Government Land	Former Stanley Village Primary School	Former Stanley Village Primary School	To be confirmed

- End -

CONTROLLING OFFICER'S REPLY

THB(H)023

(Question Serial No. 2303)

Head: (62) Housing Department
Subhead (No. & title): (700) General non-recurrent
Programme: (-) Not Specified
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Agnes WONG)
Director of Bureau: Secretary for Transport and Housing

Question:

The Government is committed to providing transitional housing for those who have been waiting for public rental housing for 3 years or residing in inadequate housing with a view to improving their living environment. Please inform this Committee of the following:

Members of the public do not know much about the application channels of transitional housing. It is generally not until non-governmental organisations (NGOs) in the district where the transitional housing is located launch publicity or make recommendation to people that they can obtain more such information. Will the Transport and Housing Bureau, as the co-ordinating party, proactively open up more channels for disseminating information or set up an information platform for publicity, so that potential tenants or even those from other districts can obtain more information for advance planning?

Will the Government consider setting up a central waiting list for transitional housing? If yes, what are the details? If no, what are the reasons?

The Government has sought funding from the Community Care Fund to launch a pilot scheme for NGOs to rent suitable hotels and guesthouses with relatively low occupancy rates. It is anticipated that 800 units will be provided. What is the latest progress and how many guesthouses and hotels participate in the scheme?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 74)

Reply:

The Transport and Housing Bureau (THB) has established a website and provides monthly updates on the information on transitional housing, including completed transitional housing projects, projects which have been activated and projects under construction, and contacts of the transitional housing operators. For details, please refer to:

<https://www.thb.gov.hk/tc/policy/housing/policy/transitionalhousing/transitionalhousing.htm>
(only Chinese version available).

We will review the usage of the website and introduce improvements as necessary to strengthen the dissemination of information. Since the operators are responsible for the daily operation, including the processing of relevant tenancy applications according to the recommended target clients, of the transitional housing projects, it is considered inappropriate for the Government to process the applications centrally.

The Commission of Poverty has approved the application from THB to grant a sum of \$95 million from the Community Care Fund to support launching the Pilot Scheme on using suitable rooms in hotels and guesthouses with relatively low occupancy rates as transitional housing through non-governmental organisations. It is estimated that the Pilot Scheme could support the provision of some 800 transitional housing units. The Task Force on Transitional Housing under THB has been in contact with interested hotels and guesthouses to introduce the concept of the Pilot Scheme, and is now mapping out the implementation details of the Pilot Scheme. Since the Pilot Scheme will only start to accept applications shortly, we are not able to provide the information on the number of hotels and guesthouses which may participate in the Pilot Scheme in future.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)024

(Question Serial No. 2304)

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

Question:

The Financial Secretary stated in the Budget that the Government has identified land for the provision of 316 000 public housing units in the coming 10 years. It is estimated that the total public housing production in the five-year period from 2020-21 is about 101 400 units, comprising over 70 000 public rental housing (PRH) and Green Form Subsidised Home Ownership Scheme (GSH) units, and over 30 000 other subsidised sale units. Please advise this Committee:

1. of the years of completion, districts, project names, the estimated numbers of units completed and the estimated total numbers of units completed in different districts in respect of the production of all PRH, GSH and other subsidised sale units in tabular form by year according to the five-year plan;
2. whether further provision of units under Starter Homes projects will be planned for the coming 1 to 5 years; and of the details by location, project name, year of completion and the number of units.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 75)

Reply:

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

According to the forecasts as at December 2020, the estimated number of units and the location of the public rental housing (PRH) /Green Form Subsidised Home Ownership Scheme (GSH) and other subsidised sale flats (SSFs) projects under HA and HKHS to be completed in the coming 5 years (from 2020-21 to 2024-25) are set out in the **Annex**.

2. Following the Urban Renewal Authority (URA)'s launch of the first Starter Homes for Hong Kong Residents (SH) pilot project, i.e. eResidence, in late 2018, the Government successfully sold by tender a private residential site at Anderson Road in May 2020 for implementing the second SH pilot project, so as to test out the arrangements of enlisting private developers to build and sell SH units. According to the land sale conditions, the Government will randomly select no less than 1 000 SH units from the residential units built by the developer. The land sale conditions also stipulate the "Building Covenant", which requires the developer to complete the project on or before 31 March 2026. Separately, URA has decided to assign the redevelopment project adjacent to the eResidence as another SH project, which is expected to provide about 260 units for pre-sale in 2024.

HA's Estimated PRH / GSH Production (2020-21 to 2024-25)

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	800	800
	Kwun Tong	Choi Wing Road	1 100	1 100
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 1	900	5 400
		Northwest Kowloon Reclamation Site 6 Phase 2	1 400	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
		Pak Tin Phase 11	1 100	
New Territories	Tai Po	Chung Nga Road East	700	700
			Sub-total	8 000
2021-22				
Urban	Eastern	Chai Wan Road [^]	828	828
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400
		Tuen Mun Area 54 Sites 1 & 1A	4 200	
	North	Queen's Hill Phase 1	6 400	8 900
		Queen's Hill Phase 2	1 200	
		Queen's Hill Phase 5	1 300	
			Sub-total	21 700
2022-23				
Extended Urban	Kwai Tsing	Tsing Hung Road [^]	2 868	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 700	6 700
			Sub-total	10 400
2023-24				
Urban	Sham Shui Po	Pak Tin Phase 10	900	900
	Wong Tai Sin	Diamond Hill Phase 2 [^]	2 112	2 112
Extended Urban	Kwai Tsing	Ching Hong Road North Phase 1	900	1 500
		Ching Hong Road North Phase 2	600	
	Islands	Tung Chung Area 99	4 800	10 000
		Tung Chung Area 100	5 200	
New Territories	Tuen Mun	Hin Fat Lane	900	2 600
		Tuen Mun Area 29 (West)	1 000	
		Yip Wong Road Phase 1	700	
			Sub-total	17 100

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2024-25				
Urban	Kwun Tong	Lei Yue Mun Phase 4	2 000	2 000
	Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	2 600	2 600
Extended Urban	Shatin	Hang Tai Road Phase 2	1 900	1 900
New Territories	Tuen Mun	Yip Wong Road Phase 2	2 600	2 600
	North	Fanling Area 36 Phase 4	800	800
			Sub-total	9 900
			Total	67 100

(Based on HA's Housing Construction Programme as at December 2020)

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 January 2021. Figures provided are actual number of flats.

HA's Estimated Other SSFs Production (2020-21 to 2024-25)

Estimated Year of Completion/ District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district
2020-21				
Urban	Sham Shui Po	Fat Tseung Street West*	814	814
Extended Urban	Sha Tin	Au Pui Wan Street*	830	1 565
		Hang Kin Street*	735	
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1*	1 395	1 395
	Islands	Tung Chung Area 27*	1 226	1 226
			Sub-total	5 000
2021-22				
Extended Urban	Islands	Tung Chung Area 54	3 300	3 300
New Territories	North	Queen's Hill Phase 3*	3 222	3 222
			Sub-total	6 500
2022-23				
Urban	Wong Tai Sin	Diamond Hill Phase 3*	940	940
Extended Urban	Sha Tin	Ma On Shan Road*	2 079	2 600
		On Muk Street Phase 1	500	
			Sub-total	3 600
2023-24				
Urban	Eastern	Java Road	200	200
	Kowloon City	Ko Shan Road	500	2 300
		Kai Tak Site 2B2	1 800	
Extended Urban	Sai Kung	Anderson Road Quarry Site RS-1	1 900	2 500
		Chiu Shun Road	600	
			Sub-total	5 100
2024-25				
Urban	Kowloon City	Kai Tak Site 2B6	2 000	2 000
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-5	1 100	2 500
		Anderson Road Quarry Site R2-8	1 400	
New Territories	Tuen Mun	Hang Fu Street	500	500
	Yuen Long	Long Bin Phase 1	2 800	2 800
			Sub-total	7 900
			Total	28 100

(Based on HA's Housing Construction Programme as at December 2020)

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 (2020-21 to 2024-25)

Estimated Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2020-21				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			Sub-total	1 000
2022-23				
Urban	Kowloon City	Lee Kung Street*	300	300
			Sub-total	300
2023-24				
Extended Urban	Sha Tin	Jat Min Chuen	100	100
New Territories	North	Pak Wo Road	500	800
		Pak Wo Road*	300	
			Sub-total	800
2024-25				
Urban	Southern	Shek Pai Wan Road	600	1 000
	Kwun Tong	Ting On Street	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IB	400	400
			Sub-total	1 300
			Total	3 500

(Based on HKHS's flat production forecast as at December 2020)

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 (2020-21 to 2024-25)

Estimated Year of Completion / District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2023-24				
New Territories	North	Pak Wo Road	700	700
			Sub-total	700
2024-25				
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-2	1 400	1 800
		Anderson Road Quarry Site R2-3	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IA	300	300
			Sub-total	2 100
			Total	2 800

(Based on HKHS's flat production forecast as at December 2020)

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.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)025

(Question Serial No. 2305)

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

Question:

As stated in last year's Policy Address by the Chief Executive, Tai Hang Sai Estate, owned by the Hong Kong Settlers Housing Corporation Limited (HKSHCL), will be redeveloped under an intention of collaboration reached between HKSHCL and the Urban Renewal Authority to provide over 3 300 units, with 2 000 units to be put up for sale as Starter Homes (SH) for Hong Kong Residents, which will then become the largest SH project so far. In this regard, will the Government inform this Committee of:

1. the latest redevelopment progress of Tai Hang Sai Estate;
2. the latest rehousing options for the residents of Tai Hang Sai Estate; and
3. the specific timetables for redeveloping Tai Hang Sai Estate and rehousing its residents?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 76)

Reply:

The Hong Kong Settlers Housing Corporation Limited (HKSHCL) and the Urban Renewal Authority (URA) have reached agreement on the cooperation framework in taking forward the redevelopment project of Tai Hang Sai Estate (THSE). The 2 parties signed a Memorandum of Understanding in early March 2021.

According to the estimate of the HKSHCL and the URA, over 3 300 units can be provided upon completion of the redevelopment, doubling the existing 1 600 flats. These 3 300 units comprise 1 300 units for rehousing of existing tenants by the HKSHCL, and about 2 000 "Starter Homes" units to be provided by the URA.

The HKSHCL and the URA will continue to work out the details of various aspects of the redevelopment project, including planning and design, rehousing arrangements of the tenants,

as well as the construction plan, etc. According to the current progress, the HKSHCL and the URA expect to discuss the redevelopment plan with the tenants of the THSE in mid-2021. Meanwhile, the URA is developing the project plan and design, with a view to formulating the Master Layout Plan, which is expected to be completed in the third quarter of 2021.

The Government hopes that the redevelopment project can make the best use of the development potential of the site concerned, increase housing supply and improve estate facilities as early as possible. The Government supports the early implementation of the redevelopment project and will provide the required assistance, on the premise that the HKSHCL and the URA will make proper rehousing arrangement for the tenants of the THSE.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)026

(Question Serial No. 1685)

Head: (62) Housing Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Building Control
Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Agnes WONG)
Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in the Estimates that the Independent Checking Unit will implement the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme for buildings aged 30 years or above which require mandatory inspection and, if necessary, repair of the buildings and flats aged 10 years or above which require mandatory inspection and, if necessary, repair of windows. Will the Government advise this Committee:

1. of the staff establishment and the expenditure required for the relevant Schemes; and
2. of the number of buildings requiring mandatory window inspection according to the Government's statistics?

Asked by: Hon CHOW Ho-ding, Holden (LegCo internal reference no.: 71)

Reply:

The Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Transport and Housing (Housing). Under the delegated authority from the Building Authority (i.e. the Director of Buildings), ICU exercises statutory building control to properties developed by the Hong Kong Housing Authority that have been sold or divested, in accordance with the Buildings Ordinance and the policies and guidelines of the Building Authority. It includes the serving of statutory notices under the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) respectively to the owners or Incorporated Owners of those buildings in these properties aged 30 years or above and 10 years or above to require them to carry out the prescribed inspection and, if necessary, the prescribed repair.

1. In 2021-22, the establishment of ICU for implementing the MBIS and MWIS is 22. The relevant operational expenses is \$31.8 million (including \$15.2 million for personal emoluments and \$16.6 million for departmental expenses). As the above staffing and

departmental expenses are for implementing the 2 schemes, we are not in a position to provide further breakdown.

2. As at end of December 2020, 1 645 buildings fall under MWIS.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)027

(Question Serial No. 3172)

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:

It is stated in the Budget that the Housing Department will implement a new initiative to launch a pilot programme to support non-governmental organisations to rent hotels and guesthouses with relatively low occupancy rates to increase the provision of transitional housing to be funded by the Community Care Fund. Will the Government inform this Committee of:

1. the required amount of expenditure estimated in relation to the Fund; and
2. the number of additional transitional housing units that the hotels and guesthouses with relatively low occupancy rates can provide, according to the Government's calculation?

Asked by: Hon CHOW Ho-ding, Holden (LegCo internal reference no.: 72)

Reply:

The Commission of Poverty has approved the application from the Transport and Housing Bureau to grant a sum of \$95 million from the Community Care Fund to support launching the Pilot Scheme on using suitable rooms in hotels and guesthouses with relatively low occupancy rates as transitional housing through non-governmental organisations. It is estimated that the Pilot Scheme could support the provision of some 800 transitional housing units.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)028

(Question Serial No. 3173)

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:

It is mentioned in the Estimates that the Housing Department will implement the Cash Allowance Trial Scheme, under which cash allowance will be provided to eligible General Applicant households who have been waiting for public rental housing for over 3 years. In this regard, please inform this Committee of:

1. the current number of eligible General Applicant households according to the Government's statistics; and
2. the estimated total expenditure on the cash allowance.

Asked by: Hon CHOW Ho-ding, Holden (LegCo internal reference no.: 73)

Reply:

1. The Government will soon launch the three-year Cash Allowance Trial Scheme (the Scheme) in order to relieve the difficulties on livelihood faced by the grassroots families who have waited for public rental housing for a prolonged period of time. It is estimated that upon launch of the Scheme, around 90 000 General Applicant (GA) households may be eligible. Additional GA households will receive cash allowance once they have met the eligibility criteria of the Scheme, while some GA households will cease to receive cash allowance when they are no longer eligible for the Scheme (e.g. having been provided with the first public rental housing flat offer).
2. The total approved commitment for the non-recurrent expenditure for disbursement of cash allowance under the Scheme is about \$8,129.6 million. In 2021-22, the estimated expenditure for the Scheme is \$1,566.2 million, of which \$1,501.3 million is the non-recurrent expenditure for the disbursement of cash allowance; while \$64.9 million is the operational expenses for personal emoluments of 86 time-limited posts and departmental expenses.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)029

(Question Serial No. 3157)

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:

It is mentioned in the 2021-22 Budget Speech that there will be “a total of 15 residential sites and 3 commercial sites, capable of providing about 6 000 residential units and about 480 000 square metres of commercial floor area respectively. With the residential sites under the Land Sale Programme, together with railway property development projects, private development and redevelopment projects and the Urban Renewal Authority’s projects, the potential land supply for the whole year is expected to have a capacity of providing about 16 500 units.” In this connection, will the Government inform this Committee of the specific location of the sites available for public housing and the Home Ownership Scheme development as well as the number of units to be provided in each of the 18 District Council districts of Hong Kong in the next 5 years?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 5)

Reply:

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

According to the forecasts as at December 2020, the estimated number of units and the location of the public rental housing (PRH) /Green Form Subsidised Home Ownership Scheme (GSH) and other subsidised sale flats (SSFs) projects under HA and HKHS to be completed in the coming 5 years (from 2020-21 to 2024-25) are set out at Annex.

HA's Estimated PRH / GSH Production (2020-21 to 2024-25)

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	800	800	
	Kwun Tong	Choi Wing Road	1 100	1 100	
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 1		900	5 400
		Northwest Kowloon Reclamation Site 6 Phase 2		1 400	
		Pak Tin Phase 7		1 000	
		Pak Tin Phase 8		1 000	
	Pak Tin Phase 11		1 100		
New Territories	Tai Po	Chung Nga Road East	700	700	
			Sub-total	8 000	
2021-22					
Urban	Eastern	Chai Wan Road [^]	828	828	
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000	
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400	
		Tuen Mun Area 54 Sites 1 & 1A	4 200		
	North	Queen's Hill Phase 1	6 400	8 900	
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	21 700	
2022-23					
Extended Urban	Kwai Tsing	Tsing Hung Road [^]	2 868	3 700	
		Lai Cho Road	800		
New Territories	Tai Po	Tai Po Area 9	6 700	6 700	
			Sub-total	10 400	
2023-24					
Urban	Sham Shui Po	Pak Tin Phase 10	900	900	
	Wong Tai Sin	Diamond Hill Phase 2 [^]	2 112	2 112	
Extended Urban	Kwai Tsing	Ching Hong Road North Phase 1	900	1 500	
		Ching Hong Road North Phase 2	600		
	Islands	Tung Chung Area 99	4 800	10 000	
		Tung Chung Area 100	5 200		
New Territories	Tuen Mun	Hin Fat Lane	900	2 600	
		Tuen Mun Area 29 (West)	1 000		
		Yip Wong Road Phase 1	700		
			Sub-total	17 100	

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2024-25				
Urban	Kwun Tong	Lei Yue Mun Phase 4	2 000	2 000
	Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	2 600	2 600
Extended Urban	Shatin	Hang Tai Road Phase 2	1 900	1 900
New Territories	Tuen Mun	Yip Wong Road Phase 2	2 600	2 600
	North	Fanling Area 36 Phase 4	800	800
			Sub-total	9 900
			Total	67 100

(Based on HA's Housing Construction Programme as at December 2020)

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 January 2021. Figures provided are actual number of flats.

HA's Estimated Other SSFs Production (2020-21 to 2024-25)

Estimated Year of Completion/ District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district
2020-21				
Urban	Sham Shui Po	Fat Tseung Street West*	814	814
Extended Urban	Sha Tin	Au Pui Wan Street*	830	1 565
		Hang Kin Street*	735	
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1*	1 395	1 395
	Islands	Tung Chung Area 27*	1 226	1 226
			Sub-total	5 000
2021-22				
Extended Urban	Islands	Tung Chung Area 54	3 300	3 300
New Territories	North	Queen's Hill Phase 3*	3 222	3 222
			Sub-total	6 500
2022-23				
Urban	Wong Tai Sin	Diamond Hill Phase 3*	940	940
Extended Urban	Sha Tin	Ma On Shan Road*	2 079	2 600
		On Muk Street Phase 1	500	
			Sub-total	3 600
2023-24				
Urban	Eastern	Java Road	200	200
	Kowloon City	Ko Shan Road	500	2 300
		Kai Tak Site 2B2	1 800	
Extended Urban	Sai Kung	Anderson Road Quarry Site RS-1	1 900	2 500
		Chiu Shun Road	600	
			Sub-total	5 100
2024-25				
Urban	Kowloon City	Kai Tak Site 2B6	2 000	2 000
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-5	1 100	2 500
		Anderson Road Quarry Site R2-8	1 400	
New Territories	Tuen Mun	Hang Fu Street	500	500
	Yuen Long	Long Bin Phase 1	2 800	2 800
			Sub-total	7 900
			Total	28 100

(Based on HA's Housing Construction Programme as at December 2020)

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 (2020-21 to 2024-25)

Estimated Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2020-21				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			Sub-total	1 000
2022-23				
Urban	Kowloon City	Lee Kung Street*	300	300
			Sub-total	300
2023-24				
Extended Urban	Sha Tin	Jat Min Chuen	100	100
New Territories	North	Pak Wo Road	500	800
		Pak Wo Road*	300	
			Sub-total	800
2024-25				
Urban	Southern	Shek Pai Wan Road	600	1 000
	Kwun Tong	Ting On Street	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IB	400	400
			Sub-total	1 300
			Total	3 500

(Based on HKHS's flat production forecast as at December 2020)

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 (2020-21 to 2024-25)

Estimated Year of Completion / District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2023-24				
New Territories	North	Pak Wo Road	700	700
			Sub-total	700
2024-25				
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-2	1 400	1 800
		Anderson Road Quarry Site R2-3	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IA	300	300
			Sub-total	2 100
			Total	2 800

(Based on HKHS's flat production forecast as at December 2020)

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.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)030

(Question Serial No. 3160)

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)
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Upon receiving cases brought about by squatter clearances referred by Government departments, the Clearance Housing Unit (CHU) of the Housing Department (HD) will arrange the affected persons to be admitted to transit centres (TCs) so that they may look for alternative accommodation or wait for eligibility vetting and further rehousing. In view of the Government's extensive land development in the New Territories in recent years, the demand for interim housing (IH) is expected to increase considerably in future as a result of squatter clearances. In this regard, will the Government inform this Committee:

1. of the number of IH units under the HD, the number of vacant units, the distribution and the occupants' average period of stay;
2. of the staffing and expenditure of the CHU involved;
3. of the respective numbers of households and persons affected by the enforcement actions of the Buildings Department in the past 3 years, including the numbers of affected households who lived in subdivided units, illegal rooftop structures and factory buildings, together with their percentages in the total numbers; and
4. further to the above question, of the number of affected persons admitted to TCs upon leaving the above accommodation?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 8)

Reply:

1. There are 4 056 interim housing units at Po Tin Interim Housing (IH). As at end February 2021, there were 901 vacant units at Po Tin IH.

There are 1 928 interim housing units at Shek Lei IH. The Subsidised Housing Committee of the Hong Kong Housing Authority endorsed the rehousing and associated arrangements for the clearance of Shek Lei IH on 8 December 2020, and had frozen the allocation of vacant units. As at end February 2021, there were 1 584 vacant units at Shek Lei IH.

The Housing Department (HD) has not kept the statistics on the average period of stay of occupants in Po Tin IH and Shek Lei IH.

2. The Clearance Housing Unit (CHU) of the HD is responsible for carrying out the work on rehousing of occupants upon clearance under Programme (4) of Head 62. In 2021-22, CHU has an establishment of 29 non-directorate staff. Relevant expenditure (including personal emoluments and departmental expenses) is estimated to be \$26.5 million.
3. Taking enforcement actions against unauthorised subdivided units, illegal rooftop structures, factory buildings etc., are under the purview of the Buildings Department (BD). HD does not have the relevant information and statistics.
4. In the past 3 years (from 2018-19 to 2020-21), the number of persons rendered homeless as a result of BD's enforcement actions and were admitted to transit centres by different categories is set out below-

Type of persons \ Year	Year		
	2018-19	2019-20	2020-21 (as at end February 2021)
(i) Persons affected by BD's enforcement action against unauthorised building structures	5	7	6
(ii) Persons affected by BD's enforcement action against illegal rooftop structures	13	1	11
(iii) Persons affected by BD's enforcement action against illegal subdivided units (including industrial building)	0	0	0

- End -

CONTROLLING OFFICER'S REPLY

THB(H)031

(Question Serial No. 3191)

Head: (62) Housing Department

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

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

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

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. Despite the setting up of the Task Force for the Study on Tenancy Control of Subdivided Units in the middle of last year, the number of SDUs in Hong Kong has gone up rather than down. 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. To prevent the recurrence of the tragic fire that happened in a subdivided flat in Yau Ma Tei last year, will the Government advise this Committee:

1. of the current number of SDUs in Hong Kong and the number of households living in these units, with a breakdown by district;
2. given that there is no mention of measures such as tenancy control, rent allowance and rent waiver for PRH tenants in this year's Budget, leading to the disappointment of many people, whether the Government will, in the future, re-examine and put forward the above 3 measures to meet the keen housing demand of the majority of the public?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 13)

Reply:

1. The Census and Statistics Department (C&SD) has collated information on the population and number of households living in subdivided units (SDUs), as well as their socio-economic characteristics, etc. in the 2016 Population By-census (16BC). Based on the results of 16BC, the number of SDUs and the number of domestic households

living in SDUs are set out at **Annex**. C&SD will collect information relating to SDUs in the 2021 Population Census and publish relevant statistics based on the results.

2. Support measures provided by the Government to those living in inadequate housing and lower income households living in public rental housing units include -

Tenancy Control on SDUs

The Transport and Housing Bureau (THB) set up the Task Force for the Study on Tenancy Control of Subdivided Units (the Task Force) in April 2020 to advise the Government on the current situation of SDUs and whether tenancy control on SDUs should be implemented in Hong Kong and the possible options. Since its establishment, the Task Force has held a total of 8 meetings, set up 3 dedicated working groups, held in-depth discussions on the social, economic and legal issues relating to tenancy control on SDUs, and appointed 3 independent persons/institutions to conduct thematic researches in the relevant fields. The Task Force has also paid visits to tenants of SDUs and held online meetings and public forums to collect views from stakeholders. THB, in conjunction with the Chairman of the Task Force, reported the progress of the work of the Task Force and listened to Members' views and suggestions on tenancy control on SDUs at the meeting of the Legislative Council (LegCo) Panel on Housing on 1 February 2021. THB also attended the meeting of the Subcommittee on Issues Relating to Transitional Housing and Subdivided Units of the LegCo Panel on Housing on 25 February 2021 to further listen to the views of Members. The Task Force has already completed the study and submitted its report to the Government in end March 2021. The Government is now actively considering its recommendations and the views of LegCo Members with a view to introducing the bill into LegCo for scrutiny as early as possible within the current legislative session.

Cash Allowance

The Chief Executive announced on 14 January 2020 that the Government would provide cash allowance on a trial basis to eligible General Applicant households who are not living in public housing, not receiving the Comprehensive Social Security Assistance and have been waiting for public rental housing (PRH) for more than 3 years, until these households are offered the first PRH allocation. In this connection, the Government will soon launch the three-year Cash Allowance Trial Scheme in order to relieve the difficulties on livelihood faced by the grassroots families who have waited for PRH for a prolonged period of time.

Rent Waiver for PRH tenants

To counter the challenging external and local economic environment, the Government paid rent for the lower income tenants living in public rental units of the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society in January and July 2020. Furthermore, in view of the impact of the pandemic on the overall socio-economic environment and PRH tenants, and upon balancing PRH tenants' affordability and the healthy and sustainable development of HA's finance, HA's Subsidised Housing Committee decided to provide a two-month rent waiver when adjusting the PRH rent according to the Housing Ordinance in 2020. The rent waiver is implemented through a two-step approach, i.e. to waive one-month's rent each in September 2020 and September 2021 respectively. The rent waiver also covers the portion of net rent of

PRH tenants who are required to pay additional rent (i.e. well-off tenants), meaning that they are only required to pay the portion of additional rent and rates.

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

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CONTROLLING OFFICER'S REPLY

THB(H)032

(Question Serial No. 3197)

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:

The Financial Secretary stated in the Budget Speech that the Government has “identified land for the provision of 316 000 public housing units in the coming ten years...It is estimated that the total public housing production in the five-year period from 2020-21 is about 101 400 units, comprising over 70 000 public rental housing and Green Form Subsidised Home Ownership Scheme units and over 30 000 other subsidised sale units. On private housing, it is estimated that the completion of private residential units will average over 18 000 units annually in the 5 years from 2021, representing an increase of about 5 per cent over the annual average of the past 5 years.” In this connection, will the Government advise this Committee:

- (1) of the number of units to be provided by the Government in the sites for public housing, including public rental housing, Green Form Subsidised Home Ownership Scheme and subsidised sale units, 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) of the number and specific locations of the “Starter Homes”, i.e. flats under the “Starter Homes” Scheme for Hong Kong Residents, which can be provided in the next 5 years?

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

Reply:

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

According to the forecasts as at December 2020, the estimated number of units and the location of the public rental housing (PRH) /Green Form Subsidised Home Ownership Scheme (GSH) and other subsidised sale flats (SSFs) projects under HA and HKHS to be completed in the coming 5 years (from 2020-21 to 2024-25) are set out in the **Annex**.

- (2) Following the Urban Renewal Authority (URA)'s launch of the first Starter Homes for Hong Kong Residents (SH) pilot project, i.e. eResidence, in late 2018, the Government successfully sold by tender a private residential site at Anderson Road in May 2020 for implementing the second SH pilot project, so as to test out the arrangements of enlisting private developers to build and sell SH units. According to the land sale conditions, the Government will randomly select no less than 1 000 SH units from the residential units built by the developer. The land sale conditions also stipulate the "Building Covenant", which requires the developer to complete the project on or before 31 March 2026. Separately, URA has decided to assign the redevelopment project adjacent to the eResidence as another SH project, which is expected to provide about 260 units for pre-sale in 2024.

HA's Estimated PRH / GSH Production (2020-21 to 2024-25)

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	800	800
	Kwun Tong	Choi Wing Road	1 100	1 100
		Northwest Kowloon Reclamation Site 6 Phase 1	900	5 400
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
			Pak Tin Phase 11	1 100
New Territories	Tai Po	Chung Nga Road East	700	700
			Sub-total	8 000
2021-22				
Urban	Eastern	Chai Wan Road [^]	828	828
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000
		Wong Tai Sin	Diamond Hill Phase 1	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400
		Tuen Mun Area 54 Sites 1 & 1A	4 200	
	North	Queen's Hill Phase 1	6 400	8 900
		Queen's Hill Phase 2	1 200	
		Queen's Hill Phase 5	1 300	
			Sub-total	21 700
2022-23				
Extended Urban	Kwai Tsing	Tsing Hung Road [^]	2 868	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 700	6 700
			Sub-total	10 400
2023-24				
Urban	Sham Shui Po	Pak Tin Phase 10	900	900
	Wong Tai Sin	Diamond Hill Phase 2 [^]	2 112	2 112
Extended Urban	Kwai Tsing	Ching Hong Road North Phase 1	900	1 500
		Ching Hong Road North Phase 2	600	
	Islands	Tung Chung Area 99	4 800	10 000
		Tung Chung Area 100	5 200	
New Territories	Tuen Mun	Hin Fat Lane	900	2 600
		Tuen Mun Area 29 (West)	1 000	
		Yip Wong Road Phase 1	700	
			Sub-total	17 100

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2024-25				
Urban	Kwun Tong	Lei Yue Mun Phase 4	2 000	2 000
	Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	2 600	2 600
Extended Urban	Shatin	Hang Tai Road Phase 2	1 900	1 900
New Territories	Tuen Mun	Yip Wong Road Phase 2	2 600	2 600
	North	Fanling Area 36 Phase 4	800	800
			Sub-total	9 900
			Total	67 100

(Based on HA's Housing Construction Programme as at December 2020)

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 January 2021. Figures provided are actual number of flats.

HA's Estimated Other SSFs Production (2020-21 to 2024-25)

Estimated Year of Completion/ District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district
2020-21				
Urban	Sham Shui Po	Fat Tseung Street West*	814	814
Extended Urban	Sha Tin	Au Pui Wan Street*	830	1 565
		Hang Kin Street*	735	
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1*	1 395	1 395
	Islands	Tung Chung Area 27*	1 226	1 226
			Sub-total	5 000
2021-22				
Extended Urban	Islands	Tung Chung Area 54	3 300	3 300
New Territories	North	Queen's Hill Phase 3*	3 222	3 222
			Sub-total	6 500
2022-23				
Urban	Wong Tai Sin	Diamond Hill Phase 3*	940	940
Extended Urban	Sha Tin	Ma On Shan Road*	2 079	2 600
		On Muk Street Phase 1	500	
			Sub-total	3 600
2023-24				
Urban	Eastern	Java Road	200	200
	Kowloon City	Ko Shan Road	500	
		Kai Tak Site 2B2	1 800	
Extended Urban	Sai Kung	Anderson Road Quarry Site RS-1	1 900	2 500
		Chiu Shun Road	600	
			Sub-total	5 100
2024-25				
Urban	Kowloon City	Kai Tak Site 2B6	2 000	2 000
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-5	1 100	2 500
		Anderson Road Quarry Site R2-8	1 400	
New Territories	Tuen Mun	Hang Fu Street	500	500
	Yuen Long	Long Bin Phase 1	2 800	2 800
			Sub-total	7 900
			Total	28 100

(Based on HA's Housing Construction Programme as at December 2020)

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 (2020-21 to 2024-25)

Estimated Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2020-21				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			Sub-total	1 000
2022-23				
Urban	Kowloon City	Lee Kung Street*	300	300
			Sub-total	300
2023-24				
Extended Urban	Sha Tin	Jat Min Chuen	100	100
New Territories	North	Pak Wo Road	500	800
		Pak Wo Road*	300	
			Sub-total	800
2024-25				
Urban	Southern	Shek Pai Wan Road	600	1 000
	Kwun Tong	Ting On Street	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IB	400	400
			Sub-total	1 300
			Total	3 500

(Based on HKHS's flat production forecast as at December 2020)

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 (2020-21 to 2024-25)

Estimated Year of Completion / District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2023-24				
New Territories	North	Pak Wo Road	700	700
			Sub-total	700
2024-25				
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-2	1 400	1 800
		Anderson Road Quarry Site R2-3	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IA	300	300
			Sub-total	2 100
			Total	2 800

(Based on HKHS's flat production forecast as at December 2020)

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.

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CONTROLLING OFFICER'S REPLY

THB(H)033

(Question Serial No. 0531)

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:

The Government plans to implement the Cash Allowance Trial Scheme (the Scheme) in 2021, under which cash allowance will be provided to eligible General Applicant households who have been waiting for public rental housing for over 3 years, subject to meeting specified eligibility criteria. Funding for the Scheme will be sought from the Legislative Council (LegCo) in the context of an Appropriation Bill. In this regard, will the Government inform this Committee:

- (a) of the actual figure of the non-recurrent expenditure of the Scheme which was estimated to be around a bit more than \$8,000 million by the Government earlier in a LegCo paper;
- (b) of the actual amount pertaining to the implementation of the Scheme in the estimated provision of \$4,718 million for the Support Services of the Housing Department for 2021-22, given that there is a surge of \$4,500 million or an increase of over 3 000%, compared with the estimated provision of \$148 million for 2020-21, as the surge was mainly attributed to the net increase of 86 posts for implementing the Scheme;
- (c) of the titles, staffing, emoluments and duties of the above 86 posts in tabular form; and
- (d) whether consideration has been given to deploying existing staff to share the duties of the above posts in a bid to reduce the additional expenditure for implementing the Scheme; if it has, of the reasons for finding this way infeasible?

Asked by: Hon IP LAU Suk-ye, Regina (LegCo internal reference no.: 77)

Reply:

- (a) The Government will soon launch the three-year Cash Allowance Trial Scheme (the Scheme) in order to relieve the difficulties on livelihood faced by the grassroots families who have waited for public rental housing for a prolonged period of time. The total approved commitment for the non-recurrent expenditure for the disbursement of cash

allowance under the Scheme is about \$8,129.6 million.

- (b) In the estimated provision of around \$4,717.9 million under Programme (5) Support Services in 2021-22, the estimated expenditure for the Scheme is \$1,566.2 million, of which \$1,501.3 million is the non-recurrent expenditure for the disbursement of cash allowance; while \$64.9 million is the operational expenses for personal emoluments of 86 time-limited posts and departmental expenses. There was no estimated expenditure for the Scheme in 2020-21.
- (c) The Housing Department (HD) will create 86 time-limited non-directorate civil service posts in 2021-22 for implementing the Scheme. The expenditure for personal emoluments for that financial year is estimated to be \$49.7 million. Details of these posts are as follows –

Rank	Number	Duties
Senior Housing Manager	1	To oversee the overall operation of the Scheme
Housing Manager	2	To monitor the daily operation of the Scheme
Assistant Housing Manager	15	To execute the daily operation of the Scheme
Housing Officer	53	To assist in execution of the daily operation of the Scheme
Assistant Clerical Officer	9	To handle filing and clerical duties in relation to the Scheme
Clerical Assistant	6	To assist in filing and clerical duties in relation to the Scheme
Total	86	

- (d) We have critically examined the feasibility of re-deploying existing staff within HD to share out the duties mentioned above. However, since existing staff of HD are fully engaged in their respective responsibilities and the implementation of the Scheme entails substantial workload, redeployment is considered not feasible.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)034

(Question Serial No. 0532)

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:

The Government set up the Task Force for the Study on Tenancy Control of Subdivided Units (SDUs) (hereinafter as "the Task Force") in 2020 to study the feasibility and viable options for tenancy control of SDUs, as well as other related issues of tenancy control of SDUs. In this connection, please inform this Committee:

- (a) of the actual provision for the 3 consultancy study contracts awarded by the Task Force, given that the financial provision for 2020-21 is around \$8.6 million as stated in the Legislative Council paper submitted by the Government, and whether the 3 consultancy study contracts require financial provision in 2021-22; if yes, of the amount; and
- (b) of the name of the organisations commissioned, the scope of study and the total expenditure incurred for each of the consultancy study contracts.

Asked by: Hon IP LAU Suk-ye, Regina (LegCo internal reference no.: 78)

Reply:

The Task Force for the Study on Tenancy Control of Subdivided Units under the Transport and Housing Bureau has appointed 3 independent persons/institutions to conduct 3 thematic researches on different aspects relating to the possible introduction of tenancy control of subdivided units (SDUs). They include (i) Policy 21 to conduct a survey on the situation of SDUs in Hong Kong and the socio-economic characteristics of SDU tenants and to study the subject of tenancy control of SDUs from the social perspective; (ii) Professor Terence Chong Tai-leung from the Department of Economics of the Chinese University of Hong Kong to study the economic aspects of introducing tenancy control of SDUs; and (iii) a team from the Faculty of Law of the University of Hong Kong (comprising Adjunct Professor Malcolm Merry, Adjunct Associate Professor Adrian But and Mr Alwin Chan) to look into the relevant legal issues. The 3 thematic researches have been completed in 2020-21. The total contract sum of the 3 researches is about \$4.3 million, which has been included in the 2020-21 Revised Estimate.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)035

(Question Serial No. 2753)

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:

It is mentioned in this Programme that the Government will work with the Estate Agents Authority (EAA) to further improve the calibre and professionalism of local estate agents. In this connection, will the Government advise this Committee:

1. of the respective numbers of candidates applied to sit for the estate agents and salespersons examinations, their passing rates and the number of licences issued in each of the past 3 years;
2. of the number of complaints against estate agents received by the EAA, the categories of complaints, as well as the disciplinary actions and penalties imposed in each of the past 3 years; and
3. given that it has been common for Hong Kong people to purchase properties situated outside Hong Kong in recent years, of the number of complaints concerning the sale and purchase of overseas properties received and the number of estate agents involved in the past 3 years, and whether the Government will conduct studies on and regulate the sale and purchase of properties situated outside Hong Kong, including requiring developers to sell such properties through local licenced estate agents, so as to enhance protection.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 29)

Reply:

1. According to the information provided by the Estate Agents Authority (EAA), the number of persons registered for the Estate Agents Qualifying Examination and the Salespersons Qualifying Examination, the pass rate of the examinations, and the number of valid licences during the period from 2018 to 2020 are as follows:

Year	Estate Agents Qualifying Examination		Salespersons Qualifying Examination			
			Paper-based		Computer-based	
	No. of participants	Pass rate	No. of participants	Pass rate	No. of participants	Pass rate
2018	5 291	26%	6 566	32%	-	-
2019	5 146	21%	5 270	29%	512	27%
2020	2 299	27%	4 052	38%	538	31%

As at	Estate Agent's Licence (Individual)	Salesperson's Licence	Total no. of individual licences	Estate Agent's Licence (Company) [◇]	Statement of Particulars of Business (SPOB) [^]
31 December 2018	18 356	21 767	40 123	3 763	7 084
31 December 2019	18 290	21 228	39 518	3 834	7 076
31 December 2020	18 434	22 368	40 802	3 899	7 076

◇ Limited companies must apply for an estate agent's (company) licence.

^ Estate agents must apply for a SPOB for each place of business under each business name.

2. The EAA received 306, 299 and 327 complaints in 2018, 2019 and 2020 respectively. The complaints mainly involved improper handling of the provisional agreement for sale and purchase/provisional agreement for tenancy; issuance of non-compliant advertisements; failure to sign with clients or explain to them the estate agency agreement; and provision of inaccurate or misleading property information (e.g. area of property and user restrictions), etc. For the established cases, disciplinary sanctions that have been imposed on licensees include admonishment, reprimand, fine, attachment of conditions to licence and/or suspension of licence.

3. From 2018 to 2020, the EAA received 87 complaints related to the sale of properties situated outside Hong Kong, in which 24 licensees were involved.

Pursuant to the Estate Agents (Exemption and Licensing) Order (Cap. 511B), a person shall be exempted from the requirement for obtaining an estate agent's licence if he handles exclusively properties outside Hong Kong; and states in all his documents (including pamphlets and brochures, etc.) and advertisements that he is not licensed to deal with any property situated in Hong Kong. However, if the company or individual concerned performs estate agency work for properties both within and outside Hong Kong, that company/individual is required to obtain a licence issued by the EAA and be

regulated by the EAA. If a licensed estate agent / salesperson is suspected of breaching the Code of Ethics and practice circulars issued by the EAA in the course of the sale of properties, regardless of whether the properties concerned are Hong Kong properties or not, the EAA will investigate the matter.

In December 2017, the EAA issued a practice circular to provide guidelines to estate agent licensees 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 and provision of material sales documents requirements. The guidelines have taken effect since 1 April 2018. Licensees who breach the guidelines may be subject to disciplinary actions from the EAA. The guidelines are not only binding on the licensed estate agents, but also provide a reference for consumers to assess whether the sales arrangements adopted by individual persons (including the exempted persons) are appropriate.

There are likely substantial differences between the sale of properties situated outside Hong Kong and those in Hong Kong from the perspectives of market operation and conduct regulation. Moreover, the sale of properties situated outside Hong Kong involves laws and regulations as well as tax regimes of different jurisdictions, and also various stakeholders (e.g. non-local developers, intermediaries and agents). Furthermore, vendors of non-local properties can easily conduct sales and promotion activities through the Internet, which is very difficult to regulate. We consider that it is a more effective approach to continue to enhance public education by reminding consumers of the issues that they should pay attention to before deciding to purchase non-local properties.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)036

(Question Serial No. 3244)

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:

Regarding the housing supply in the primary market and the development in the private housing market as mentioned under this Programme, will the Government advise this Committee:

1. of the number of unsold but completed first-hand private residential flats (commonly known as “unsold flats”) in the past 5 years;
2. of the vacancy rates (categorised by size of flats, i.e. under 40 square metres (m²), 40 m² - 69.9 m², 70 m² - 99.9 m², 100 m²- 159.9 m² and 160 m² or above) of private residential flats of various sizes and prices in the past 5 years; and
3. whether the Government will consider reintroducing the relevant ordinance in the future to expedite the supply of flats by developers since the local property prices, contrary to the domestic economic development, have continued to rise in recent months despite the fact that the Transport and Housing Bureau withdrew its intention to introduce Special Rates on vacant first-hand private residential flats having regard to the latest economic situation in October last year? What are the details of the factors to be taken into account in this regard?

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 27)

Reply:

- 1&2. The statistics on unsold first-hand private residential units in completed projects (hereinafter referred to as “unsold units”) during the past 5 years are at Annex. The Government has not compiled statistics on unsold units by saleable area in or before 2018; neither has the Government compiled statistics on unsold units by price.
3. The Government announced the withdrawal of the Rating (Amendment) Bill 2019 at the Legislative Council meeting on 12 November 2020. At the 2 Bills Committee meetings held in June 2020, Members expressed very divergent views on the proposed introduction of Special Rates. Besides, there were strong and differing views in the community in this regard. Taking into account the latest economic situation, the Government decided after balancing various considerations that it was not an appropriate time to proceed with the work in relation to the introduction of Special Rates on vacant first-hand private residential units. The Government will continue to closely monitor the property market, and give due consideration in light of the upcoming economic situation and views in the community. We do not rule out the possibility of reintroducing the proposal in due course when necessary.

**Number of Unsold First-hand Private Residential Units
in Completed Projects
(from 2016 to 2020)**

	Number of Unsold Units					
	Class A	Class B	Class C	Class D	Class E	Total
As at 31 December 2016						6 000
As at 31 December 2017	Statistics not available					9 000
As at 31 December 2018						9 000
As at 31 December 2019	3 100 (31%)	2 500 (26%)	1 300 (13%)	1 500 (15%)	1 500 (15%)	9 900
As at 31 December 2020	4 400 (36%)	2 800 (23%)	2 000 (16%)	1 700 (14%)	1 400 (11%)	12 300

Notes:

1. The figures from 31 December 2016 to 31 December 2017 are rounded to the nearest thousand. The figures from 31 December 2018 onwards are rounded to the nearest hundred.
2. “Completed projects” refer to projects with occupation permits issued by the Buildings Department.
3. The figure for each year includes only the number of units completed in that year or in the previous 7 years. For example, the 2019 figure covers the units completed between 2012 and 2019, while the 2020 figure covers the units completed between 2013 and 2020 and so on.
4. The figures do not include village houses.
5. Class A flats – saleable area less than 40 m²
 Class B flats – saleable area of 40 to 69.9 m²
 Class C flats – saleable area of 70 to 99.9 m²
 Class D flats – saleable area of 100 to 159.9 m²
 Class E flats – saleable area of 160 m² or above

- End -

CONTROLLING OFFICER'S REPLY

THB(H)037

(Question Serial No. 3245)

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:

Regarding the work “to regulate the sale of first-hand residential properties” as mentioned under this Programme, will the Government inform this Committee:

1. of the number of complaint cases received by the Government in each of the past 5 years, with a breakdown by type of complaint;
2. further to the above question, of the number of substantiated cases with penalties and fines imposed out of the complaints received; and
3. of the focus of the Government’s future efforts in monitoring and promoting the regulation of the sale of first-hand residential properties, and of the expenditure involved?

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 28)

Reply:

1. The Sales of First-hand Residential Properties Authority (SRPA) received a total of 242 complaints during the period from 2016 to 2020.

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

	Categories of complaints	2016	2017	2018	2019	2020	Total of Categories
(a)	Sales brochure	9	6	16	22	3	56
(b)	Price list	4	1	1	0	2	8
(c)	Sales arrangements	6	5	2	3	3	19
(d)	Show flats	2	1	0	1	0	4
(e)	Register of transactions	1	0	0	0	0	1
(f)	Advertisement	27	7	7	12	6	59
(g)	Misrepresentation and/or dissemination of false or misleading information	10	6	9	20	8	53
(h)	Others (unrelated to the Residential Properties (First-hand Sales) Ordinance (the Ordinance) (Cap. 621))	11	5	7	9	10	42
	Total	70	31	42	67	32	242

2. Among the above 242 complaints, 200 were related to the Ordinance, while the remaining 42 were not. Of the 200 complaints relating to the Ordinance, 20 cases were substantiated, 144 cases were not substantiated. The SRPA is still following up on the remaining 36 cases. 3 developers were involved in the 20 substantiated complaint cases, which were related to 17 complaints, 2 complaints and 1 complaint respectively. These 3 developers were prosecuted and convicted, and were fined \$100,000, \$50,000 and \$80,000 respectively.

3. The SRPA will continue to take a three-pronged approach to enforce the Ordinance and regulate the sales of first-hand residential properties. First, monitor developers' and concerned persons' compliance with the Ordinance and taking enforcement action when necessary. Second, issue timely guidelines to the trade when necessary for the more effective and practical compliance with the Ordinance. Third, foster public awareness through various publicity channels, including online platforms, electronic and print media, to better protect consumer interests. The estimated expenditure of the SRPA in 2021-22 is \$64.33 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)038

(Question Serial No.3285)

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:

Please provide the following information:

whether the Government will set a policy objective to assess the housing affordability of the public based on the indicators of measuring the gap between household income and private residential property prices, and to take various measures to solve people's home ownership problems.

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 19)

Reply:

The Government has been closely monitoring the development and movement of the private residential property market, taking into account various factors with reference to a series of indicators, including residential property prices, the home purchase affordability ratio, transaction volume and supply of residential properties, and local and global economic changes etc. The Government will take timely and appropriate measures in response to market changes to ensure the healthy development of the market. For subsidised sale flats, the Government has revised the pricing mechanism of Home Ownership Scheme (HOS) in 2018 by delinking the selling price of HOS flats from the market prices of private residential properties, and adopting the affordability of non-owner occupier households earning median monthly household income as the basis.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)039

(Question Serial No. 3267)

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:

In 2021-22, the Government will continue to arrange for the sale of Government land through the Land Sale Programme to increase land supply for private housing and other development needs. In this connection, will the Government inform this Committee of the following:

In view of the heavy downward pressure on property prices, will the Government consider abolishing the "harsh measures" imposed on residential properties? If not, what are the reasons?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 14)

Reply:

The Government has introduced the demand-side management measures for residential properties to suppress short-term speculations, external demand and investment demand through increasing transaction costs, with a view to ensuring healthy development of the residential property market. At present, the housing supply is still tight. Over the past year, while there has been a slight retreat in residential property prices owing to global and local factors, the overall residential property prices remain at a level beyond the affordability of the general public. The home purchase affordability ratio in the fourth quarter of 2020 stayed high at 72%, significantly above the average of 45% over the past 20 years (i.e. from 2000 to 2019). Therefore, the Government will maintain the various demand-side management measures for residential properties. The Government will, as always, continue to keep watch on the residential property market conditions and take timely and appropriate measures in response to market changes by making reference to relevant indicators.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)040

(Question Serial No. 1552)

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:

It is mentioned in the Budget Speech that “on private housing, it is estimated that the completion of private residential units will average over 18 000 units annually in the 5 years from 2021, representing an increase of about 5 per cent over the annual average of the past 5 years”. However, it was stated in the Budget of last year that “on private housing, it is estimated that the private sector will, on average, complete about 19 600 private residential units annually from 2020 to 2024”. In this connection, please advise this Committee:

1. whether there is a decrease in the annual average completions of private residential units in the 5 years starting from 2021 when compared with that from 2020 to 2024;
2. whether, further to the above, there should be a downward trend in the completion of private residential units instead of an ongoing upward one as mentioned in the Budget; and
3. of the reason(s) for only 11 800 private residential units under construction in 2020, representing a record low for the past 9 years, according to the private housing supply in the primary market as announced by the Government.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 13)

Reply:

- 1-2. Based on the private residential developments on disposed sites as known to us with construction works already commenced or to be commenced, it is estimated that the private sector will, on average, complete about 18 500 private domestic units each year in the next 5 years (i.e. from 2021 to 2025). This represents an increase of about 5% over the annual average actual completion figure (17 600 units) of the past 5 years (i.e. from 2016 to 2020). It was estimated in the Budget last year that the private sector would, on average, complete about 19 600 private domestic units each year from 2020 to 2024. This is higher than the estimated average completion figure of 2021 to

2025 (18 500 units) because the then estimated completion figure of 2020 was relatively higher.

The average completion figure of the next 5 years may be subject to changes due to factors such as changes in construction progress, or updates to construction schedule due to business considerations of developers.

3. According to the statistics of the private housing supply in the primary market, 11 800 units had commenced construction during 2020, which was 6 700 units fewer than 2019 (18 500 units). In general, the annual number of units under construction is subject to a number of factors such as scale and number of property developments that are granted approval for commencement of construction, weather, availability of construction workers, supplies of materials, business considerations of developers, etc.; and the lower number of units under construction in 2020 than the past few years was probably because of the Coronavirus Disease 2019 pandemic.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)041

(Question Serial No. 3242)

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:

It is mentioned in the Budget Speech that the Government has identified “land for the provision of 316 000 public housing units in the coming 10 years”, including 101 400 public housing units to be produced in the five-year period from 2020-21. In this regard, please set out the details of public housing supply in the coming 10 years in the table below:

Year of completion	District	Project	Type of housing (public rental housing / Green Form Subsidised Home Ownership Scheme / other subsidised housing)	Estimated number of units to be completed
2020-21	Example 1 Example 2 Example 3			
2021-22				
2022-23				
2024-25				
2025-26				
2026-27				
2027-28				
2028-29				
2029-30				
Total				316 000

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 67)

Reply:

Public housing in Hong Kong is mainly provided by the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS). As a financially autonomous public body, HA funds its public housing programmes with its own resources. As an independent,

financially autonomous, self-financing and not-for-profit organisation, HKHS also funds its public housing projects with its own resources.

According to the forecasts as at December 2020, the estimated number of units and the location of the public rental housing (PRH) /Green Form Subsidised Home Ownership Scheme (GSH) and other subsidised sale flats (SSFs) projects under HA and HKHS to be completed in the coming 5 years (from 2020-21 to 2024-25) are set out at Annex.

For projects with completion dates scheduled for 2025-26 and beyond, they are mostly at “land production” stage and the availability of sites are subject to various factors such as rezoning, infrastructure construction and site formation works, etc. Moreover, in many cases, the sites are still subject to feasibility studies or investigation. Some of these sites also involve land resumption, clearance, or reprovisioning of affected facilities. For projects involving Government-funded works, funding approval from the Legislative Council is also required. As these projects are subject to changes, it is difficult to provide detailed information and timetable at this stage. Relevant information will be provided in a timely manner according to the rolling production programme.

HA's Estimated PRH / GSH Production (2020-21 to 2024-25)

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	800	800
	Kwun Tong	Choi Wing Road	1 100	1 100
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 1	900	5 400
		Northwest Kowloon Reclamation Site 6 Phase 2	1 400	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
		Pak Tin Phase 11	1 100	
New Territories	Tai Po	Chung Nga Road East	700	700
			Sub-total	8 000
2021-22				
Urban	Eastern	Chai Wan Road [^]	828	828
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400
		Tuen Mun Area 54 Sites 1 & 1A	4 200	
	North	Queen's Hill Phase 1	6 400	8 900
		Queen's Hill Phase 2	1 200	
		Queen's Hill Phase 5	1 300	
			Sub-total	21 700
2022-23				
Extended Urban	Kwai Tsing	Tsing Hung Road [^]	2 868	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 700	6 700
			Sub-total	10 400
2023-24				
Urban	Sham Shui Po	Pak Tin Phase 10	900	900
	Wong Tai Sin	Diamond Hill Phase 2 [^]	2 112	2 112
Extended Urban	Kwai Tsing	Ching Hong Road North Phase 1	900	1 500
		Ching Hong Road North Phase 2	600	
	Islands	Tung Chung Area 99	4 800	10 000
		Tung Chung Area 100	5 200	
New Territories	Tuen Mun	Hin Fat Lane	900	2 600
		Tuen Mun Area 29 (West)	1 000	
		Yip Wong Road Phase 1	700	
			Sub-total	17 100

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2024-25				
Urban	Kwun Tong	Lei Yue Mun Phase 4	2 000	2 000
	Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	2 600	2 600
Extended Urban	Shatin	Hang Tai Road Phase 2	1 900	1 900
New Territories	Tuen Mun	Yip Wong Road Phase 2	2 600	2 600
	North	Fanling Area 36 Phase 4	800	800
			Sub-total	9 900
			Total	67 100

(Based on HA's Housing Construction Programme as at December 2020)

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 January 2021. Figures provided are actual number of flats.

HA's Estimated Other SSFs Production (2020-21 to 2024-25)

Estimated Year of Completion/ District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district
2020-21				
Urban	Sham Shui Po	Fat Tseung Street West*	814	814
Extended Urban	Sha Tin	Au Pui Wan Street*	830	1 565
		Hang Kin Street*	735	
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1*	1 395	1 395
	Islands	Tung Chung Area 27*	1 226	1 226
			Sub-total	5 000
2021-22				
Extended Urban	Islands	Tung Chung Area 54	3 300	3 300
New Territories	North	Queen's Hill Phase 3*	3 222	3 222
			Sub-total	6 500
2022-23				
Urban	Wong Tai Sin	Diamond Hill Phase 3*	940	940
Extended Urban	Sha Tin	Ma On Shan Road*	2 079	2 600
		On Muk Street Phase 1	500	
			Sub-total	3 600
2023-24				
Urban	Eastern	Java Road	200	200
	Kowloon City	Ko Shan Road	500	2 300
		Kai Tak Site 2B2	1 800	
Extended Urban	Sai Kung	Anderson Road Quarry Site RS-1	1 900	2 500
		Chiu Shun Road	600	
2024-25				
Urban	Kowloon City	Kai Tak Site 2B6	2 000	2 000
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-5	1 100	2 500
		Anderson Road Quarry Site R2-8	1 400	
New Territories	Tuen Mun	Hang Fu Street	500	500
	Yuen Long	Long Bin Phase 1	2 800	2 800
			Sub-total	7 900
			Total	28 100

(Based on HA's Housing Construction Programme as at December 2020)

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 (2020-21 to 2024-25)

Estimated Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2020-21				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			Sub-total	1 000
2022-23				
Urban	Kowloon City	Lee Kung Street*	300	300
			Sub-total	300
2023-24				
Extended Urban	Sha Tin	Jat Min Chuen	100	100
New Territories	North	Pak Wo Road	500	800
		Pak Wo Road*	300	
			Sub-total	800
2024-25				
Urban	Southern	Shek Pai Wan Road	600	1 000
	Kwun Tong	Ting On Street	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IB	400	400
			Sub-total	1 300
			Total	3 500

(Based on HKHS's flat production forecast as at December 2020)

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 (2020-21 to 2024-25)

Estimated Year of Completion / District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2023-24				
New Territories	North	Pak Wo Road	700	700
			Sub-total	700
2024-25				
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-2	1 400	1 800
		Anderson Road Quarry Site R2-3	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IA	300	300
			Sub-total	2 100
			Total	2 800

(Based on HKHS's flat production forecast as at December 2020)

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.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)042

(Question Serial No. 1135)

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:

It is stated in the Budget Speech that the Government is seeking funding from the Community Care Fund to subsidise non-governmental organisations, as a pilot scheme, to rent suitable rooms in hotels and guesthouses with relatively low occupancy rates for use as transitional housing. It is an effort to address the housing problems of grassroots households and to help the hotel and guesthouse industry. What are the locations of the hotels and guesthouses concerned? How many rooms are to be involved? What is the manpower to be involved in the scheme? When the tourism industry in Hong Kong recovers, if the hotels or guesthouses concerned resume normal business upon expiry of tenancy agreements and no other hotels or guesthouses are willing to take part in the scheme, what is the Government's plan for rehousing the grassroots households?

Asked by: Hon NG Wing-ka, Jimmy (LegCo internal reference no.: 313)

Reply:

The Commission of Poverty has approved the application from the Transport and Housing Bureau (THB) to grant a sum of \$95 million from the Community Care Fund to support launching the Pilot Scheme on using suitable rooms in hotels and guesthouses with relatively low occupancy rates as transitional housing through non-governmental organisations (NGOs). It is estimated that the Pilot Scheme could support the provision of some 800 transitional housing units. There is no restriction on the geographic locations of the hotels and guesthouses participating in the Pilot Scheme. The Task Force on Transitional Housing (the Task Force) under THB has been in contact with interested hotels and guesthouses in different districts to introduce the concept of the Pilot Scheme. The information on the location of the hotels and guesthouses which may participate in the Pilot Scheme in future is not yet available since the Pilot Scheme will only start to accept applications shortly. Currently, our plan is that the existing staff establishment of the Task Force will handle the work related to the Pilot Scheme. The Government will review the situation after the launch of the Pilot Scheme in a timely manner and take follow up action as necessary.

Similar to other transitional housing projects, there is no guarantee that the households will be allocated with Public Rental Housing (PRH) units. However, the NGOs will assist those households who have not yet been allocated with PRH upon the end of their tenancies in finding new accommodation.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)043

(Question Serial No. 2024)

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 regard to “monitoring the subsidised housing schemes entrusted to the Hong Kong Housing Society (HKHS)” and “monitoring the implementation of Starter Homes pilot projects”, will the Government advise this Committee:

- 1) of the details of subsidised housing projects planned by the HKHS in the coming 5 years, including the estimated number of flats to be provided and the timetable for application; and
- 2) of the details of the scheme for Starter Homes in the coming 5 years, including the works progress of existing projects, other sites expected to be made available and the estimated number of flats to be provided?

Asked by: Hon NG Wing-ka, Jimmy (LegCo internal reference no.: 4)

Reply:

- 1) According to the forecasts as at December 2020, the estimated number of units and the location of subsidised housing projects under the Hong Kong Housing Society (HKHS) to be completed in the coming 5 years (from 2020-21 to 2024-25) are set out at **Annex**. Regarding the application timetable for the subsidised housing projects under HKHS, handover process is underway for tenants of Ming Wah Dai Ha Phase 1 and the application timetable for other projects is yet to be confirmed.
- 2) Following the Urban Renewal Authority (URA)'s launch of the first Starter Homes for Hong Kong Residents (SH) pilot project, i.e. eResidence, in late 2018, the Government successfully sold by tender a private residential site at Anderson Road in May 2020 for implementing the second SH pilot project, so as to test out the arrangements of enlisting private developers to build and sell SH units. According to the land sale conditions, the Government will randomly select no less than 1 000 SH units from the residential

units built by the developer. The land sale conditions also stipulate the “Building Covenant”, which requires the developer to complete the project on or before 31 March 2026. Separately, URA has decided to assign the redevelopment project adjacent to the eResidence as another SH project, which is expected to provide about 260 units for pre-sale in 2024.

HKHS's Estimated Rental Estate Production (2020-21 to 2024-25)

Estimated Year of Completion / District	Sub-district	Rental Estate Project	Planned Flat Number	Planned Flat Number By Sub-district
2020-21				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			Sub-total	1 000
2022-23				
Urban	Kowloon City	Lee Kung Street*	300	300
			Sub-total	300
2023-24				
Extended Urban	Sha Tin	Jat Min Chuen	100	100
New Territories	North	Pak Wo Road	500	800
		Pak Wo Road*	300	
			Sub-total	800
2024-25				
Urban	Southern	Shek Pai Wan Road	600	1 000
	Kwun Tong	Ting On Street	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IB	400	400
			Sub-total	1 300
			Total	3 500

(Based on HKHS's flat production forecast as at December 2020)

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 Subsidised Sale Flats Production (2020-21 to 2024-25)

Estimated Year of Completion / District	Sub-district	Subsidised Sale Flats Project	Planned Flat Number	Planned Flat Number By Sub-district
2023-24				
New Territories	North	Pak Wo Road	700	700
			Sub-total	700
2024-25				
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-2	1 400	1 800
		Anderson Road Quarry Site R2-3	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IA	300	300
			Sub-total	2 100
			Total	2 800

(Based on HKHS's flat production forecast as at December 2020)

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.

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CONTROLLING OFFICER'S REPLY

THB(H)044

(Question Serial No. 1141)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

The Housing Authority (HA) announced in October 2020 the implementation of the Drainage Inspection Programme and set up a dedicated inspection task force with additional manpower to implement the programme. The entire programme is expected to be completed within 18 months. Has the Independent Checking Unit inspected, in accordance with the Buildings Department (BD)'s current practice on building control of private housing, the drainage systems of flats of the former HA buildings in the past 3 years? If yes, what are the results? Is the Drainage Inspection Programme implemented in flats of the former HA buildings with reference to similar programmes of the HA and the BD? If yes, what are the inspection results?

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

Reply:

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

Subsidised sale flats (SSF) buildings are the same as private properties in general. According to the current practice of the Buildings Department (BD) on building control of private properties, upon receipt of reports on defective drainage systems, ICU will assign staff to carry out inspection on site. For any drainage system found to be damaged or defective, ICU will issue advisory letters or drainage repair orders to the owners or Incorporated Owners concerned, requiring them to arrange inspections and repairs by qualified contractors as soon as possible.

In the past 3 years (i.e. from 2018 to 2020), ICU received 4 512 reported cases regarding defective drainage systems, and issued 1 046 advisory letters and 679 drainage repair orders. 551 drainage repair orders had been complied with (the number of drainage repair orders complied with is not necessarily the number of cases where drainage repair orders were issued in the period).

Separately, the Government launched a 24-month special measure through the Anti-epidemic Fund (AEF) last year, under which BD will proactively inspect the external drainage systems of around 20 000 private residential or composite buildings exceeding 3 storeys in height across the territory (the inspection scheme). The funding for the inspection scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account. In accordance with the inspection scheme, ICU inspects the drainage systems at the external walls of SSF buildings. For drainage pipes or ventilating pipes found to be damaged or defective, ICU will issue advisory letters or drainage repair orders to the owners or Incorporated Owners concerned, requiring them to arrange inspections and repairs by qualified contractors as soon as possible.

As at end February 2021, out of about 950 SSF buildings, ICU has inspected the external drainage systems of 218 buildings. Defects at external drainage pipes, including seepage or defective pipes, were found at 17 buildings. 32 drainage repair orders were issued, of which 31 orders have been complied with. The inspection works concerned is expected to be completed in the first quarter of 2022.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)045

(Question Serial No. 1142)

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:

In supporting non-government organisations to implement transitional housing projects, will the Government inform this Committee of:

1. the respective numbers of transitional housing units completed and available for rent, actually rented out and open for rent at present, with a breakdown by the 18 districts;
2. the number of transitional housing units at the planning / preparatory stage, with a breakdown by the 18 districts;
3. the number of households living in these rented units whose rent exceeds 25% of the household income;
4. the respective numbers of households living in these rented units who have not applied for public rental housing (PRH) and who have been on the PRH waiting list for not more than 3 years; and
5. the expenditure and staffing to be involved in supporting the transitional housing projects in the coming financial year?

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

Reply:

As at February 2021, the Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau (THB) has identified land for the provision of about 14 000 transitional housing units by 2022-23. Of these, over 1 100 units have been completed, projects involving about 2 400 units are under construction and expected to be completed in 2021 and 2022, projects involving about 9 800 units have been activated, and projects involving about 550 units are under in-depth study. Information of these projects is tabulated at **Annex**. THB has also established a website and provides monthly updates on

the information of transitional housing, such as the number of completed units, accumulated number of beneficiary families, accumulated number of beneficiaries, etc. For details, please see:
<https://www.thb.gov.hk/tc/policy/housing/policy/transitionalhousing/transitionalhousing.htm>
(only Chinese version available).

Since the operating organisations are responsible for the letting arrangements of the projects and the occupancy situation of individual units changes from time to time, the Government does not have the real time information on the number of units which have been or will be rented out.

For transitional housing projects supported by the Government, the operating organisations must set the rent at tenants' affordable level and lower than the market rent in the same district with a ceiling of no more than 40% of the prevailing public rental income limit of corresponding household types. It should be noted that the rent level of individual projects depends on the affordability and needs of the target tenants, but is generally set with reference to a series of factors such as the maximum rent allowance under the Comprehensive Social Security Assistance Scheme, the percentage of the rent to the total household income, etc. Since these projects are at initial operating stage, we currently do not have the information on relevant projects' rent level and tenants' income. For the existing transitional housing projects which are not funded by the Government and have been operating for some time, we understand that the rent is about 29% of tenants' income on average.

In order to strengthen the work of the Task Force for meeting the target of providing 15 000 transitional housing units during the period from 2020-21 to 2022-23, we have already created or planned to create a total of 27 time-limited posts (including professional, administrative, executive, clerical and secretarial grades) under Head 62 Housing Department to work in the Task Force. The estimated expenditure on personal emoluments in 2021-22 is about \$40 million.

1. Completed Projects

Operating Organisation/ Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Total)
Baptist Oi Kwun Social Service	Private Land	Lai Chi Kok Road, Tai Kok Tsui	Lai Chi Kok Road, Tai Kok Tsui	9
St. James' Settlement	Private Land	James's Court, Soy Street, Mongkok	Soy Street, Mongkok	49
The Society of Rehabilitation and Crime Prevention, Hong Kong	Private Land	Staunton Street, Central	Staunton Street, Central	6
Yan Oi Tong	Private Land	Green Garden	Tong Hang Road, Tuen Mun	11
The Salvation Army	Private Land	Home Plus	Ha Heung Road, To Kwa Wan	53
The Aberdeen Kai-fong Welfare Association Social Service	Private Land	Best Neighbour · Walk Together	World Fair Court, Wah Fu Road	16
Hong Kong Sheng Kung Hui Welfare Council	Private Land	Good Homes	To Kwa Wan Road	60
J Life Foundation	Private Land	Castle Peak Road, Sham Shui Po	Castle Peak Road, Sham Shui Po	15
The Society for Community Organisation	Private Land	Happiness x Home Community Kim Shin Lane, Cheung Sha Wan	Tai Kok Tsui, Cheung Sha Wan	25
The Society for Community Organisation	Private Land	Friend Home	Tai Kok Tsui	24
J Life Foundation	Private Land	Tai Nan Street, Sham Shui Po	Tai Nan Street, Sham Shui Po	1

Operating Organisation/ Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Total)
Christian Concern for the Homeless Association	Private Land	Tai Po Road, Sham Shui Po	Tai Po Road, Sham Shui Po	1
Concern For Grassroots' Livelihood Alliance	Private Land	Nathan Road, Yau Ma Tei	Nathan Road, Yau Ma Tei	1
Concern For Grassroots' Livelihood Alliance	Private Land	Mongkok	Mongkok	2
Kwun Tong Methodist Social Service	Private Land	Ka Lok Street, Kwun Tong	Ka Lok Street, Kwun Tong	1
J Life Foundation	Private Land	Pitt Street, Yau Ma Tei	Pitt Street, Yau Ma Tei	1
The Society for Community Organisation	Private Land	Electric Road, Tin Hau	Electric Road, Tin Hau	5
The Society for Community Organisation	Private Land	Community Joy's To Gather	Shun Sing Mansion, Western District	47
St. James' Settlement	Private Land	James' House	Soy Street, Mongkok	14
The Lok Sin Tong Benevolent Society, Kowloon	Private Land	Lok Sin Tong Social Housing Scheme	Fuk Lo Tsun Road, Kowloon City; Nam Kok Road, Kowloon City; Lok Shan Road, To Kwa Wan; Liberty Avenue, Ho Man Tin	88
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Kwun Tong Garden Estate Phase 2	Yin Chee Lau and Hay Cheuk Lau, Kwun Tong Garden Estate, Kwun Tong	30
Hong Kong Housing Society	Private Land	Transitional Rental Housing Scheme - Yue Kwong Chuen	Shek Pai Wan, Aberdeen	270

Operating Organisation/ Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Total)
Hong Kong Housing Society	Private Land	“T-Home” - Trackside Villas, Tai Po	Tai Po Kau, Tai Po	185
Hong Kong Housing Society	Private Land	Chun Seen Mei Chuen	Chun Seen Mei Chuen	20
Light Be	Private Land	Light Home	Scattered in different districts	80
Light Be	Government Land	Light Housing	Sham Tseng	40
The Lok Sin Tong Benevolent Society, Kowloon	Private Land	Lok Sin Tong Primary School	Kowloon City	51
Tung Wah Group of Hospitals / Henderson Land	Private Land	Nam Cheong Street, Sham Shui Po	Nam Cheong Street, Sham Shui Po	89

2. Projects under Construction

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Completion Date
The Lok Sin Tong Benevolent Society, Kowloon	Government Land	Song Wong Toi Road, To Kwa Wan	Junction of Song Wong Toi Road and To Kwa Wan Road	110	Completion: First half of 2021
Pok Oi Hospital / Henderson Land	Private Land	Kong Ha Wai, Yuen Long	Kong Ha Wai, Kam Tin, Yuen Long	1 998	Completion of Phase 1: First half of 2022 Completion of Phase 2: Second half of 2022
The Hong Kong Council of Social Service	Government Land	Yen Chow Street, Sham Shui Po	Junction of Yen Chow Street and Tung Chau Street, Sham Shui Po	205	Completion: First half of 2022
The Society for Community Organisation	Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	140	Completion: First half of 2022

3. Activated Projects

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Commencement / Completion Date
The Society for Community Organisation	Government Land	Government Quarters at Victoria Road	Victoria Road	11	Commencement: First half of 2021 Completion: First half of 2021
St. James' Settlement	Government Land	James' Garden	Junction of Chatham Road and Hok Yuen Street	38	Commencement: First half of 2021 Completion: Second half of 2021
The Hong Kong Council of Social Service	Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	To be confirmed
Yan Chai Hospital	Government Land	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	124	To be confirmed
The Hong Kong Council of Social Service	Government Land	Chi Shin Street, Tseung Kwan O	Junction of Po Yap Road and Chi Shin Street, Tseung Kwan O	340	To be confirmed

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Commencement / Completion Date
The Lok Sin Tong Benevolent Society, Kowloon	Government Land	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (next to Caritas Mother Teresa School)	166	Commencement: First half of 2023 Completion: Second half of 2023
The Lok Sin Tong Benevolent Society, Kowloon	Hong Kong Housing Authority	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	142	Commencement: Second half of 2021 Completion: First half of 2022
The Society for Community Organisation	Government Land	Yau Ma Hom Road	Yau Ma Hom Road, Kwai Chung	200	To be confirmed
The Society for Community Organisation	Private Land	Dah Way Industrial Building, Kwun Tong	86 Hung To Road, Kwun Tong	116	To be confirmed
Pok Oi Hospital	Government Land	Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former Sing Ping School)	To be confirmed	Commencement: First half of 2022 Completion: First half of 2023
Hong Kong Sheng Kung Hui Welfare Council / Sun Hung Kai	Private Land	United Court	Tung Tau, Yuen Long	1 800	Commencement: First half of 2021 Completion: Second half of 2022
Tung Wah Group of Hospitals	Government Land	Muk On Street, Kai Tak	Muk On Street, Kai Tak	To be confirmed	To be confirmed

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Commencement / Completion Date
Hong Kong Lutheran Social Service, LC-HKS / New World	Private Land	Fan Kam Road, Yuen Long	In the vicinity of Fan Kam Road, Yuen Long	500	To be confirmed
To be confirmed / New World	Private Land	Ngau Tam Mei, Yuen Long	Ngau Tam Mei, Yuen Long	1 500	To be confirmed
Yan Oi Tong	Government Land	Hung Shui Kiu	Hung Yuen Road, Hung Shui Kiu	404	To be confirmed
Light Be/ New World	Private Land	Light Village	Tsui Sing Road, Ping Shan	To be confirmed	To be confirmed
Hong Kong Lutheran Social Service, LC-HKS	Government Land	Pat Heung North, Yuen Long	Near Kam Tai Road	900	To be confirmed
The Salvation Army	Hong Kong Housing Authority	Former Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	115	Commencement: Second half of 2021 Completion: First half of 2022
The Lok Sin Tong Benevolent Society, Kowloon/ Wheelock	Private Land	Shuen Wan, Tai Po	Shuen Wan, Tai Po	1 236	Commencement: Second half of 2021 Completion: Second half of 2022

4. Projects under In-depth Study

Operating Organisation/ Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)
To be confirmed	Government Land	Tong Yin Street, Tseung Kwan O	Junction of Chi Shin Street and Tong Yin Street, Tseung Kwan O	To be confirmed
To be confirmed	Government Land	Po Lam Road North, Tseung Kwan O	Po Lam Road North, Tseung Kwan O	To be confirmed
To be confirmed	Private Land	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	To be confirmed
To be confirmed	Government Land	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	To be confirmed
To be confirmed	Government Land	Cheung Sha Wan Cooked Food Bazaar	Cheung Sha Wan Cooked Food Bazaar	To be confirmed
To be confirmed	Government Land	Former Stanley Village Primary School	Former Stanley Village Primary School	To be confirmed

- End -

CONTROLLING OFFICER'S REPLY

THB(H)046

(Question Serial No. 1143)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated in the Budget that the total public housing production in the five-year period from 2020-21 is about 101 400 units, comprising over 70 000 public rental housing and Green Form Subsidised Home Ownership Scheme units and over 30 000 other subsidised sale units. In this regard, will the Government advise this Committee of the distribution of these 101 400 units, with a breakdown by the 18 districts?

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

Reply:

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

According to the forecasts as at December 2020, the estimated number of units and the location of the public rental housing (PRH)/Green Form Subsidised Home Ownership Scheme (GSH) and other subsidised sale flats (SSFs) projects under HA and HKHS to be completed in the coming 5 years (from 2020-21 to 2024-25) are set out at **Annex**.

HA's Estimated PRH / GSH Production (2020-21 to 2024-25)

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	800	800
	Kwun Tong	Choi Wing Road	1 100	1 100
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 1	900	5 400
		Northwest Kowloon Reclamation Site 6 Phase 2	1 400	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
	Pak Tin Phase 11	1 100		
New Territories	Tai Po	Chung Nga Road East	700	700
			Sub-total	8 000
2021-22				
Urban	Eastern	Chai Wan Road [^]	828	828
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400
		Tuen Mun Area 54 Sites 1 & 1A	4 200	
	North	Queen's Hill Phase 1	6 400	8 900
		Queen's Hill Phase 2	1 200	
		Queen's Hill Phase 5	1 300	
			Sub-total	21 700
2022-23				
Extended Urban	Kwai Tsing	Tsing Hung Road [^]	2 868	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 700	6 700
			Sub-total	10 400
2023-24				
Urban	Sham Shui Po	Pak Tin Phase 10	900	900
	Wong Tai Sin	Diamond Hill Phase 2 [^]	2 112	2 112
Extended Urban	Kwai Tsing	Ching Hong Road North Phase 1	900	1 500
		Ching Hong Road North Phase 2	600	
	Islands	Tung Chung Area 99	4 800	10 000
		Tung Chung Area 100	5 200	
New Territories	Tuen Mun	Hin Fat Lane	900	2 600
		Tuen Mun Area 29 (West)	1 000	
		Yip Wong Road Phase 1	700	
			Sub-total	17 100

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2024-25				
Urban	Kwun Tong	Lei Yue Mun Phase 4	2 000	2 000
	Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	2 600	2 600
Extended Urban	Shatin	Hang Tai Road Phase 2	1 900	1 900
New Territories	Tuen Mun	Yip Wong Road Phase 2	2 600	2 600
	North	Fanling Area 36 Phase 4	800	800
			Sub-total	9 900
			Total	67 100

(Based on HA's Housing Construction Programme as at December 2020)

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 January 2021. Figures provided are actual number of flats.

HA's Estimated Other SSFs Production (2020-21 to 2024-25)

Estimated Year of Completion/ District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district
2020-21				
Urban	Sham Shui Po	Fat Tseung Street West*	814	814
Extended Urban	Sha Tin	Au Pui Wan Street*	830	1 565
		Hang Kin Street*	735	
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1*	1 395	1 395
	Islands	Tung Chung Area 27*	1 226	1 226
			Sub-total	5 000
2021-22				
Extended Urban	Islands	Tung Chung Area 54	3 300	3 300
New Territories	North	Queen's Hill Phase 3*	3 222	3 222
			Sub-total	6 500
2022-23				
Urban	Wong Tai Sin	Diamond Hill Phase 3*	940	940
Extended Urban	Sha Tin	Ma On Shan Road*	2 079	2 600
		On Muk Street Phase 1	500	
			Sub-total	3 600
2023-24				
Urban	Eastern	Java Road	200	200
	Kowloon City	Ko Shan Road	500	2 300
		Kai Tak Site 2B2	1 800	
Extended Urban	Sai Kung	Anderson Road Quarry Site RS-1	1 900	2 500
		Chiu Shun Road	600	
			Sub-total	5 100
2024-25				
Urban	Kowloon City	Kai Tak Site 2B6	2 000	2 000
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-5	1 100	2 500
		Anderson Road Quarry Site R2-8	1 400	
New Territories	Tuen Mun	Hang Fu Street	500	500
	Yuen Long	Long Bin Phase 1	2 800	2 800
			Sub-total	7 900
			Total	28 100

(Based on HA's Housing Construction Programme as at December 2020)

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 (2020-21 to 2024-25)

Estimated Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2020-21				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			Sub-total	1 000
2022-23				
Urban	Kowloon City	Lee Kung Street*	300	300
			Sub-total	300
2023-24				
Extended Urban	Sha Tin	Jat Min Chuen	100	100
New Territories	North	Pak Wo Road	500	800
		Pak Wo Road*	300	
			Sub-total	800
2024-25				
Urban	Southern	Shek Pai Wan Road	600	1 000
	Kwun Tong	Ting On Street	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IB	400	400
			Sub-total	1 300
			Total	3 500

(Based on HKHS's flat production forecast as at December 2020)

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 (2020-21 to 2024-25)

Estimated Year of Completion / District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2023-24				
New Territories	North	Pak Wo Road	700	700
			Sub-total	700
2024-25				
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-2	1 400	1 800
		Anderson Road Quarry Site R2-3	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IA	300	300
			Sub-total	2 100
			Total	2 800

(Based on HKHS's flat production forecast as at December 2020)

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.

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CONTROLLING OFFICER'S REPLY

THB(H)047

(Question Serial No. 1144)

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 regard to the completion of private domestic flats, will the Government advise this Committee of the annual total completions in the past 5 years, 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? Please set out separately the number of Class A flats with an area less than 20 square metres.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 15)

Reply:

The completion figures of private domestic flats by class with reference to saleable area and the percentage of each flat class in the past 5 years (i.e. from 2016 to 2020) are set out in the following table:

(Number of Flats (Percentage of total))

Year	Completion at year end					
	A		B	C	D	E
	Less than 20m ²	20-39.9 m ²				
2016	3 937 (27.0%)		7 162 (49.0%)	1 413 (9.7%)	1 325 (9.1%)	758 (5.2%)
	206	3 731				
2017	6 891 (38.7%)		7 665 (43.1%)	1 794 (10.1%)	1 058 (5.9%)	383 (2.2%)
	691	6 200				
2018	7 212 (34.4%)		8 237 (39.3%)	3 414 (16.3%)	1 541 (7.3%)	564 (2.7%)
	571	6 641				
2019	6 622 (48.6%)		4 174 (30.6%)	1 506 (11.0%)	1 025 (7.5%)	316 (2.3%)
	982	5 640				
2020	9 230 (44.2%)		7 742 (37.1%)	2 779 (13.3%)	759 (3.6%)	378 (1.8%)
	799	8 431				

Remarks

- (i) All figures exclude village houses.
- (ii) Completion figure of 2019 includes 43 flats completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.
- (iii) The figures for 2020 are provisional.
- (iv) The figures above are provided by the Rating and Valuation Department.

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)048****(Question Serial No. 1155)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Agnes WONG)Director of Bureau: Secretary for Transport and HousingQuestion:

In regard to “releasing data on housing supply in the primary market on a regular basis to enhance market transparency”, are there any statistical data on owners with a breakdown by the number of properties held by them? If yes, please provide the statistics in the table below; if no, please advise this Committee whether collection of such data will be considered.

	Number of Owners
(1) Domestic	
Holding 1 property	
Holding 2 properties	
Holding 3 properties	
Holding 4 properties	
Holding 5 properties	
Holding 6 properties or above	
(2) Non-domestic	
Holding 1 to 9 properties	
Holding 10 to 19 properties	
Holding 20 to 100 properties	
Holding 100 properties or above	

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 2)Reply:

To enhance transparency of the residential property market, the Government releases the statistics of the supply of first-hand private residential units on the Transport and Housing Bureau's webpage on a quarterly basis. Since the focus of the statistics is on the supply of private residential units, information on the number of properties held by owners is not included.

According to the information obtained by the Inland Revenue Department (IRD) in the course of performance of its duties, the number of properties solely owned and jointly-owned or co-owned by individuals in 2019-20 (as at 31 March 2020) are as follows. In respect of these data, IRD does not keep separate statistics for residential and non-residential properties.

Number of Properties Owned	Number of People (Note)
1	1 653 963
2	285 429
3	86 005
4	35 616
5	17 263
6 to 10	22 867
11 to 30	6 980
31 to 50	654
51 to 90	260
91 to 100	14
101 or above	36

Note: Each individual owner of a jointly-owned or co-owned property is regarded as owning 1 property. Therefore, the total number of people is larger than the total number of properties.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)049

(Question Serial No. 1157)

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:

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 advise this Committee:

- a. of the relevant expenditure and staff establishment in the coming year;
- b. of the number of “surprise” inspections on sales offices alone in each of the past 3 years, and the factors to be considered for conducting a “surprise” inspection; and
- c. of the total number of cases prosecuted and convicted for contravention of the Ordinance, as well as the respective convicted charges and penalties involved since the commencement of the Ordinance.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 4)

Reply:

- a. The estimated expenditure of the Sales of First-hand Residential Properties Authority (SRPA) in 2021-22 is \$64.33 million. It has an establishment of 44 staff.
- b. All inspections to sales offices are conducted by SRPA in a surprise manner, except where vendor's arrangement is required for inspections involving access to areas that are not open to the public (e.g. flat selection counter). In 2020, the SRPA conducted a total of 387 surprise inspections to sales offices. The SRPA has not kept a breakdown of the inspection figures in 2018 and 2019.

- c. Since the commencement of the Residential Properties (First-hand Sales) Ordinance (the Ordinance) (Cap. 621) up to the end of 2020, 11 cases involving 131 counts of offences have been prosecuted and convicted for contraventions of the Ordinance. The charges were mainly about contraventions of the provisions of the Ordinance in respect of sales brochures, price lists, advertisements, register of transactions, the mandatory provisions for the preliminary agreement for sale and purchase and the agreement for sale and purchase, etc. The vendors of the developments concerned were convicted and fined a total of \$2.584 million. Details of the offences involved in the convicted cases have been uploaded onto the website of the SRPA for public perusal.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)050

(Question Serial No. 1158)

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:

It is stated in the Budget Speech that on private housing, it is estimated that the private sector will, on average, complete about 18 000 private residential units annually in 5 years from 2021. Please inform this Committee of:

- 1) the forecast completions of new private residential units in each year's Budget Speech and the actual completions, and, of which, the number and percentage of those with a saleable area less than 20 square metres in each of the 18 districts over the past 3 years; and
- 2) the annual completions of private residential units in each of the 18 districts in the next 5 years (i.e. from 2021 to 2025), based on the private residential developments known to have started or to be started on disposed sites.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 5)

Reply:

- 1) According to the information of the Rating and Valuation Department (RVD), the forecast completions of private domestic flats for the past 3 years (i.e. from 2018 to 2020), and the respective completions at year end in each of the 18 districts (including the breakdown for flats of saleable area less than 20 square metres and their percentages to the overall completions) are set out in **Table I**. Forecast completions of each year were compiled by RVD based on the information at year end of the preceding year.
- 2) Based on the private residential developments on disposed sites as known to us with construction works already commenced or to be commenced, it is estimated that the private sector will, on average, complete about 18 500 private domestic units each year in the next 5 years (i.e. from 2021 to 2025). Details are set out in **Table II**.

**Table I: Completions of private domestic flats by district for the past 3 years
(i.e. from 2018 to 2020)**

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

Remarks

All figures exclude village houses.

Table I: Completions of private domestic flats by district for the past 3 years (i.e. from 2018 to 2020) (Cont'd)

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

Remarks

- (i) All figures exclude village houses.
- (ii) Completions include 43 flats completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.

**Table I: Completions of private domestic flats by district for the past 3 years
(i.e. from 2018 to 2020) (Cont'd)**

2020 District	(Number of flats)		
	Forecast completions	Completions at year end	
		Total number	Saleable area less than 20 m ² (Percentage to completions)
Central and Western	834	826	116 (0.6%)
Wan Chai	237	216	48 (0.2%)
Eastern	709	358	97 (0.5%)
Southern	9	6	0 (-)
Yau Tsim Mong	76	76	76 (0.4%)
Sham Shui Po	1 780	378	115 (0.6%)
Kowloon City	948	1 179	160 (0.8%)
Wong Tai Sin	0	0	0 (-)
Kwun Tong	2 332	2 325	0 (-)
Kwai Tsing	0	0	0 (-)
Tsuen Wan	1 044	1 043	0 (-)
Tuen Mun	4 830	4 830	114 (0.5%)
Yuen Long	1 063	2 875	48 (0.2%)
North	0	30	25 (0.1%)
Tai Po	3 752	3 751	0 (-)
Sha Tin	783	547	0 (-)
Sai Kung	2 430	2 425	0 (-)
Islands	27	23	0 (-)
Overall	20 854	20 888	799 (3.8%)

Remarks

- (i) All figures exclude village houses.
- (ii) The figures for 2020 are provisional.

Table II: Forecast completions of private domestic flats in the next 5 years (i.e. from 2021 to 2025)

(Number of flats)

Year	Forecast completions
2021	18 200
2022	20 000
2023 - 2025	54 100
Total	92 300
5-year average	18 500

Remarks

The figures are rounded to the nearest hundred.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)051

(Question Serial No. 1159)

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:

Under Programme (5), the provision for 2021-22 is \$4.4718 billion (1 817.1%) higher than the revised estimate for the previous year, with a net increase of 86 posts for implementing the Cash Allowance Trial Scheme. In this connection, please advise this Committee:

1. of the ranks, estimated emoluments and respective major duties and responsibilities of these 86 posts to be created;
2. of the specific implementation timetable of the Scheme, as well as the estimated numbers of applicants and those who will be benefited; and
3. whether there are any plans to entrust the Scheme to the Labour and Welfare Bureau.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 6)

Reply:

1. The Government will soon launch the three-year Cash Allowance Trial Scheme (the Scheme) in order to relieve the difficulties on livelihood faced by the grassroots families who have waited for public rental housing (PRH) for a prolonged period of time. In 2021-22, the Housing Department (HD) will create 86 time-limited non-directorate civil service posts for implementing the Scheme. The expenditure for personal emoluments for that financial year is estimated to be \$49.7 million. Details of these posts are as follows –

Rank	Number	Duties
Senior Housing Manager	1	To oversee the overall operation of the Scheme
Housing Manager	2	To monitor the daily operation of the Scheme
Assistant Housing Manager	15	To execute the daily operation of the Scheme
Housing Officer	53	To assist in execution of the daily operation of the Scheme
Assistant Clerical Officer	9	To handle filing and clerical duties in relation to the Scheme
Clerical Assistant	6	To assist in filing and clerical duties in relation to the Scheme
Total	86	

2-3. HD is responsible for implementing the Scheme. It aims to start receiving applications in mid-2021 and disbursing cash allowance from July 2021 onwards. It is estimated that upon launch of the Scheme, around 90 000 General Applicant (GA) households may be eligible. Additional GA households will receive cash allowance once they have met the eligibility criteria of the Scheme, while some GA households will cease to receive cash allowance when they are no longer eligible for the Scheme (e.g. having been provided with the first PRH flat offer).

- End -

CONTROLLING OFFICER'S REPLY

THB(H)052

(Question Serial No. 1160)

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)
(Agnes WONG)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding Programme (4): Rehousing of Occupants upon Clearance, will the Government advise this Committee:

1. of the respective numbers of households requiring rehousing under 4 categories, namely households “affected by government actions in land clearance”, “affected by government actions in illegal rooftop structure clearance”, “affected by natural disasters” and “affected by other emergency incidents” in the past 5 years;
2. of the respective numbers of units available for rent, units rented out, units reserved for households of Shek Lei Interim Housing (IH) and vacant units in Po Tin IH at present; and
3. of the respective annual management and maintenance costs per IH unit at present?

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

Reply:

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

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	2016-17	2017-18	2018-19	2019-20	2020-21 (as at end February 2021)
(i) Persons affected by Buildings Department (BD)'s enforcement action against unauthorised building structures		0	0	4	1	7
(ii) Persons affected by BD's enforcement action against illegal rooftop structures		3	26	13	0	1
(iii) Persons affected by BD's enforcement action against illegal subdivided units (including industrial buildings)		0	0	0	0	0
(iv) Persons affected by Lands Department (LandsD)'s clearance operation/ enforcement action against squatter structures		81	41	24	15	18
(v) Persons affected by natural disasters		12	13	17	6	0
(vi) Persons affected by other reasons ²		13	49	23	11	0

Shek Lei IH

Type of persons	Year	2016-17	2017-18	2018-19	2019-20	2020-21 (as at end February 2021)
(i) Persons affected by BD's enforcement action against unauthorised building structures		0	0	0	0	0
(ii) Persons affected by BD's enforcement action against illegal rooftop structures		0	0	0	0	0
(iii) Persons affected by BD's enforcement action against illegal subdivided units (including industrial buildings)		0	0	0	0	0
(iv) Persons affected by LandsD's clearance operation/ enforcement action against squatter structures		0	0	0	0	0
(v) Persons affected by natural disasters		2	0	0	0	0
(vi) Persons affected by other reasons ²		1	0	0	0	0

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

2. The average number of housing stock and leasing position of Po Tin IH in the past 5 years are as follows -

Year	Average number of units	Average number of leased units	Average number of vacant units
2016-17	3 440	2 827	613
2017-18	3 644	2 972	672
2018-19	3 786	3 038	748
2019-20	3 925	3 087	838
2020-21 (as at end February 2021)	4 024	3 273	751

According to the existing vacancy position of Po Tin IH, we estimate that there is sufficient number of vacant units to accommodate households affected by the clearance of Shek Lei IH.

3. Expenditure on the management and maintenance of IH was paid by the Hong Kong Housing Authority (HA). HA is a financially autonomous public body. The relevant expenditure does not involve government financial resources.

In the past 5 years, i.e. from 2016-17 to 2020-21 (as at end December 2020), the total expenses of Po Tin IH were about \$53.21 million, \$45.67 million, \$49.15 million, \$48.60 million and \$35.06 million respectively. The total expenses of Shek Lei IH were \$11.52 million, \$12.69 million, \$10.64 million, \$14.54 million and \$9.36 million respectively.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)053

(Question Serial No. 1161)

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 regard to Programme (2): Private Housing, will the Government inform this Committee:

1. of the actual completions of private residential units in the past 5 years;
2. of the numbers and vacancy periods of unsold first-hand private residential units in completed projects in the past 5 years; and
3. further to Question 2 above, of the number of vacant units which have not been issued with a certificate of compliance by the Lands Department?

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

Reply:

1. The number of private domestic flats completed in the past 5 years is set out at **Annex I**.
- 2&3. The unsold first-hand private residential units in completed projects (hereinafter referred to as "unsold units") may include vacant units, units for self-use or units rented out (e.g. serviced apartments) by the developers. As developers are currently not required to declare the status of these unsold units, we do not have information on the vacancy period of the units concerned.

Some of the unsold units may not have obtained the Certificate of Compliance (C of C) or Consent to Assign (CA) issued by the Lands Department (LandsD) yet. However, if they have already obtained pre-sale consent under the Consent Scheme, these unsold units can be pre-sold under the Scheme. The relevant statistics on unsold units during the past 5 years are at **Annex II**.

**Completions of Private Domestic Flats in the Past 5 Years
(from 2016 to 2020)**

Year	Completion (Number of Flats)
2016	14 595
2017	17 791
2018	20 968
2019	13 643
2020	20 888

Notes:

1. The figures above are provided by the Rating and Valuation Department.
2. All figures exclude village houses.
3. Completion figure in 2019 includes 43 flats completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.
4. Figure of 2020 is provisional.

**Number of Unsold First-hand Private Residential Units
in Completed Projects
(from 2016 to 2020)**

	Not subject to Consent Scheme*	Have obtained C of C or CA issued by LandsD	Have obtained pre-sale consent but not yet obtained C of C or CA	Not yet obtained pre-sale consent, C of C or CA #	Total Number of Unsold Units
	Number of Units				
As at 31 December 2016	2 300	2 100	1 300	200	5 900
As at 31 December 2017	2 800	2 800	2 400	1 400	9 400
As at 31 December 2018	3 300	3 000	2 500	200	9 000
As at 31 December 2019	3 500	3 300	2 800	300	9 900
As at 31 December 2020	4 000	5 000	3 000	300	12 300

* Some of the unsold units are not subject to the Consent Scheme (e.g. some redevelopment projects are based on old leases). Developers do not have to obtain C of C or CA from LandsD before selling the units.

Some of the unsold units have not obtained the pre-sale consent, C of C or CA and thus cannot be offered for sale. However, developers can choose to rent out the units. Since 2002, the Conditions of Sale in general provide that developers may rent out units in a development after issue of the occupation permit. Prior consent from the Director of Lands is not required provided that certain requirements (e.g. the tenancy period not exceeding 10 years) are fulfilled.

Notes:

1. The figures are rounded to the nearest hundred.
2. “Completed projects” refer to projects with occupation permits issued by the Buildings Department.
3. The figure for each year includes only the number of units completed in that year or in the previous 7 years. For example, the 2019 figure covers the units completed between 2012 and 2019, while the 2020 figure covers the units completed between 2013 and 2020 and so on.
4. The figures do not include village houses.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)054

(Question Serial No. 1162)

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:

In respect of Programme (2): Private Housing, the Government has stated that it does not compile statistics on the flat size of unsold units on a regular basis. In this connection, will the Government consider compiling statistics on the flat size of unsold units to enhance market transparency? In addition, will the Government provide statistics on the number of unsold units of last quarter (i.e. as at 31 December 2020) by saleable area?

	Number of Units (percentage of total)					
	Class A		Class B	Class C	Class D	Class E
As at						
31 December	Smaller	20 to				
2020	than 20 m ²	39.9 m ²				

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

Reply:

As at 31 December 2020, the number of unsold first-hand private residential units in completed projects (hereinafter referred to as “unsold units”) is at Annex.

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

	Number of Unsold Units						
	Class A		Class B	Class C	Class D	Class E	Total
As at 31 December 2020	4 400 (36%)		2 800 (23%)	2 000 (16%)	1 700 (14%)	1 400 (11%)	12 300
	Smaller than 20 m ² 500 (4%)	20 to 39.9m ² 3 900 (32%)					

Notes:

1. The figures are rounded to the nearest hundred.
2. "Completed projects" refer to projects with occupation permits issued by the Buildings Department.
3. The figure includes only the number of units completed in that year or in the previous 7 years.
4. The figures do not include village houses.
5. Class A flats – saleable area less than 40m²
Class B flats – saleable area of 40 to 69.9 m²
Class C flats – saleable area of 70 to 99.9 m²
Class D flats – saleable area of 100 to 159.9 m²
Class E flats – saleable area of 160 m² or above

- End -

CONTROLLING OFFICER'S REPLY

THB(H)055

(Question Serial No. 1164)

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 regard to conducting a feasibility study on introducing tenancy control on subdivided units, how many consultancy studies have been conducted? Please provide information on the institution/organisation commissioned, scope of study, timeframe and expenditure for each of these consultancy studies. Will the final results of the consultancy studies be made public?

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

Reply:

The Task Force for the Study on Tenancy Control of Subdivided Units (the Task Force) under the Transport and Housing Bureau has appointed 3 independent persons/institutions to conduct 3 thematic researches on different aspects relating to the possible introduction of tenancy control of subdivided units (SDUs). They include (i) Policy 21 to conduct a survey on the situation of SDUs in Hong Kong and the socio-economic characteristics of SDU tenants and to study the subject of tenancy control of SDUs from the social perspective; (ii) Professor Terence Chong Tai-leung from the Department of Economics of the Chinese University of Hong Kong to study the economic aspects of introducing tenancy control of SDUs; and (iii) a team from the Faculty of Law of the University of Hong Kong (comprising Adjunct Professor Malcolm Merry, Adjunct Associate Professor Adrian But and Mr Alwin Chan) to look into the relevant legal issues. The 3 thematic researches have been completed in 2020-21. The total contract sum of the 3 researches is about \$4.3 million, which has been included in the 2020-21 Revised Estimate. The content of the 3 thematic researches has been suitably incorporated into the report submitted by the Task Force to the Government in end March 2021.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)056

(Question Serial No. 2633)

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:

In respect of monitoring the implementation of the Starter Homes (SH) for Hong Kong Residents pilot projects, what is the implementation timetable for the second SH pilot project at the Anderson Road site and how many housing units will be provided? Are there any plans to launch other SH projects?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 100)

Reply:

Following the Urban Renewal Authority (URA)'s launch of the first Starter Homes for Hong Kong Residents (SH) pilot project, i.e. eResidence, in late 2018, the Government successfully sold by tender a private residential site at Anderson Road in May 2020 for implementing the second SH pilot project, so as to test out the arrangements of enlisting private developers to build and sell SH units. According to the land sale conditions, the Government will randomly select no less than 1 000 SH units from the residential units built by the developer. The land sale conditions also stipulate the "Building Covenant", which requires the developer to complete the project on or before 31 March 2026. Separately, URA has decided to assign the redevelopment project adjacent to the eResidence as another SH project, which is expected to provide about 260 units for pre-sale in 2024. URA also plans to collaborate with the Hong Kong Settlers Housing Corporation Limited in taking forward the redevelopment project of Tai Hang Sai Estate, which is expected to provide about 2 000 SH units. Details of the project are being worked out.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)057

(Question Serial No. 3103)

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 regard to completions of private domestic flats, will the Government advise this Committee of the annual total completions in 2019 and 2020 and the estimated total completion in the coming year, with a breakdown by the current classification of residential property flats (namely Classes A to E) adopted by the Rating and Valuation Department and information on the percentage of each class?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 94)

Reply:

The numbers of private domestic flats completed in 2019 and 2020, as well as the forecast completions in 2021, are set out in **Table I** and **Table II** respectively.

Table I:

Annual completions of private domestic flats by class with reference to saleable area in 2019 and 2020

(Number of Flats (Percentage of total))

Year / Class	A	B	C	D	E
2019	6 622 (48.6%)	4 174 (30.6%)	1 506 (11.0%)	1 025 (7.5%)	316 (2.3%)
2020	9 230 (44.2%)	7 742 (37.1%)	2 779 (13.3%)	759 (3.6%)	378 (1.8%)

Remarks

- (i) The figures above are provided by the Rating and Valuation Department (RVD).
- (ii) All figures exclude village houses.
- (iii) Completions of 2019 include 43 flats completed and designated to be sold to the public in the open market at prevailing market prices but converted to subsidised sale flats in 2020.
- (iv) The figures for 2020 are provisional.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table II:

Forecast completions of private domestic flats by class with reference to saleable area in 2021

(Number of Flats (Percentage of total))

Class	Forecast completions
A	7 044 (38.6%)
B	7 988 (43.8%)
C	2 220 (12.2%)
D	538 (3.0%)
E	438 (2.4%)

Remarks

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

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)058

(Question Serial No. 0449)

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:

The Housing Department stated an increase of 86 posts for implementing the Cash Allowance Trial Scheme. Please inform this Committee of the nature of work, ranks and salaries of these new posts. How will increase of staff help in providing cash allowance to eligible general applicant households?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 51)

Reply:

The Government will soon launch the three-year Cash Allowance Trial Scheme (the Scheme) in order to relieve the difficulties on livelihood faced by the grassroots families who have waited for public rental housing for a prolonged period of time. The Housing Department (HD) is preparing for the launch of the Scheme, and aims to start receiving applications in mid-2021 and disbursing cash allowance from July 2021 onwards. In 2021-22, HD will create 86 time-limited non-directorate civil service posts for implementing the Scheme. The expenditure for personal emoluments for that financial year is estimated to be \$49.7 million. Details of these posts are as follows –

Rank	Number	Duties
Senior Housing Manager	1	To oversee the overall operation of the Scheme
Housing Manager	2	To monitor the daily operation of the Scheme
Assistant Housing Manager	15	To execute the daily operation of the Scheme
Housing Officer	53	To assist in execution of the daily operation of the Scheme
Assistant Clerical Officer	9	To handle filing and clerical duties in relation to the Scheme
Clerical Assistant	6	To assist in filing and clerical duties in relation to the Scheme
Total	86	

- End -

CONTROLLING OFFICER'S REPLY

THB(H)059

(Question Serial No. 0190)

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:

The Financial Secretary mentioned in this year's Budget Speech that the Government had already identified land for the provision of about 14 000 transitional housing units by end-2023. Also, it is stated in the 2020 Policy Address that "the Government has committed to providing 15 000 transitional housing units within three years". In this regard, please advise this Committee:

1. of the timetable set by the Government for the completion and intake of the 15 000 housing units targeted to be provided; and
2. of the respective sizes and average costs of the housing units of the projects that have been completed for occupation and that have been already launched, and whether it is necessary for the operating organisations to run the completed housing units on a self-financing basis.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 181)

Reply:

1. As at February 2021, the Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau has already identified land for the provision of about 14 000 transitional housing units by 2022-23. Of these, over 1 100 units have been completed, projects involving about 2 400 units are under construction and expected to be completed in 2021 and 2022, projects involving about 9 800 units have been activated, and projects involving about 550 units are under in-depth study. With the joint efforts of the non-governmental organisations (NGOs), owners of land and premises and the relevant government departments, the Task Force will continue to examine the suitability of using vacant Government or privately-owned land or premises for transitional housing on a temporary basis.

2. The average living area per person is normally not less than 7 square meters Gross Floor Area in accordance with the guideline for the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme). The flat types vary from 1-2 person units to 4-5 person units. To exercise flexibility in the provision of various types of transitional housing, the flat types of a project will be proposed by the project proponent based on the local needs or the estimated family size of the applicants.

All of the completed transitional housing projects were funded by the Community Care Fund. The average unit cost for completed residential building conversion, non-residential building conversion and newly constructed residential projects are about \$0.1 million, \$0.3 million and \$0.5 million respectively. The average unit cost of activated projects with funding approved under the Funding Scheme is about \$0.54 million.

Transitional housing projects shall operate on a non-profit making and cost-recovery basis. The daily operation and maintenance costs, including any related social services costs, will not be funded under the Funding Scheme, but the project operators will be allowed to deduct such costs from the revenue generated from the operation of the project (e.g. rental income). Where the project is not fully financed by the Funding Scheme, the NGO shall use up capital contributions from other funding resources for the subsidised portion before calling on the grant from the Funding Scheme.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)060

(Question Serial No. 0191)

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:

The current-term Government has launched a new policy on the revitalisation of industrial buildings, which allows the wholesale conversion of industrial buildings for transitional housing use. However, reports reveal that the invitation for applications has received only lukewarm responses from owners of industrial buildings due to the overly stringent conversion requirements. It was not until December 2020 that the first project was implemented. Please advise this Committee:

1. of the total number of applications received so far under the scheme, the total number of units that the Government estimates the revitalisation policy can provide and the estimated number of units to be provided in 2021-2022; and
2. whether the Government will review the policy to allow greater flexibility or relax some of the restrictions so as to enhance the attractiveness of the scheme.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 182)

Reply:

1. The Task Force on Transitional Housing (the Task Force) under Transport and Housing Bureau receives from time to time enquires from industrial building (IB) owners about the conversion of IBs into transitional housing. We would consider the suitability of converting IBs into transitional housing based on existing policy, including whether the concerned IBs are located in the "Commercial", "Comprehensive Development Area" and "Other Specified Uses" annotated "Business" and "Residential" zones in the urban and new town areas. We also have to consider other factors such as natural lighting and ventilation, fire separation, fire services installations, etc. With the first project for the conversion of IB into 116 transitional housing units obtaining funding approval under the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations on 24 December 2020, we hope that more IB owners and operators would consider converting IBs into transitional housing.

2. Under the current IB revitalisation scheme, the Government will exercise flexibility in handling the building design, planning and land lease requirements for proposals on revitalising IBs into transitional housing on a non-profit making basis which are supported by the Task Force. In terms of construction, regarding the limitation of the existing planning and design, the Government will adopt a pragmatic approach to favourably consider exercising flexibility in enforcing the building design requirements under the Buildings Ordinance. Exemptions or modifications will be granted to this type of projects, while compensation measures will be imposed without sacrificing safety and hygiene. In terms of land use planning, the Town Planning Board has agreed that for transitional housing projects not exceeding 5 years in wholesale-converted IBs in the “Commercial”, “Comprehensive Development Area” and “Other Specified Uses” annotated “Business” and “Residential” zones in the urban and new town areas under the co-ordination of the Task Force, these can be regarded as for temporary use, which is always permitted under the Outline Zoning Plan. The Chief Executive-in-Council approved the exemption of waiver fee, rent and associated costs for land applications related to the provision of transitional housing in April 2019 to further lessen the financial burden of non-government organisations with a view to facilitating more community-initiated transitional housing projects.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)061

(Question Serial No. 0192)

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:

Regarding the estimated financial provision under this Programme, please provide the following:

- 1) the reasons for an increase of 66.7% in the revised estimate over the original estimate for 2020-21;
- 2) the details of the non-recurrent expenditure involved and the reasons for an increase of \$4,471.8 million in the provision for 2021-22 over the revised estimate for the previous financial year; and
- 3) a breakdown on the ranks, estimated emoluments and major duties of the 86 posts that is a net increase of the posts for implementing the Cash Allowance Trial Scheme.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 183)

Reply:

- 1) The 2020-21 Revised Estimate under Programme (5) is \$246.1 million, representing an increase of \$98.5 million over the \$147.6 million in the Original Estimate, mainly due to the provision of \$100 million for the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme). The provision will be used to support the approved projects under the Funding Scheme and is non-recurrent. The estimated expenditure was not included in the 2020-21 Original Estimate.

Apart from the above, the 2020-21 Revised Estimate for other works under Programme (5) is largely the same as the Original Estimate.

- 2) The 2021-22 Provision for Programme (5) is \$4,717.9 million, which is \$4,471.8 million higher than the 2020-21 Revised Estimate of \$246.1 million. It is mainly due to the

implementation of the transitional housing projects and the Cash Allowance Trial Scheme (CATS).

In respect of transitional housing, the provision reserved for the Funding Scheme in 2021-22 under Programme (5) is \$3 billion, representing a significant increase of \$2.9 billion over the \$100 million in the 2020-21 Revised Estimate. The provision will solely be used to support the approved projects under the Funding Scheme and is non-recurrent.

As for CATS, it will be launched in mid-2021. The relevant estimated expenditure in 2021-22 under Programme (5) is \$1,566.2 million, of which \$1,501.3 million is the non-recurrent expenditure for the disbursement of cash allowance. There was no estimated expenditure for CATS in 2020-21.

For other works under Programme (5) (including administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711; co-ordinating the collection of overall public and private housing statistics; monitoring the supply of suitable sites for development of public housing; and conducting a feasibility study on introducing tenancy control of subdivided units), the estimated expenditure under the 2021-22 Estimate is about \$98 million, which is similar to the 2020-21 Revised Estimate.

- 3) In 2021-22, the Housing Department will create 86 time-limited non-directorate civil service posts for implementing the three-year CATS. The expenditure for personal emoluments for that financial year is estimated to be \$49.7 million. Details of these posts are as follows –

Rank	Number	Duties
Senior Housing Manager	1	To oversee the overall operation of CATS
Housing Manager	2	To monitor the daily operation of CATS
Assistant Housing Manager	15	To execute the daily operation of CATS
Housing Officer	53	To assist in execution of the daily operation of CATS
Assistant Clerical Officer	9	To handle filing and clerical duties in relation to CATS
Clerical Assistant	6	To assist in filing and clerical duties in relation to CATS
Total	86	

- End -

CONTROLLING OFFICER'S REPLY

THB(H)062

(Question Serial No. 1130)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

As the COVID-19 epidemic continues, in order to prevent the virus from spreading through the sewerage systems of buildings, the Housing Department (HD) has commenced inspection of the external drainage systems of its public rental housing (PRH) estates as well as estates under the subsidised sale flats (SSF) schemes and Tenants Purchase Scheme (TPS) starting from 2020-2021. Please advise this Committee of:

1. the latest progress of the inspection, the number of buildings/flats identified with problems of repair and unauthorised alterations so far, the estimated number of buildings to be inspected in 2021-2022 and the expected completion time for the inspection of all HD's properties;
2. the estimated staff establishment and expenditure required;
3. the estimated repair cost to be incurred, as it is learnt that the Government will undertake necessary repairs for PRH estates as appropriate during the inspection of external drainage systems; and
4. the measures, if any, to ensure that owners of SSF and TPS flats will carry out and complete the required repairs in a timely manner if defective drainage pipes are found during inspection.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 180)

Reply:

- 1&2. In line with the Government's initiative to inspect drainage pipes on the external walls of target private residential and composite buildings in Hong Kong, the Hong Kong Housing Authority (HA) implemented the 18-month "Drainage Inspection Programme" on 28 October 2020 to proactively inspect the communal drainage pipes located externally or inside flats of about 800 000 public rental housing (PRH) units (including the drainage pipes inside the unsold flats in Tenants Purchase Scheme (TPS) Estates).

HA will accord priority to the drainage systems of PRH blocks with confirmed COVID-19 cases or Compulsory Testing Notice. The order for inspection in the other estates will be arranged having regard to the percentage of elderly households, age of estates or blocks, drainage maintenance records, etc. HA will arrange necessary repair works for any drainage defects identified during inspection. As a caring landlord, HA also takes the additional step to inspect the in-flat non-communal drainage pipes in the 800 000 PRH units to identify and follow up any defects or unauthorised alterations to the drainage system.

As at end February 2021, HA has inspected the external drainage pipes of about 290 000 PRH units, and drainage pipes inside flats of about 180 000 PRH units. The majority of the drainage pipes inspected are in good condition. For the rest, HA will arrange for repair works as necessary. The inspection of drainage pipes located externally is expected to be completed by the third quarter of 2021 while the inspection of drainage pipes inside flats is expected to be completed by the first quarter of 2022. The majority of expenditure for the "Drainage Inspection Programme" is funded by the Anti-epidemic Fund (AEF), with a total funding of \$65 million. 138 additional temporary posts have been created for the purpose. The funding for the "Drainage Inspection Programme" under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account. HA will also use its own resources for implementation of the Programme. As HA is a financially autonomous public body, the related work does not involve government financial resources.

Regarding the courts and estates developed by HA under subsidised sale flats (SSF) schemes and TPS, the Independent Checking Unit (ICU)^{Note}, which works directly under the Office of the Permanent Secretary for Transport and Housing (Housing), inspects the drainage systems at the external walls of SSF buildings (including buildings of TPS estates) in accordance with the external drainage inspection scheme launched by the Buildings Department (BD) under the AEF last year. For drainage pipes or ventilating pipes found to be damaged or defective, ICU will issue advisory letters or drainage repair orders to the owners or Incorporated Owners concerned, requiring them to arrange inspections and repairs by qualified contractors as soon as possible.

As at end February 2021, out of about 950 SSF buildings, ICU has inspected the external drainage systems of 218 buildings. Defects at external drainage pipes, including seepage or defective pipes, were found at 17 buildings. 32 drainage repair orders were issued, of which 31 orders have been complied with. The inspection

works concerned is expected to be completed in the first quarter of 2022. ICU's inspection work on the external drainage systems of SSF buildings is funded by AEF, with a total funding of \$8.08 million. 15 additional temporary posts have been created for the purpose. The funding for the inspection work under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account.

3. HA will arrange for necessary repair works for any defects identified in the drainage pipes and facilities during the drainage inspections in PRH. The expenditure for repair works will be borne by HA.
4. For the courts and estates under SSF schemes and TPS, ICU works in accordance with the policies and guidelines of BD in handling cases of defective drainage system found after inspection. ICU will issue drainage repair orders to the owners or Incorporated Owners concerned of the defective drainage pipes and require them to complete the repair or replacement of the damaged drainage pipes in 28 days. If they failed to comply with the orders without good reasons, ICU may instigate prosecution actions against them, arrange government contractor to carry out the necessary rectification works, and recover the cost of works, supervision charge and surcharge from them.

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

- End -

CONTROLLING OFFICER'S REPLY

THB(H)063

(Question Serial No. 1131)

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:

It is reported that the year 2020-2021 saw a slowdown in the sales of flats under the Green Form Subsidised Home Ownership Scheme (GSH). Will the Government advise this Committee of the GSH projects expected to be launched in the coming 2 years, the sizes and the number of flats involved; whether the Government will convert GSH flats into public rental housing flats having regard to market response and situation; if not, of the reasons?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 185)

Reply:

The Hong Kong Housing Authority (HA) aims to put up around 4 700 “Green Form Subsidised Home Ownership Scheme” (GSH) flats for sale in phases in 2021, with the first batch of 2 112 flats, located in Diamond Hill, expected to be put up for sale in May 2021. The arrangements for the remaining flats will be decided taking into account the sales response of the first batch. The HA will continue to closely monitor the situation and take into account relevant factors including the sales responses of GSH 2020/21, property market situation, etc. to actively examine the development projects, number of flats for sale and timetable of the next GSH sale exercise.

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. In accordance with this incremental approach, the HA will continue to take into account the operational experience and sales response in considering the suitability of PRH projects for conversion to GSH. At the same time, the HA will maintain the inter-changeability of PRH and GSH 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.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)064

(Question Serial No. 0194)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding target buildings aged 30 years or above which require mandatory inspection and, if necessary, repair under this Programme,

- 1) please list the respective numbers of buildings aged 30 years or above, buildings with notices issued but their inspection not yet completed, buildings under repair, and buildings with inspection and repair completed that are in subsidised sale flats (SSFs) estates and Tenants Purchase Scheme (TPS) estates. What are the manpower and expenditure involved?
- 2) what are the respective numbers of owners of SSFs and of flats in TPS estates who have received a notice requiring building inspection but failed to fulfil the requirement within specified time-frame in the past 5 years? In this connection, what are the Government's measures in response to the situation?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 186)

Reply:

The Independent Checking Unit (ICU) works directly under the Office of the Permanent Secretary for Transport and Housing (Housing). Under the delegated authority from the Building Authority (i.e. the Director of Buildings), ICU exercises statutory building control to properties developed by the Hong Kong Housing Authority (HA) that have been sold or divested, in accordance with the Buildings Ordinance and the policies and guidelines of the Building Authority. It includes the issuance of statutory notices under the Mandatory Building Inspection Scheme (MBIS) to the owners or Incorporated Owners (IOs) of the common parts of those buildings in these properties aged 30 years or above to require them to carry out the prescribed inspection and, if necessary, the prescribed repair.

- 1) As at end of December 2020, there are 512 subsidised sale flats buildings (including Tenants Purchase Scheme) aged 30 years or above that fall under MBIS. The number of buildings with statutory notices served but have the prescribed inspection not yet completed, buildings with prescribed repair in progress, and buildings with prescribed inspection and prescribed repair completed are as follows:

Subsidised Sale Flats Building	Number of Buildings Involved
Buildings with prescribed inspection not yet completed	52
Buildings with prescribed repair in progress	93
Buildings with prescribed inspection and prescribed repair completed	18

In 2021-22, the establishment of ICU for implementing the MBIS and Mandatory Window Inspection Scheme is 22. The relevant operational expenses is \$31.8 million (including \$15.2 million for personal emoluments and \$16.6 million for departmental expenses). As the above staffing and departmental expenses are for implementing the 2 schemes, we are not in a position to provide further breakdown.

- 2) As at end of December 2020, there are a total of 108 subsidised sale flats buildings (including Tenants Purchase Scheme) in the past 5 years which have been served with statutory notices under MBIS and have not completed the prescribed inspection or prescribed repair within the specified time. For cases with statutory orders not yet complied with after the specified time has lapsed, unless the owners or IOs have applied for extension of time with justifiable reasons and approved by ICU, ICU will issue reminder, advisory and warning letters to the relevant owners or IOs to urge them to complete the required works at the soonest possible, and will take prosecution actions against those owners or IOs still in breach. ICU will continue to closely monitor the progress of compliance of statutory notices and take appropriate follow up actions.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)065

(Question Serial No. 0020)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

In the Matters Requiring Special Attention under this Programme, it is mentioned that the Independent Checking Unit (ICU) will implement the programme of the Planned Survey in subsidised sale flats (SSF) buildings. Will the Government advise this Committee of:

1. the respective numbers of buildings and flats on which inspections have been conducted in the past 3 years and, among them, the respective numbers of buildings and flats against which advisory letters or orders were issued;
2. the current progress of an inspection scheme on external communal drainage systems of SSF buildings that the ICU has earlier stated it would conduct and was expected to be completed by the first quarter of 2022, the number of buildings that have been inspected so far and, among them, the number of buildings requiring follow-up actions and repair works;
3. the timetable for future inspections of SSF estates and the estimated inspection time; and
4. the estimated expenditure for the inspection of external drainage pipes or ventilating pipes and whether the ICU will deploy additional manpower to accelerate the progress?

Asked by: Hon WONG Kwok-kin (LegCo internal reference no.: 7)

Reply:

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

1. ICU has implemented a Planned Survey programme for the aforesaid subsidised sale flats (SSF) buildings since 2004. The surveys include inspection of external walls and internal common areas of the buildings, identification of any dangerous unauthorised building works, as well as any dilapidated conditions of the building and drainage pipes at the inspected areas. ICU will carry out enforcement actions in accordance with the Buildings Ordinance and the relevant policies and guidelines.

In the past 3 years (i.e. from 2018 to 2020), the numbers of blocks and flats surveyed and advisory letters and orders issued by ICU under the Planned Survey are as follows –

	2018	2019	2020
No. of Blocks	18	18	18
No. of Flats	10 833	10 160	9 827
No. of Advisory Letters issued*	1 029	1 009	1 205
No. of Orders issued*	353	363	373

* Remarks: The number of advisory letters/orders issued in the respective year includes cases in buildings surveyed in the previous years which require issuance of advisory letters/orders. They are not equivalent to the number of cases in buildings surveyed in that year which require issuance of advisory letters/orders.

2. & 3. In accordance with the external drainage inspection scheme launched by the Buildings Department under the Anti-epidemic Fund (AEF) last year, ICU inspects the drainage systems at the external walls of SSF buildings. For drainage pipes or ventilating pipes found to be damaged or defective, ICU will issue advisory letters or drainage repair orders to the owners or Incorporated Owners concerned, requiring them to arrange inspections and repairs by qualified contractors as soon as possible.

As at end February 2021, out of about 950 SSF buildings, ICU has inspected the external drainage systems of 218 buildings. Defects at external drainage pipes, including seepage or defective pipes, were found at 17 buildings. 32 drainage repair orders were issued, of which 31 orders have been complied with. The inspection works concerned is expected to be completed in the first quarter of 2022.

4. ICU's inspection work on the external drainage systems of SSF buildings is funded by AEF, with a total funding of \$8.08 million. 15 additional temporary posts have been created for the purpose. The funding for the inspection work under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account. ICU will continue to closely monitor the progress of the inspection work, workload involved and resources required, and take appropriate action when necessary.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)066

(Question Serial No. 0021)

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:

In respect of “conducting a feasibility study on introducing tenancy control on subdivided units” under the Programme, will the Government advise this Committee:

1. whether “the newly created Advisory Working Group for the Study of Tenancy Control of Subdivided Units” is a new working group or actually the “Task Force for the Study on Tenancy Control of Subdivided Units” set up before; if it is the former, of the details; if it is the latter, of the work progress of the Task Force as well as of the progress of the 3 consultancy studies;
2. of the schedule for introducing tenancy control on subdivided units (SDUs) and the time for its actual implementation;
3. given that there are views that the Government should, in addition to tenancy control, conduct reviews on the regulation and licensing of SDUs as well as the Landlord and Tenant (Consolidation) Ordinance, whether the Department will, in the days ahead, follow up and look into the related tasks in a bid to tackle the inadequate housing problem; and
4. of the staffing and expenditure to be involved in the studies on SDUs and tenancy control in the coming financial year?

Asked by: Hon WONG Kwok-kin (LegCo internal reference no.: 15)

Reply:

The Government has all along been attaching importance to the situation of tenants living in subdivided units (SDUs). There are views in the society that the Government should implement tenancy control on SDUs to better protect the interests of SDU tenants. However, tenancy control is a very controversial subject which requires careful and thorough study before a decision is made. In this regard, the Transport and Housing Bureau (THB) set up

the Task Force for the Study on Tenancy Control of Subdivided Units (the Task Force) in April 2020 to study and report to the Government the situation of SDUs in Hong Kong, and advise the Government on whether tenancy control on SDUs should be implemented and the possible options. The “newly created Advisory Working Group for the Study of Tenancy Control of Subdivided Units” mentioned under Programme (5) indeed refers to the Task Force.

Since its establishment, the Task Force has held a total of 8 meetings. It has invited representatives of relevant government departments to brief the Task Force on their work relating to SDUs. At the same time, the Task Force has set up 3 dedicated Working Groups to hold in-depth discussions on the social, economic and legal issues relating to tenancy control on SDUs, and each of them has appointed an independent scholar or institution to conduct a thematic research on the related field.

Despite the COVID-19 pandemic, the Task Force has pressed ahead with its work to appraise the actual situation of SDUs, including visiting SDUs in various districts, having exchanges with SDU tenants, and holding a number of online meetings with over 30 concern groups to gather their views on issues relating to SDUs. Furthermore, the Task Force organised 2 public forums in late 2020. Around 120 persons, including SDU landlords and tenants, concern group representatives, Legislative Council (LegCo) and District Council members participated. On 1 February 2021, THB, in conjunction with the Chairman of the Task Force, reported the progress of the work of the Task Force and listened to Members’ views and suggestions on tenancy control on SDUs at the meeting of the LegCo Panel on Housing.

The study of the Task Force, which focuses mainly on tenancy control on SDUs, has been completed, with the report submitted to the Government in end March 2021. The Government is now actively considering its recommendations and the views of LegCo Members with a view to introducing the bill into LegCo for scrutiny as early as possible within the current legislative session. It is anticipated that the proposals, if adopted, will be implemented through legislative amendments to the Landlord and Tenant (Consolidation) Ordinance.

The 2021-22 estimates for the study on introducing tenancy control on SDUs is \$12.2 million, including conducting the relevant thematic researches and the creation of 4 time-limited posts to provide administrative support for the Task Force.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)067

(Question Serial No. 0114)

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:

An additional \$4.4718 billion will be provided for the Department to implement the work under this Programme. In this regard, please set out in detail the categories of work under this Programme (e.g. sites for public housing, infrastructure projects, transitional housing projects, the Cash Allowance Trial Scheme, tenancy control on subdivided units, etc), the additional provisions and manpower involved, as well as the justifications.

Asked by: Hon WONG Kwok-kin (LegCo internal reference no.: 9)

Reply:

The 2021-22 Provision for Programme (5) is \$4,717.9 million, which is \$4,471.8 million higher than the 2020-21 Revised Estimate of \$246.1 million. It is mainly due to the implementation of the transitional housing projects and the Cash Allowance Trial Scheme (CATS).

In respect of transitional housing, the provision reserved for the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (the Funding Scheme) in 2021-22 under Programme (5) is \$3 billion, representing a significant increase of \$2.9 billion over the \$100 million in the 2020-21 Revised Estimate. The provision will solely be used to support the approved projects under the Funding Scheme and is non-recurrent. As for manpower, the Task Force on Transitional Housing under the Transport and Housing Bureau has already created or planned to create a total of 27 time-limited posts under Programme (5), which is the same as 2020-21.

As for CATS, it will be launched in mid-2021. The relevant estimated expenditure in 2021-22 under Programme (5) is \$1,566.2 million, of which \$1,501.3 million is the non-recurrent expenditure for the disbursement of cash allowance. As for manpower, the Housing Department will create 86 time-limited posts in 2021-22 to handle the relevant work. There was no estimated expenditure and staff establishment for CATS in 2020-21.

For other works under Programme (5) (including administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711; co-ordinating the collection of overall public and private housing statistics; monitoring the supply of suitable sites for development of public housing; and conducting a feasibility study on introducing tenancy control of subdivided units), the estimated expenditure under the 2021-22 Estimate is about \$98 million, which is similar to the 2020-21 Revised Estimate. Around 66 posts are involved for these works in 2021-22, which is the same as in 2020-21.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)068

(Question Serial No. 0115)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the net increase of 86 posts for implementing the Cash Allowance Trial Scheme (the Scheme) as mentioned in the Programme, will the Government advise this Committee:

1. of the details of the ranks, duties and establishment involved in staffing;
2. of the ways of recruitment for the posts involved, or whether staff of the Housing Department will be deployed to take up the duties, given that the Scheme will be on a three-year trial run tentatively;
3. of the estimated number of staff to be deployed for random checks on applications to be conducted to guard against abuse under the Scheme, and the estimated number of cases to be randomly checked in a year; and
4. whether the Government will step up its efforts to publicise and promote the Scheme prior to implementation, including inviting those on the public rental housing waiting list to update their residential addresses for receiving the application form under the Scheme which is not yet widely known to the public; if yes, of the expenditure involved and the methods for publicity under the Scheme?

Asked by: Hon WONG Kwok-kin (LegCo internal reference no.: 10)

Reply:

- 1-2. The Government will soon launch the three-year Cash Allowance Trial Scheme (the Scheme) in order to relieve the difficulties on livelihood faced by the grassroots families who have waited for public rental housing (PRH) for a prolonged period of time. The Housing Department (HD) is preparing for the launch of the Scheme, and aims to start receiving applications in mid-2021 and disbursing cash allowance from July 2021

onwards. HD will create 86 time-limited non-directorate civil service posts in 2021-22 for implementation of the Scheme. These posts will be taken up by new recruits and staff re-deployed within HD. Details are as follows –

Rank	Number	Duties
Senior Housing Manager	1	To oversee the overall operation of the Scheme
Housing Manager	2	To monitor the daily operation of the Scheme
Assistant Housing Manager	15	To execute the daily operation of the Scheme
Housing Officer	53	To assist in execution of the daily operation of the Scheme
Assistant Clerical Officer	9	To handle filing and clerical duties in relation to the Scheme
Clerical Assistant	6	To assist in filing and clerical duties in relation to the Scheme
Total	86	

3. HD will conduct random checks to guard against abuse of the Scheme. The manpower required for conducting the check will be absorbed by the above 86 newly-created time-limited posts and there is no breakdown of the staff involved. In order not to affect the effectiveness of the random checks, we are not in a position to provide the estimated number of cases that would be randomly selected for random check.
4. HD will roll out publicity before the launch of the Scheme, including appealing to the PRH general applicants to take the initiative to inform HD of updates on correspondence addresses, family particulars, etc. We are in the process of preparing for the publicity work and hence not yet in a position to provide the relevant expenses and details.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)069

(Question Serial No. 2084)

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 regard to the implementation of subsidised housing projects entrusted to the Hong Kong Housing Society (HKHS) and overseeing the implementation of Starter Homes pilot projects mentioned in Matters Requiring Special Attention under this Programme, please advise this Committee:

1. of the subsidised housing projects to be implemented by the HKHS in the next 5 years, with the number of units to be provided and the estimated time frame for launching these projects;
2. of the projects to be launched under the "Starter Homes" scheme in the next 5 years, with the number of units to be provided and the estimated time frame for launching these projects;
3. of the respective numbers of cases involving forfeitures of preliminary deposits and resale of flats in the last 2 "Starter Homes" schemes; and
4. whether the housing supply under the "Starter Homes" schemes will increase in future, and whether joint developments with the HKHS or other private developers will be considered.

Asked by: Hon WONG Kwok-kin (LegCo internal reference no.: 8)

Reply:

1. According to the forecasts as at December 2020, the estimated number of units and the location of subsidised housing projects under the Hong Kong Housing Society (HKHS) to be completed in the coming 5 years (2020-21 to 2024-25) are set out at **Annex**. Handover process is underway for tenants of Ming Wah Dai Ha Phase 1 and the estimated timetable for the launch of other projects is yet to be confirmed.

- 2.&4. Following the Urban Renewal Authority (URA)'s launch of the first Starter Homes for Hong Kong Residents (SH) pilot project, i.e. eResidence, in late 2018, the Government successfully sold by tender a private residential site at Anderson Road in May 2020 for implementing the second SH pilot project, so as to test out the arrangements of enlisting private developers to build and sell SH units. According to the land sale conditions, the Government will randomly select no less than 1 000 SH units from the residential units built by the developer. The land sale conditions also stipulate the "Building Covenant", which requires the developer to complete the project on or before 31 March 2026. Separately, URA has decided to assign the redevelopment project adjacent to the eResidence as another SH project, which is expected to provide about 260 units for pre-sale in 2024. URA also plans to collaborate with the Hong Kong Settlers Housing Corporation Limited in taking forward the redevelopment project of Tai Hang Sai Estate, which is expected to provide about 2 000 SH units. Details of the project are being worked out. The Government will make reference to relevant experience in considering the way forward for SH pilot projects.
3. During the 2 sales periods of the eResidence project (in mid-2019 and early-2021 respectively), URA recorded 1 case of forfeiture of deposit for failure to complete the transaction. The relevant unit was purchased by another eligible applicant during the sales period of the project. SH units are subject to alienation restrictions. Owners cannot sell their SH units in the first 5 years after purchase. There is no resale case of the eResidence project so far.

HKHS's Estimated Rental Estate Production (2020-21 to 2024-25)

Estimated Year of Completion / District	Sub-district	Rental Estate Project	Planned Flat Number	Planned Flat Number By Sub-district
2020-21				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			Sub-total	1 000
2022-23				
Urban	Kowloon City	Lee Kung Street*	300	300
			Sub-total	300
2023-24				
Extended Urban	Sha Tin	Jat Min Chuen	100	100
New Territories	North	Pak Wo Road	500	800
		Pak Wo Road*	300	
			Sub-total	800
2024-25				
Urban	Southern	Shek Pai Wan Road	600	1 000
	Kwun Tong	Ting On Street	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IB	400	400
			Sub-total	1 300
			Total	3 500

(Based on HKHS's flat production forecast as at December 2020)

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 Subsidised Sale Flats Production (2020-21 to 2024-25)

Estimated Year of Completion / District	Sub-district	Subsidised Sale Flats Project	Planned Flat Number	Planned Flat Number By Sub-district
2023-24				
New Territories	North	Pak Wo Road	700	700
			Sub-total	700
2024-25				
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-2	1 400	1 800
		Anderson Road Quarry Site R2-3	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IA	300	300
			Sub-total	2 100
			Total	2 800

(Based on HKHS's flat production forecast as at December 2020)

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.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)070

(Question Serial No. 3062)

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:

In regard to monitoring the progress on supply and timely availability of public housing sites as mentioned under this Programme, will the Government advise this Committee:

1. of the number of public housing sites with a delay in development in the past 5 years;
2. of the specific measures that the department will take in future to expedite the construction time and works progress in order to meet the schedules of the Long Term Housing Strategy and the Public Housing Construction Programme; and
3. of the manpower and estimated expenditure in respect of land supply for public housing and related infrastructure works in the coming year, and whether there is an increase or decrease in manpower and expenditure compared with the previous year?

Asked by: Hon WONG Kwok-kin (LegCo internal reference no.: 11)

Reply:

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

Over the past 5 years (i.e. from 2015-16 to 2019-20), 4 HA projects involving about 3 600 flats were not able to be completed on time. The contract delay for these projects, ranging from half a month to 4 months, are mainly due to the slower progress of construction by the contractors against the original schedule. HKHS has no delayed project in the same period.

In order to expedite the construction time, HA will continue to improve the construction procedures while ensuring quality and site safety. HA will continue to adopt prefabricated

technology and explore opportunities in increasing precast rate (such as volumetric precast lift machine room at main roof) and other innovative construction methods (such as adopting mobile devices applications and encouraging contractors to use robotic applications for public housing developments) so as to further improve productivity.

In 2021-22, the establishment under Head 62 for monitoring the supply of suitable sites for development of public housing and administering housing-related infrastructure projects is 59, which includes professional, technical and general grade staff. The estimated operational expenses (including personal emoluments and departmental expenses) is about \$82 million, with no increase or decrease as compared to that in the previous year.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)071

(Question Serial No. 3063)

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:

Regarding the implementation of the Funding Scheme to Support Transitional Housing Projects as mentioned under this Programme, will the Government advise this Committee:

1. of the provision of transitional housing and its growth rate each year since 2017;
2. of the current types of transitional housing, with a breakdown by idle government premises, unit in old buildings offered by the Urban Renewal Authority, unit in old buildings offered by private developers and housing unit constructed on idle sites;
3. of the number of transitional housing units to be completed for intake in the coming 3 years as well as details of the projects, target groups and expected intake dates; and
4. of the estimated expenditure on and the manpower required for transitional housing by the department in the coming year?

Asked by: Hon WONG Kwok-kin (LegCo internal reference no.: 12)

Reply:

1. The Government has supported the development of various types of transitional housing projects since 2017 and started collecting statistics on the number of units of various transitional housing projects in 2019. According to the statistics in February 2019, about 600 transitional housing units had been completed then, and in February 2021, about 1 100 units were completed, representing an average annual growth of 35%.

As at February 2021, the Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau has already identified land for the provision of about 14 000 transitional housing units by 2022-23. Of these, over 1 100 units have been completed, projects involving about 2 400 units are under construction and expected to

be completed in 2021 and 2022, projects involving about 9 800 units have been activated, and projects involving about 550 units are under in-depth study.

2. The breakdown of transitional housing projects by types of land or premises is set out at **Annex 1**.
3. In general, the beneficiaries of the transitional housing projects should meet the following eligibility criteria -
 - (i) a person/household who has been on the Public Rental Housing application waiting list for 3 years or more; or
 - (ii) who lives in severely inadequate housing conditions and is in urgent need of improved housing.

The operator can determine the details of the eligibility criteria for individual projects based on the service plans of the respective projects. Details of the transitional housing projects are set out at **Annex 2**.

4. In order to strengthen the work of the Task Force for meeting the target of providing 15 000 transitional housing units during the period from 2020-21 to 2022-23, we have already created or planned to create a total of 27 time-limited posts (including professional, administrative, executive, clerical and secretarial grades) under Head 62 Housing Department to work in the Task Force. The estimated expenditure on personal emoluments in 2021-22 is about \$40 million.

1. Completed Projects

Land Owner (Private/ Government)	Project Name	Project Location	No. of Units (Total)
Private Land	Lai Chi Kok Road, Tai Kok Tsui	Lai Chi Kok Road, Tai Kok Tsui	9
Private Land	James' Court, Soy Street, Mongkok	Soy Street, Mongkok	49
Private Land	Staunton Street, Central	Staunton Street, Central	6
Private Land	Green Garden	Tong Hang Road, Tuen Mun	11
Private Land	Home Plus	Ha Heung Road, To Kwa Wan	53
Private Land	Best Neighbour • Walk Together	World Fair Court, Wah Fu Road	16
Private Land	Good Homes	To Kwa Wan Road	60
Private Land	Castle Peak Road, Sham Shui Po	Castle Peak Road, Sham Shui Po	15
Private Land	Happiness x Home Community Kim Shin Lane, Cheung Sha Wan	Tai Kok Tsui, Cheung Sha Wan	25
Private Land	Friend Home	Tai Kok Tsui	24
Private Land	Tai Nan Street, Sham Shui Po	Tai Nan Street, Sham Shui Po	1
Private Land	Tai Po Road, Sham Shui Po	Tai Po Road, Sham Shui Po	1
Private Land	Nathan Road, Yau Ma Tei	Nathan Road, Yau Ma Tei	1
Private Land	Mongkok	Mongkok	2
Private Land	Ka Lok Street, Kwun Tong	Ka Lok Street, Kwun Tong	1
Private Land	Pitt Street, Yau Ma Tei	Pitt Street, Yau Ma Tei	1
Private Land	Electric Road, Tin Hau	Electric Road, Tin Hau	5
Private Land	Community Joy's To Gather	Shun Sing Mansion, Western District	47
Private Land	James' House	Soy Street, Mongkok	14

Land Owner (Private/ Government)	Project Name	Project Location	No. of Units (Total)
Private Land	Lok Sin Tong Social Housing Scheme	Fuk Lo Tsun Road, Kowloon City, Nam Kok Road, Kowloon City, Lok Shan Road, To Kwa Wan, Liberty Avenue, Ho Man Tin	88
Private Land	Transitional Rental Housing Scheme - Kwun Tong Garden Estate Phase 2	Yin Chee Lau and Hay Cheuk Lau, Kwun Tong Garden Estate, Kwun Tong	30
Private Land	Transitional Rental Housing Scheme - Yue Kwong Chuen	Shek Pai Wan, Aberdeen	270
Private Land	“T-Home” - Trackside Villas, Tai Po	Tai Po Kau, Tai Po	185
Private Land	Chun Seen Mei Chuen	Chun Seen Mei Chuen	20
Private Land	Light Home	Scattered in different districts	80
Government Land	Light Housing	Sham Tseng	40
Private Land	Lok Sin Tong Primary School	Kowloon City	51
Private Land	Nam Cheong Street, Sham Shui Po	Nam Cheong Street, Sham Shui Po	89

2. Projects Under Construction/Activated Projects/Projects under In-depth Study

Land Owner (Private/ Government)	Project	Location	Area of Land or Premises (About m²) (Subject to Changes According to Actual Situations)
Government Land	Song Wong Toi, To Kwa Wan	Junction of Song Wong Toi Road and To Kwa Wan Road, To Kwa Wan	2 800
Private Land	Kong Ha Wai, Kam Tin, Yuen Long	Kong Ha Wai, Kam Tin, Yuen Long	41 500
Government Land	Yen Chow Street, Sham Shui Po	Junction of Yen Chow Street and Tung Chau Street, Sham Shui Po	5 400
Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	2 900
Government Land	Government Quarters at Victoria Road	Victoria Road	200
Government Land	James' Garden	Junction of Chatham Road and Hok Yuen Street	2 000
Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	1 400
Government Land	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	3 300
Government Land	Chi Shin Street, Tseung Kwan O	Junction of Po Yap Road and Chi Shin Street, Tseung Kwan O	4 100
Government Land	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (Next to Caritas Mother Teresa School)	2 200
Hong Kong Housing Authority	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	900
Government Land	Yau Ma Hom Road	Yau Ma Hom Road, Kwai Chung	4 700

Land Owner (Private/ Government)	Project	Location	Area of Land or Premises (About m²) (Subject to Changes According to Actual Situations)
Private Land	Dah Way Industrial Building, Kwun Tong	86 Hung To Road, Kwun Tong	500
Government Land	Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former Sing Ping School)	13 300
Private Land	United Court	Tung Tau, Yuen Long	26 500
Government Land	Muk On Street, Kai Tak	Muk On Street, Kai Tak	6 500
Private Land	Fan Kam Road, Yuen Long	In the vicinity of Fan Kam Road, Yuen Long	8 300
Private Land	Ngau Tam Mei, Yuen Long	Ngau Tam Mei, Yuen Long	20 600
Government Land	Hung Shui Kiu	Hung Yuen Road, Hung Shui Kiu	5 400
Private Land	Light Village	Tsui Sing Road, Ping Shan	2 800
Government Land	Pat Heung North, Yuen Long	Near Kam Tai Road	30 500
Hong Kong Housing Authority	Former Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	900
Private Land	Shuen Wan, Tai Po	Shuen Wan, Tai Po	14 500
Government Land	Tong Yin Street, Tseung Kwan O	Junction of Chi Shin Street and Tong Yin Street, Tseung Kwan O	3 800
Government Land	Po Lam Road North, Tseung Kwan O	Po Lam Road North, Tseung Kwan O	3 800
Private Land	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	3 800
Government Land	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	1 000

Land Owner (Private/ Government)	Project	Location	Area of Land or Premises (About m²) (Subject to Changes According to Actual Situations)
Government Land	Former Cheung Sha Wan Cooked Food Bazaar	Cheung Sha Wan Cooked Food Bazaar	1 400
Government Land	Former Stanley Village Primary School	Former Stanley Village Primary School	1 000

1. Projects under Construction

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Completion Date
The Lok Sin Tong Benevolent Society, Kowloon	Government Land	Song Wong Toi Road, To Kwa Wan	Junction of Song Wong Toi Road and To Kwa Wan Road	110	Completion: First half of 2021
Pok Oi Hospital / Henderson Land	Private Land	Kong Ha Wai, Yuen Long	Kong Ha Wai, Kam Tin, Yuen Long	1 998	Completion of Phase 1: First half of 2022 Completion of Phase 2: Second half of 2022
The Hong Kong Council of Social Service	Government Land	Yen Chow Street, Sham Shui Po	Junction of Yen Chow Street and Tung Chau Street, Sham Shui Po	205	Completion: First half of 2022
The Society for Community Organisation	Government Land	Ying Wa Street, Cheung Sha Wan	Ying Wa Street, Cheung Sha Wan	140	Completion: First half of 2022

2. Activated Projects

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Commencement / Completion Date
The Society for Community Organisation	Government Land	Government Quarters at Victoria Road	Victoria Road	11	Commencement: First half of 2021 Completion: First half of 2021
St. James' Settlement	Government Land	James' Garden	Junction of Chatham Road and Hok Yuen Street	38	Commencement: First half of 2021 Completion: Second half of 2021
The Hong Kong Council of Social Service	Government Land	Yip Shing Street, Kwai Chung	Yip Shing Street, Kwai Chung	116	To be confirmed
Yan Chai Hospital	Government Land	Hoi Hing Road, Tsuen Wan	Junction of Hoi Kok Street and Hoi Hing Road, Tsuen Wan	124	To be confirmed
The Hong Kong Council of Social Service	Government Land	Chi Shin Street, Tseung Kwan O	Junction of Po Yap Road and Chi Shin Street, Tseung Kwan O	340	To be confirmed

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Commencement / Completion Date
The Lok Sin Tong Benevolent Society, Kowloon	Government Land	Choi Hing Road, Choi Hung	Choi Hing Road, Choi Hung, Kowloon (next to Caritas Mother Teresa School)	166	Commencement: First half of 2023 Completion: Second half of 2023
The Lok Sin Tong Benevolent Society, Kowloon	Hong Kong Housing Authority	Former Tsuen Wan Lutheran School	Cheung Shan Estate, Tsuen Wan	142	Commencement: Second half of 2021 Completion: First half of 2022
The Society for Community Organisation	Government Land	Yau Ma Hom Road	Yau Ma Hom Road, Kwai Chung	200	To be confirmed
The Society for Community Organisation	Private Land	Dah Way Industrial Building, Kwun Tong	86 Hung To Road, Kwun Tong	116	To be confirmed
Pok Oi Hospital	Government Land	Ping Che Road, Ta Kwu Ling	Ping Che Road, Ta Kwu Ling (Former Sing Ping School)	To be confirmed	Commencement: First half of 2022 Completion: First half of 2023
Hong Kong Sheng Kung Hui Welfare Council / Sun Hung Kai	Private Land	United Court	Tung Tau, Yuen Long	1 800	Commencement: First half of 2021 Completion: Second half of 2022
Tung Wah Group of Hospitals	Government Land	Muk On Street, Kai Tak	Muk On Street, Kai Tak	To be confirmed	To be confirmed

Operating Organisation / Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)	Estimated Commencement / Completion Date
Hong Kong Lutheran Social Service, LC-HKS / New World	Private Land	Fan Kam Road, Yuen Long	In the vicinity of Fan Kam Road, Yuen Long	500	To be confirmed
To be confirmed / New World	Private Land	Ngau Tam Mei, Yuen Long	Ngau Tam Mei, Yuen Long	1 500	To be confirmed
Yan Oi Tong	Government Land	Hung Shui Kiu	Hung Yuen Road, Hung Shui Kiu	404	To be confirmed
Light Be / New World	Private Land	Light Village	Tsui Sing Road, Ping Shan	To be confirmed	To be confirmed
Hong Kong Lutheran Social Service, LC-HKS	Government Land	Pat Heung North, Yuen Long	Near Kam Tai Road	900	To be confirmed
The Salvation Army	Hong Kong Housing Authority	Former Salvation Army Sam Shing Chuen Lau Ng Ying School	Sam Shing Estate, Tuen Mun	115	Commencement: Second half of 2021 Completion: First half of 2022
The Lok Sin Tong Benevolent Society, Kowloon/ Wheelock	Private Land	Shuen Wan, Tai Po	Shuen Wan, Tai Po	1 236	Commencement: Second half of 2021 Completion: Second half of 2022

3. Projects under In-depth Study

Operating Organisation/ Developer	Land Owner (Private/ Government)	Project Name	Project Location	Number of Units (Estimated)
To be confirmed	Government Land	Tong Yin Street, Tseung Kwan O	Junction of Chi Shin Street and Tong Yin Street, Tseung Kwan O	To be confirmed
To be confirmed	Government Land	Po Lam Road North, Tseung Kwan O	Po Lam Road North, Tseung Kwan O	To be confirmed
To be confirmed	Private Land	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	Kam Tin, Yuen Long and Kwu Tung, Sheung Shui	To be confirmed
To be confirmed	Government Land	Sheung On Street, Chai Wan	Sheung On Street, Chai Wan	To be confirmed
To be confirmed	Government Land	Cheung Sha Wan Cooked Food Bazaar	Cheung Sha Wan Cooked Food Bazaar	To be confirmed
To be confirmed	Government Land	Former Stanley Village Primary School	Former Stanley Village Primary School	To be confirmed

- End -

CONTROLLING OFFICER'S REPLY

THB(H)072

(Question Serial No. 3064)

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:

Regarding the Funding Scheme to Support Transitional Housing Projects under this Programme, please set out:

1. the numbers of transitional housing projects, target applicants and people having taken up residency in the past 3 years;
2. whether any transitional housing units have been withdrawn from the scheme or recovered by the owners for development over the past 3 years; if yes, the detailed arrangements;
3. the current average rental level as well as the lowest and highest rents for each transitional housing project;
4. the current average administration cost incurred for each transitional housing project;
5. whether the Government will consolidate a platform for transitional housing in future to facilitate the public's access to the relevant information and as a means for centralised application; and
6. the budget for the publicity and promotion of transitional housing in the coming year, and whether there are any plans to strengthen the dissemination of the relevant information.

Asked by: Hon WONG Kwok-kin (LegCo internal reference no.: 13)

Reply:

1. As at February 2021, the Task Force on Transitional Housing (the Task Force) under the Transport and Housing Bureau (THB) has identified land for the provision of about 14 000 transitional housing units by 2022-23. Of these, over 1 100 units have

been completed, projects involving about 2 400 units are under construction and expected to be completed in 2021 and 2022, projects involving about 9 800 units have been activated, and projects involving about 550 units are under in-depth study.

In general, the beneficiaries of the transitional housing projects should meet the following eligibility criteria -

- (i) a person/household who has been on the Public Rental Housing application waiting list for 3 years or more; or
- (ii) who lives in severely inadequate housing conditions and is in urgent need of improved housing.

The operator can determine the details of the eligibility criteria for individual projects based on the service plans of the respective projects.

Of the completed transitional housing projects, the number of beneficiaries from the allocated flats are tabled below:

Completed projects	No. of Beneficiaries
<u>Conversion from residential buildings</u> Community Housing Movement Projects/ Hong Kong Housing Society T-Home (Trackside Villas) / Light Be	3 668
<u>Conversion from non-residential building</u> Lok Sin Tong Primary School	168
<u>Newly constructed residential building</u> Nam Cheong Street	162

2. As at February 2021, a total of 27 transitional housing units have been withdrawn from the scheme since the properties have been taken back by their owners. Most tenants have been allocated with PRH. With the assistance of non-governmental organisations, the remaining affected tenants have also been relocated to suitable accommodations.
- 3.&4. For transitional housing projects supported by the Government, the operating organisations must set the rent at tenants' affordable level and lower than the market rent in the same district with a ceiling of no more than 40% of the prevailing public rental income limit of corresponding household types. It should be noted that the rent level of individual projects depends on the affordability and needs of the target tenants, but is generally set with reference to a series of factors such as the maximum rent allowance under the Comprehensive Social Security Assistance Scheme, the percentage of the rent to the total household income, etc. Since these projects are at initial operating stage, we currently do not have the information on relevant projects' administration cost, rent level or tenants' income. For the existing transitional housing projects which are not funded by the Government and have been operating for some time, we understand that the rent is about 29% of tenants' income on average.

- 5.&6. THB has established a website and provides monthly updates on the information on transitional housing, including completed transitional housing projects, projects which have been activated, projects under construction, and contacts of the transitional housing operators. For details, please see:
<https://www.thb.gov.hk/tc/policy/housing/policy/transitionalhousing/transitionalhousing.htm> (only Chinese version available).

We will review the usage of the website and introduce improvements as necessary to strengthen the dissemination of information.

In order to strengthen the work of the Task Force for meeting the target of providing 15 000 transitional housing units during the period from 2020-21 to 2022-23, we have already created or planned to create a total of 27 time-limited posts (including professional, administrative, executive, clerical and secretarial grades) under Head 62 Housing Department to work in the Task Force. The estimated expenditure on personal emoluments in 2021-22 is about \$40 million. Since the staff of the Task Force are responsible for carrying out the publicity and promotion of transitional housing and other duties at the same time, we are not in a position to provide a breakdown of the expenses.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)073

(Question Serial No. 3065)

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:

Regarding “a pilot programme to support NGOs to rent hotels and guesthouses with relatively low occupancy rates to increase the provision of transitional housing to be funded by the Community Care Fund” as mentioned under this Programme, will the Government advise this Committee:

1. of the latest progress of the programme, and whether a target number of rooms to be rented out has been set;
2. of the number of participating or interested hotels and guesthouses so far; the estimated lead time from the signing of tenancy agreements to the conversion of facilities and the intake of residents;
3. whether all rooms of participating hotels and guesthouses will be rented out as transitional housing, and how the rental levels of the projects will be set;
4. whether the Government has considered extending the programme to other suitable campsites and holiday home facilities; and
5. of the manpower to be involved and expenditure incurred by the Department, in addition to the funding by the Community Care Fund, in the programme?

Asked by: Hon WONG Kwok-kin (LegCo internal reference no.: 14)

Reply:

1. The Commission of Poverty has approved the application from the Transport and Housing Bureau (THB) to grant a sum of \$95 million from the Community Care Fund to support launching the Pilot Scheme on using suitable rooms in hotels and guesthouses with relatively low occupancy rates as transitional housing through non-governmental organisations. It is estimated that the Pilot Scheme could support the

provision of some 800 transitional housing units. The Task Force on Transitional Housing (the Task Force) under THB has been in contact with interested hotels and guesthouses to introduce the concept of the Pilot Scheme, and is now mapping out the implementation details of the Pilot Scheme. Since the Pilot Scheme will only start to accept applications shortly, we are not able to provide information on the number of hotels and guesthouses which may participate in the Pilot Scheme in future.

2. The Pilot Scheme aims to increase the supply of transitional housing in a short period of time. No substantial addition or alteration works is expected. As such, it is estimated that it would only take 3 to 4 months from signing of the tenancy agreement to intake of tenants.
3. For transitional housing projects supported by the Government, the operating organisations must set the rent at tenants' affordable level and lower than the market rent in the same district with a ceiling of no more than 40% of the prevailing public rental income limit of corresponding household types. It should be noted that the rent level of individual projects depends on the affordability and needs of the target tenants, but is generally set with reference to a series of factors such as the maximum rent allowance under the Comprehensive Social Security Assistance Scheme, the percentage of the rent to the total household income, etc.
4. The Pilot Scheme aims at providing transitional housing by using rooms in licensed hotels and licensed guesthouses. There is no plan to extend the scheme to other types of premises such as holiday flats or campsites.
5. In order to strengthen the work of the Task Force for meeting the target of providing 15 000 transitional housing units during the period from 2020-21 to 2022-23, we have already created or planned to create a total of 27 time-limited posts (including professional, administrative, executive, clerical and secretarial grades) under Head 62 Housing Department to work in the Task Force. The estimated expenditure on personal emoluments in 2021-22 is about \$40 million. Since the staff involved in implementing the Pilot Scheme are also responsible for other work of the Task Force, we are unable to provide a breakdown of the staffing and other costs for implementing the Pilot Scheme.

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