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Director of Bureau : Secretary for Transport and Housing

Session No. : 8

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**Replies to initial written questions raised by Finance Committee Members in
examining the Estimates of Expenditure 2011-12**

**Director of Bureau : Secretary for Transport and Housing
Session No. : 8**

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**Replies to initial written questions raised by Finance Committee Members in
examining the Estimates of Expenditure 2011-12**

**Director of Bureau : Secretary for Transport and Housing
Session No. : 8**

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

THB(H)001

Question Serial No.

0036

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in Paragraph 30 of the Budget Speech that the second project under the My Home Purchase Plan will be launched in Sha Tin area. Please provide the details and specify the location, the number of flats to be provided as well as the dates for inviting applications and for the flats to be made available on the market. Also, will the Administration impose any restrictions on the development of the project? If yes, please advise the details.

Asked by: Hon. CHAN Hak-kan

Reply:

The second project for My Home Purchase Plan (MHPP) will be located at Sha Tin Area 36C, near Siu Lik Yuen. Depending on the flat sizes, about 700 small to medium sized flats can be built on the site. The exact number of flats to be built will have to be worked out after further study. Like the first MHPP project in Tsing Luk Street, the Sha Tin project will be "no-frills" in nature, and will have a high efficiency ratio. We will work out the implementation details for the Sha Tin project with the Hong Kong Housing Society as soon as possible.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)002

Question Serial No.

0085

Head: 62 Housing Department Subhead (No. & title):

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

As regards public housing development projects proposed by the Administration in the past three years (i.e. from 2008-09 to 2010-11), please list out the locations of the sites, the current progress and the expected number of units to be provided.

Asked by: Hon. CHAN Hak-kan

Reply:

A total of six public rental housing projects were added during the period from 2008-09 to 2010-11. The Urban and Extended Urban areas have one project each while the remaining four projects are in the New Territories. Since these projects are still in early planning and design stage, their specific details such as the expected number of units to be provided will be determined after detailed consideration of various factors such as change of land use, site formation and different views from the local communities etc. We will optimize the development potential of public housing sites and build on the principles of cost-effectiveness and sustainability.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)003

Question Serial No.

0086

Head: 62 Housing Department

Subhead (No. & title):

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide information on the sites on which the old housing estates are expected to be demolished and which will continue to be reserved for public housing development, and the number of flats that can be provided from them in the coming three years (i.e. from 2011-12 to 2013-14).

Asked by: Hon. CHAN Hak-kan

Reply:

The Hong Kong Housing Authority will demolish So Uk Estate Phase 2 and Tung Tau Estate Block 22 in the coming three years (i.e. from 2011-12 to 2013-14). These two old public rental housing (PRH) sites will be retained for PRH development upon demolition. As both projects are still at planning stage, their specific details such as the expected number of PRH flats to be provided will be determined after detail consideration of various factors.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION****THB(H)004**

Question Serial No.

1229

Head: 62 Housing DepartmentSubhead (No. & title):Programme:Controlling Officer: Permanent Secretary for Transport and Housing (Housing)Director of Bureau: Secretary for Transport and HousingQuestion:

It is mentioned in the Budget Speech that the Government will be “paying two months’ rent for public housing tenants. The Government will pay two months’ base rent for tenants who are required to pay extra rent to the Hong Kong Housing Authority. For non-elderly tenants of the Hong Kong Housing Society’s Group B estates, the Government will pay two-thirds of their rent for two months. This measure will involve expenditure of approximately \$1.9 billion.” In this respect, would the Administration advise the Committee of: the detailed breakdown of expenditure of the above-mentioned relief measures for the respective tenants; and the estimated earliest time for the disbursement of rent assistance to the respective tenants?

Asked by: Hon. FUNG Kin-kee, FrederickReply:

The proposal of paying two months’ rent for public housing tenants by the Government involves expenditure of approximately \$1.9 billion. About \$1.8 billion will be paid to the Hong Kong Housing Authority (HA) and another \$90 million will be paid to the Hong Kong Housing Society (HKHS). The breakdown is as follows -

Payment to the HA	
For paying two months’ rent for tenants/licencees of the HA paying normal rent	About \$1.7 billion
For paying two months’ net rent of the HA tenant/licencees paying additional rent	About \$73 million
<i>Sub-total</i>	About \$1.8 billion
Payment to the HKHS	
For paying two months’ rent for tenants of the HKHS Group A estates and tenants of Elderly Persons’ Flats in the HKHS Group B estates	About \$83 million
For paying two-thirds of the net rent for two months for non-Elderly Persons’ Flats tenants of the HKHS Group B estates	About \$6 million
<i>Sub-total</i>	About \$90 million
Total	About \$1.9 billion

The Administration will seek funding approval from the Legislative Council Finance Committee (FC). Subject to the FC's approval, the HA and the HKHS will start the necessary preparatory work. It is expected that the proposed measure could be implemented in two months' time after the necessary approval and will take effect after mid-2011.

Signature _____
Name in block letters D.W. Pescod
Post Title Permanent Secretary for Transport
 and Housing (Housing)
Date 17.3.2011

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

THB(H)005

Question Serial No.

0119

Head: 62 Housing Department

Subhead (No. & title):

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide information on the population and number of families affected by squatter clearances or emergency clearances in 2008-09, 2009-10, and 2010-11, and the percentages of such clearances being assisted in the form of public rental housing, interim housing and other subsidies respectively. What is the percentage of the above affected families receiving local rehousing?

Asked by: Hon. CHAN Kam-lam

Reply:

According to the records of the Lands Department (LandsD) and the Housing Department (HD), the numbers of households and people affected by squatter clearances or emergency clearances in 2008-09 were about 340 and 1 260 respectively. Excluding the clearances who did not want to apply or were not eligible for rehousing, about 120 households (230 people) submitted rehousing applications which were referred by the LandsD to the HD for follow-up. The percentages of eligible clearances who were offered public rental housing, interim housing and other subsidies concerning rehousing were 80%, 16% and 4% respectively.

The numbers of households and people affected by squatter clearances or emergency clearances in 2009-10 were about 230 and 530 respectively, among which about 190 households (400 people) applied for rehousing. The percentages of eligible clearances who were offered public rental housing, interim housing and other subsidies concerning rehousing were 66%, 29% and 5% respectively.

The numbers of households and people affected by squatter clearances or emergency clearances in 2010-11 (up to 28 February 2011) were about 640 and 1 840 respectively, among which about 170 households (330 people) applied for rehousing. The percentages of eligible clearances who were offered public rental housing, interim housing and other subsidies concerning rehousing were 70%, 26% and 4% respectively.

The HD does not have breakdowns for households which have been rehoused locally.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)006

Question Serial No.

0190

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

The work under this Programme includes the monitoring of the developments in the private residential rental market. Facing the feverish housing market and the continual rise in the rents of private residential flats for 21 consecutive months since April 2009, has the Administration devised any measures to ease the burden of rental payments of the public? As regards those awaiting the allocation of public rental housing, has the Administration considered taking any measures to ease their burden of rental payments during the waiting period? If yes, how much manpower and expenditure are involved respectively? If no, what are the reasons?

Asked by: Hon. CHAN Kam-lam

Reply:

The Transport and Housing Bureau (THB) monitors the development of the private residential market. It compiles and collates statistics related to housing supply from relevant bureaux and departments, and makes public the information regularly.

It is our policy objective to ensure the healthy and stable development of the property market. The Government has implemented a series of short, medium and long-term measures along the four directions, which include increasing land supply to tackle the problem at source, combating speculative activities, enhancing the transparency of property transactions, and preventing excessive expansion in mortgage lending.

To address the supply problem at source, the Government has set the target of providing land sufficient to produce about 20 000 private residential flats per annum in the next 10 years. It is estimated that the housing land can reach a total of about 35 000 units in the coming year. MTR Corporation Limited is going to be an important source of supply of sites for residential developments. The sites at Nam Cheong, Tsuen Wan, Tai Wai, Tin Shui Wai and Tseung Kwan O are expected to provide an estimated 14 600 units.

Having taken into account the views received during the Public Consultation on Subsidising Home Ownership conducted by the THB from May to September 2010, and the experience of the previous subsidized home ownership schemes, the Government has announced that, in collaboration with the Hong Kong Housing Society, it will introduce the My Home Purchase Plan (MHPP) premised on the concept of "rent-and-buy". The MHPP will more effectively target households with the ability to pay mortgages in the long run, but who cannot immediately afford the down payment in the face of short-term property price fluctuations, by providing them with a buffer so that they will have time to save up for flat purchase. Also, MHPP helps increase the supply of "no-frills" small and medium sized private residential flats.

Moreover, the Government will put up for sale by tender five residential sites in 2011-12, with restrictions in the sale conditions over their use for construction of about 3 000 small and medium-sized flats in total. This will help increase the supply of small and medium-sized flats. In addition, the West Rail Property Development Limited has redesigned six property developments above MTR stations along the West Rail in

respect of which master layout plans and building plans have been approved. This will also help increase the supply of small and medium-sized flats.

As for public rental housing (PRH) applicants, the Government and the Hong Kong Housing Authority's objective is to maintain the average waiting time for general Waiting List applicants at around three years. As at December 2010, the average waiting time for general Waiting List applicants and elderly one-person applicants were around two years and 1.1 years respectively. Applicants with pressing housing need may apply for early rehousing under Compassionate Rehousing with recommendations by the Social Welfare Department.

Overall, the Government provides people various levels of housing options for purchase or rental to suit their circumstances. The first level is PRH for low-income families who cannot afford private rental accommodation. Above PRH is the second-hand Home Ownership Scheme (HOS) flats in the HOS Secondary Market where HOS owners may sell their flats to Green Form certificate holders without paying premium. The next levels are flats of lower prices (including HOS flats sold in the open market) in the private property market targeting the general public, and the MHPP flats. In the private property sector, residential flats at various market prices are also available in both the primary and secondary markets to satisfy the diverse demands of those who can afford private flats.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)007

Question Serial No.

0191

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

In 2011-12, the Administration will enhance the transparency of the sale of first-hand private residential properties, in particular the Steering Committee on the Regulation of the Sale of First-hand Residential Properties by Legislation will put forward practical recommendations. Before the legislation is introduced, in what ways will the Administration protect the interests of flat buyers? What is the expenditure involved?

Asked by: Hon. CHAN Kam-lam

Reply:

The Government is committed to maintaining the healthy development of the private residential property market, safeguarding the reasonable rights of consumers, and ensuring that consumers have access to accurate and comprehensive property information, in particular information on uncompleted first-hand residential properties. The Administration adopts a multi-pronged mechanism to enhance the transparency of the sales of uncompleted first-hand residential properties, which includes the Lands Department's Consent Scheme (the Consent Scheme), the guidelines issued by the Real Estate Developers Association of Hong Kong (REDA), the regulatory work of the Estate Agents Authority (EAA), and the promotion and consumer education work of the Consumer Council (CC).

Over the past two years, the Transport and Housing Bureau (THB) has implemented, through the Consent Scheme and REDA's guidelines, a number of measures to enhance the transparency and clarity of the property and transaction information on uncompleted first-hand private residential properties. These include the implementation of the "nine new measures" on sales brochures, price lists, show flats and transaction information announced in April 2010.

To further strengthen the regulation of the sale of first-hand residential properties, THB has established a Steering Committee on the Regulation of the Sale of First-hand Residential Properties by Legislation (the Steering Committee) to discuss specific issues pertaining to the regulation of the sale of first-hand properties by legislation. The Steering Committee intends to include projects developed under old lease conditions, Consent Scheme projects, and non-Consent Scheme projects in the proposed legislation. The Steering Committee commenced work in November 2010 and will come up with practical recommendations by October 2011. THB's target is to take forward the subsequent consultation in the form of a White Bill in order to expedite the process.

In 2011-12, THB will continue to monitor the sales of uncompleted first-hand private residential properties to see if the developers comply with the requirements of the Consent Scheme and/or REDA's guidelines. In this regard, THB will continue to examine, among other things, the sales brochures, price lists and show flats of uncompleted first-hand private residential properties and will refer cases of non-compliance with the Consent Scheme requirements and/or REDA's guidelines to the Lands Department and/or REDA for appropriate follow up actions.

Also, EAA will take disciplinary action against licensees which are found to be in breach of the Estate Agents Ordinance, its Code of Ethics or Practice Circulars. CC will take follow up actions, including mediation, upon receipt of complaints.

The monitoring of the sale of private uncompleted first-hand residential properties is an on-going function of THB, and it forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have a breakdown on the expenditure for this particular duty.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)008

Question Serial No.

1283

Head: 62 Housing Department

Subhead (No. & title):

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

The estates under the Tenants Purchase Scheme (TPS) have gradually shown signs of disrepair in recent years. In connection with the Planned Survey conducted on the TPS buildings:

- (a) How many estates were inspected in the past three financial years (i.e. 2008-09 to 2010-11)? How many buildings were involved? Were any estates found to be in need of maintenance works after the survey? If yes, please list in table form the maintenance works involved.
- (b) Has financial resource been reserved for injection into the Maintenance Fund of the TPS estates?

Asked by: Hon. CHAN Hak-kan

Reply:

- (a) In 2008 to 2010, the Independent Checking Unit (ICU) of the Housing Department completed surveys in five Tenants Purchase Scheme (TPS) estates, involving 29 buildings. No serious disrepair was detected and therefore no statutory order requiring repairs to the estates concerned was issued. However, since minor disrepair including defective concrete and loose finishes on the external walls were identified in one of the estates, the ICU issued an advisory letter to the Incorporated Owners of the estate to carry out the necessary repair. The repair works were completed by end-2008.
- (b) When the Hong Kong Housing Authority (HA) put flats in the TPS estates up for sale, it set up for each estate a "Maintenance Fund" to which a one-off sum equivalent to \$14,000 per residential unit was injected. It is expected that the injected amount should be able to cover the expenses arising from major maintenance works in common area and facilities of the estate for ten-years after the sale.

The sold flats in the TPS estates are no different from private domestic properties and their owners are liable for the payment of the maintenance fees of the estates. Being the owner of the unsold TPS flats, the HA pays the management fees according to the apportionment of management share every month and bears the payment of the maintenance fees with the other owners. The HA would not inject additional funding into the Maintenance Fund of the TPS estates.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)009

Question Serial No.

3667

Head: 62 Housing Department

Subhead (No. & title):

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding dilapidated buildings, the actual number of reports from members of the public attended to in 2010 was 383, much higher than that in 2009. Will the Government advise us of the following:

- (a) The Administration estimates that the number of reports from members of the public attended to in 2011 will be 350. Will there be enough manpower to follow up on these cases? and
- (b) Reports from members of the public have been increasing, but no repair orders have been issued. How will the Administration follow up on the cases to which repair orders have not been issued?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

- (a) Independent Checking Unit (ICU) of Housing Department estimates the number of cases to be handled in 2011 by making reference to the actual figures in 2010. The ICU will flexibly deploy its internal manpower resources to ensure there would be sufficient resources to cope with the work.
- (b) In 2010, the ICU handled 383 reports from members of the public on dilapidated buildings. After investigation, most of the cases were related to some minor building defects and only about 3% of the cases requiring the ICU to issue advisory letters to owners requesting them to carry out necessary repair works. Upon receipt of the advisory letters, all owners had subsequently completed the repair works. Hence, it is considered not necessary to issue repair orders.

Signature _____

Name in block letters D.W. Pescod

Post Title Permanent Secretary for Transport
and Housing (Housing)

Date 17.3.2011

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

THB(H)010

Question Serial No.

0214

Head: 62 Housing Department

Subhead (No. & title):

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Has the Government reserved any financial resource to study the resumption of Home Ownership Scheme? If yes, how much financial resource is involved? If no, what are the reasons?

Asked by: Hon. CHAN Kam-lam

Reply:

No resources have been reserved for this purpose. The Government notes that some people have suggested resumption of the Home Ownership Scheme (HOS) and the underlying reason is they hope that there will be more affordable flats in the market. The Government understands their concern and aspiration. The Government has learnt from the experience of previous subsidized home ownership schemes, and has announced that, in collaboration with the Hong Kong Housing Society, it will introduce the My Home Purchase Plan (MHPP) premised on the concept of "rent-and-buy". The MHPP will more effectively target households with the ability to pay mortgages in the long run, but which cannot immediately afford the down payment in the face of short-term property price fluctuations, and to allow such potential home buyers some time to save up for their home purchase.

In the long run, the Government will increase land supply in response to market demand. In the next decade, the Government has set a target of making available land for the construction of an average of about 20 000 private residential flats each year. The Government will also put up for sale by tender five residential sites in 2011-12, and restricting in the sale conditions their use for construction of about 3 000 small and medium-sized flats in total. This will help increase the supply of small and medium-sized flats. In addition, the West Rail Property Development Limited has redesigned six property developments above MTR stations along the West Rail in respect of which master layout plans and building plans have been approved. This will also help increase the supply of small and medium-sized flats. MHPP, together with the measures to increase housing land supply including housing land for small and medium-sized flats, as well as the initiatives to revitalize the HOS Secondary Market, will help increase the choice of accommodation available and thus cater for different housing needs.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)011

Question Serial No.

0215

Head: 62 Housing Department

Subhead (No. & title):

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Has the Administration earmarked any financial resource specifically to tackle the difficulties of the lower strata in home ownership by further studying measures to revitalise the secondary market of the Home Ownership Scheme (HOS) flats? If yes, what is the expenditure incurred? Will the scope of the study take into account the relaxation of the restrictions on the HOS Secondary Market so as to allow those with White Form status to acquire HOS flats in the secondary market without premium payment?

Asked by: Hon. CHAN Kam-lam

Reply:

The Home Ownership Scheme (HOS) Secondary Market Scheme was launched in 1997. Under the Scheme, HOS flat owners are allowed to sell their flats to sitting or prospective public rental housing (PRH) tenants without payment of premium. The objective is to provide an avenue for sitting PRH tenants and Green Form certificate holders to attain home ownership and at the same time vacate more PRH units for allocation to other persons and families in genuine need.

In 2010, the Hong Kong Housing Authority implemented several measures to revitalize the HOS Secondary Market, including the Premium Loan Guarantee Scheme, extension of the mortgage default guarantee period for HOS buyers to 30 years and streamlining administrative arrangements and enhancing publicity. No additional expenditure and manpower will be incurred. We will continue to closely monitor the implementation of these measures.

As regards the proposal to allow White Form applicants to purchase in the HOS Secondary Market HOS flats that have not paid premium, this is tantamount to using public money for subsidizing home ownership. There is a need to consider whether the proposal can help those in genuine need of home ownership. It also involves the issue of equity, such as which group of people should get the subsidy. Another point of consideration is whether the demand and supply of HOS flats can be effectively matched. Such a proposal thus requires careful study.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)012

Question Serial No.

0238

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the My Home Purchase Plan, it has been under the criticism due to its late delivery and incapability to meet the timely housing needs of local residents. Will the Administration consider advancing the delivery of the My Home Purchase Plan; and when will the Administration announce the details of this Plan, particularly in the calculation of premium involved?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The Government announced in October 2010 that it would in collaboration with the Hong Kong Housing Society (HKHS) introduce "My Home Purchase Plan" (MHPP). The first MHPP project at Tsing Luk Street will provide about 1 000 small and medium-sized "no-frills" units. We expect to invite applications in 2012 and the project will be completed in 2014.

The Financial Secretary announced in the 2011-12 Budget Speech that the second MHPP project would be in Sha Tin. We will work out the implementation details for the Sha Tin project with the HKHS as soon as possible.

The Government has already earmarked sites in Tsing Yi, Sha Tin, Diamond Hill, Tai Po, Tuen Mun and other areas aiming for a total of some 5 000 flats to be built under MHPP. We will expedite the preparatory work as far as possible so that these MHPP projects can be implemented as early as possible. Details will be released once the preparatory work is completed.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)013

Question Serial No.

0462

Head: 62 Housing Department

Subhead (No. & title):

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

The provision for 2011-12 represents an increase of 21.7% over the revised estimates for 2010-11. The Administration has indicated that the expenditure is to provide an addition of ten staff for implementing the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme. Will the Administration provide the following information:

- (a) list out the ten posts for recruitment, their duties and nature of employment; and
- (b) explain, other than the manpower, what are the plans of the Independent Checking Unit in place in 2011-12 for implementing the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme. Is there any stipulated number of target courts/ estates to be inspected and for the extension of the schemes? What is the expenditure incurred?

Asked by: Hon. WONG Kwok-kin

Reply:

- (a) The ten additional posts are one Senior Professional, two Professionals, five Technical Officer grade and Site Supervisory grade officers as well as two Clerical grade officers. Their main duties are to administer the relevant legislation on the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) under the delegated authority from the Director of Buildings. Their employment is on civil service permanent terms.
- (b) With the ten additional staff, the Independent Checking Unit (ICU) of Housing Department will set up a team to implement the MBIS and MWIS in properties sold under the Home Ownership Scheme and Tenants Purchase Scheme and the divested retail and carparking facilities. The control mechanism and standards adopted by the ICU for the MBIS and MWIS will be in line with that of the Buildings Department. The initial target of the ICU is to handle about 60 buildings and 68 000 domestic flats under the MBIS and the MWIS every year. The total estimated expenditure is about \$16 million per year including the staff cost of about \$7 million.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)014

Head: 62 Housing Department

Subhead (No. & title):

Question Serial No.

2018

Programme:

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

Director of Bureau: Secretary for Transport and Housing

Question:

In connection with the implementation of the Framework Agreement on Hong Kong/Guangdong Co-operation (the Framework Agreement) and the increasing co-operation between the Mainland and Hong Kong in recent years, please provide details of the various cross-boundary programmes or projects participated by the Housing Department/Transport and Housing Bureau (Housing) and their divisions:

- 1) Please set out the details of cross-boundary programmes or projects from 2008-09 to 2010-11 using the following format:

Programme/ Project title	Specific contents, purposes and whether it is related to the Framework Agreement	Expenditure incurred	Names of Mainland authorities or organisations involved	Progress (percentage completed, commencement date and expected completion date)	Have the specific contents, purposes, amount of money or implications for the public, society, culture or ecology, etc. been made public? If yes, what were the channels for releasing the information and the manpower and expenditure involved? If not, what are the reasons?

- 2) Please set out the details of cross-boundary programmes or projects for 2011-12 using the following format:

Programme/ Project title	Specific contents, purposes and whether it is related to the Framework Agreement	Expenditure incurred	Names of Mainland authorities or organisations involved	Progress (percentage completed, commencement date and expected completion date)	Will the specific contents, purposes, amount of money or implications for the public, society, culture or ecology be made public? If yes, what are the channels for releasing the information and the manpower and expenditure involved? If not, what are the reasons?

- 3) In addition to the programmes or projects listed above, are there other forms of co-operation between the Mainland and Hong Kong? If yes, in what forms? What were the manpower and expenditure involved in the past three years? How much expenditure and manpower have been earmarked in the 2011-12 estimate?

Asked by: Hon. HO Sau-lan, Cyd

Reply:

We have no cross-boundary programmes or projects in 2008-09 to 2011-12.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)015

Question Serial No.

0464

Head: 62 Housing Department

Subhead (No. & title):

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Would the Administration advise us of:

- (a) the reasons for the number of advisory letters issued against unauthorised building works to increase substantially from 663 in 2009 to 1 039 in 2010 according to the Indicators under this Programme;
- (b) the number of estates/courts and retail/car parking premises surveyed in the previous year, and whether there was an increase as compared with 2009;
- (c) the number of letters, among the 1 039 advisory letters, issued to the following:
 - (i) owners' corporations;
 - (ii) individual property owners;
 - (iii) non-domestic occupants/commercial premises; and
- (d) the number of cases which involve the issuance of removal orders since no improvement works have been carried out accordingly upon the issuance of the advisory letters?

Asked by: Hon. WONG Kwok-kin

Reply:

- (a) Since the Independent Checking Unit (ICU) of Housing Department carries out Planned Survey for different Home Ownership Scheme courts/Tenants Purchase Scheme estates each year and the extent of unauthorized building works (UBW) does vary. The ICU issues advisory letters under various situations such as receipt of complaints, thus the numbers of advisory letters issued with respect to UBW differs from year to year, and cannot be compared directly. The advisory letters issued under the Planned Survey Programme comprises about 95% of the 2010 total number. The higher number of advisory letters issued in 2010 is mainly due to the fact that some of the buildings under survey had more intense cases of UBW.
- (b) In 2010, the ICU surveyed 11 estates/courts involving 22 buildings under the Planned Survey Programme. As compared with 2009, the number of estates/courts surveyed increased by five, while the buildings involved slightly reduced by two. The Planned Survey Programme targets mainly at UBW at the external walls of the domestic buildings and does not cover the retail and carparking facilities.
- (c) We do not keep figures on the types of recipients of advisory letters nor the properties involved. In general, the majority of advisory letters were issued to individual owners of domestic buildings and only a few of them were related to the Incorporated Owners or commercial facilities.

- (d) As at February 2011, among the 1 039 advisory letters issued in 2010, 349 owners had completed the required improvement works upon receipt of the advisory letters. The ICU is also actively following up with 191 cases where improvement works are being carried out. For the remaining 499 cases where owners have not carried out any improvement works upon receipt of the advisory letters, the ICU has served removal orders to these owners.

Signature _____

Name in block letters D.W. Pescod

Post Title Permanent Secretary for Transport
and Housing (Housing)

Date 17.3.2011

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

THB(H)016

Question Serial No.

0465

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

The Brief Description under the Programme mentions that the work of the Administration involves collecting data on private housing supply and conducting analysis on developments in the private housing market, as well as monitoring the private residential rental market. In this connection, I would like to ask the Administration:

- (a) At present, the price indices and data on private housing are mainly provided by certain real estate agencies. Will the Administration consider setting up similar price and rent indices on private housing so as to provide officially collected and compiled data and indexes for reference by the public?
- (b) Will the Administration publish the findings of its analysis on developments in the private housing market for reference by the public?

Asked by: Hon. WONG Kwok-kin

Reply:

The Rating and Valuation Department (RVD) is responsible for compiling the official price and rental indices on private residential properties. The indices are uploaded onto RVD's website on a monthly basis for public information.

Also, the Transport and Housing Bureau (THB) collects from relevant departments data which is useful for projecting the supply of first-hand private residential flats in that year and the coming few years, and makes projections on the number of private residential flats which commence construction in that year, the number of flats to be completed in that year, and the estimated supply of private residential flats in the coming few years. THB (and the former Housing, Planning and Lands Bureau) has been providing the aforementioned data in its website on a quarterly basis since November 2004.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)017

Question Serial No.

0466

Head: 62 Housing Department Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in Matters Requiring Special Attention in 2011-12 that the Administration will liaise with the Hong Kong Housing Society on the implementation of My Home Purchase Plan (MHPP). Will the Administration advise on the following:

- (a) The current stage of progress of the MHPP; the time that the Tsing Luk Street project in Tsing Yi will formally commence, and when the Administration expects the first batch of MHPP flats to be launched in the market for application by the public.
- (b) In paragraph 30 of the Budget Speech, it is mentioned that in addition to Tsing Yi and Sha Tin, the Government has earmarked sites in Diamond Hill, Tai Po and Tuen Mun for a total of 5 000 flats under the MHPP. Please provide the exact locations/lots for building the flats, the estimated number of flats to be built in each location and the anticipated commencement dates of the works. What are the reasons if the relevant details cannot be provided?

Asked by: Hon. WONG Kwok-kin

Reply:

The Government announced in October 2010 that it would in collaboration with the Hong Kong Housing Society (HKHS) introduce "My Home Purchase Plan" (MHPP). The first MHPP project at Tsing Luk Street will provide about 1 000 small and medium-sized "no-frills" units. We expect to invite applications in 2012 and the project will be completed in 2014. The HKHS will announce the exact application period and other details for the Tsing Luk Street project when ready.

The Financial Secretary announced in the 2011-12 Budget Speech that the second MHPP project would be in Sha Tin. We will work out the implementation details for the Sha Tin project with the HKHS as soon as possible.

The Government has already earmarked sites in Tsing Yi, Sha Tin, Diamond Hill, Tai Po, Tuen Mun and other areas aiming for a total of some 5 000 flats to be built under MHPP. We will expedite the preparatory work as far as possible so that these MHPP projects can be implemented as early as possible. Details will be released once the preparatory work is completed.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)018

Question Serial No.

1696

Head: 62 Housing Department Subhead (No. & title):

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in the Matters Requiring Special Attention in 2011-12 under Programme (5) that the Administration will monitor the progress on supply and timely availability of public housing sites. Will the Administration advise on the following:

- (a) How many sites were originally planned for public housing development in the previous year (i.e. 2010-11)? What were the districts or lots involved? Have the plans for building public housing flats eventually been implemented?
- (b) In the past three years (i.e. 2008-09, 2009-10 and 2010-11), how many sites which were originally planned for public housing development were put on hold for some other reasons? Please list the reasons for the hold-up, if any.
- (c) The number and location of the sites which are now available for the construction of public housing.
- (d) Apart from public housing, there is also a need for identifying land for the My Home Purchase Plan (MHPP). What are the differences between the two in terms of the principle of consideration? How can the Administration ensure that there is an adequate supply of land for both public housing and the MHPP so as to avoid competing demands?

Asked by: Hon. WONG Kwok-kin

Reply:

- (a) A total of four public rental housing (PRH) projects were added in 2010-11. The Urban and Extended Urban areas have one project each while the remaining two projects are in the New Territories. Since these projects are still in early planning stage, their specific details such as the expected number of units to be provided will be determined after detailed consideration of various factors such as change of land use, site formation and different views from the local communities etc.
- (b) In the past three years (from 2008-09 to 2010-11), the following two planned PRH development projects were found not suitable for PRH development after detailed study by the Government.

Projects	Reasons for Not Suitable for PRH Use
Tai Po Area 1 (part)	It is considered more suitable for government, institution or community use.
Ex-Homantin Estate Site	It is considered more suitable for private housing development.

- (c) According to the current five-year rolling Public Housing Construction Programme of the Hong Kong Housing Authority, the anticipated new PRH production during the five-year period starting from 2010-11 is about 75 000 flats, averaging about 15 000 flats per year. About 60% of the new PRH flats are located in the Urban area, 30 % in the Extended Urban area and the remaining in the New Territories.
- (d) As stated clearly in the 2010 Policy Address, My Home Purchase Plan will not reduce the supply of private residential land or land for PRH, as the land will not come from either the Application List or the sites earmarked for PRH. The Steering Committee on Housing Land Supply chaired by the Financial Secretary co-ordinates the efforts of the bureaux and departments concerned to ensure that issues relating to housing land will be dealt with as a matter of priority to guarantee a stable and adequate supply of housing land.

Signature _____

Name in block letters D.W. Pescod

Post Title Permanent Secretary for Transport
and Housing (Housing)

Date 17.3.2011

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

THB(H)019

Question Serial No.

2045

Head: 62 Housing Department

Subhead (No. & title):

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the Government's payment of two months' rent for public housing tenants, for which two months and in what way will the rent be paid?

Asked by: Hon. LEUNG Kwok-hung

Reply:

The Administration will seek funding approval from the Legislative Council Finance Committee (FC). Subject to the FC's approval, the Hong Kong Housing Authority and the Hong Kong Housing Society will start the necessary preparatory work. It is expected that the proposed measure could be implemented in two months' time after the necessary approval. The measure is expected to take effect after mid-2011, when the tenants/licencees concerned will not be required to pay all or part of the rent/licence fees for two months.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)020

Question Serial No.

0708

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

The Budget states clearly that the Government will continue to identify more suitable sites for the My Home Purchase Plan in the future. In this regard, can the Administration explain whether it will provide land for the My Home Purchase Plan at “zero land cost”, “concessionary land cost”, or other forms of “My Home Purchase Plan land cost”?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

Under My Home Purchase Plan (MHPP), the Hong Kong Housing Society will pay the market value land premium applicable to MHPP; reflecting the “no-frills” nature and the prescribed range in the sizes of the flats; the alienation restrictions whereby MHPP flats may only be rented and not for sale during the first two years to a prescribed target group; the subsidy element for tenants during the tenancy period at 50% of the net market rent; and the ultimate sale of the flats at market prices to MHPP tenants and other purchasers.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)021

Question Serial No.

0709

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

If the My Home Purchase Plan (MHPP) is an enhanced version of the Home Ownership Scheme, will the Administration undertake to construct the MHPP flats at "zero land cost"? And will the Administration hold an open competition of architectural design for the selection of an optimal design in order to reduce the overall construction cost and provide the public with a genuinely no-frills option of home ownership?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

The Government, in collaboration with the Hong Kong Housing Society (HKHS), will introduce the My Home Purchase Plan (MHPP), premised on the concept of "rent-and-buy". The MHPP will provide households that have the ability to pay mortgages in the long run, but which cannot immediately afford the down payment in the face of short-term property price fluctuations, a buffer so that they will have time to save up for flat purchase. The MHPP will also help increase the supply of "no-frills" small and medium-sized private residential flats.

Under MHPP, the HKHS will pay the market value land premium applicable to MHPP; reflecting the "no-frills" nature and the prescribed range in the sizes of the flats; the alienation restrictions whereby MHPP flats may only be rented and not for sale during the first two years to a prescribed target group; the subsidy element for tenants during the tenancy period at 50% of the net market rent; and the ultimate sale of the flats at market prices to MHPP tenants and other purchasers.

Flats under the MHPP are "no frills" in nature. Also, given the flats will be for rental only and not for sale in the first two years, they will be at least two year-old flats at the point of sale. The market prices of the flats will reflect the "no frills" nature and the age of the flats.

To ensure the timely implementation of the MHPP, preparatory work has already started. The Government has no plan to organize architectural design competitions for MHPP projects.

Signature _____

Name in block letters _____ D.W. Pescod

Post Title _____ Permanent Secretary for Transport
and Housing (Housing)

Date _____ 17.3.2011

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

THB(H)022

Question Serial No.

2318

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in the Matters Requiring Special Attention in 2011-12 that the Housing Department will “liaise with the Hong Kong Housing Society (HKHS) on the implementation of My Home Purchase Plan”. Will the Administration advise this Committee of: the latest progress of the above-mentioned plan (the Plan); the internal expenditure incurred by the Administration and the manpower required in implementing the Plan; the latest agreement with the HKHS on land premium, subsidy, scale of development, and the price, size and number of flats, and facilities, etc.; the specific locations of the land reserved for the Plan; and the estimated earliest times for application and intake?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The Government announced in October 2010 that it would in collaboration with the Hong Kong Housing Society (HKHS) introduce “My Home Purchase Plan” (MHPP). The first MHPP project at Tsing Luk Street will provide about 1 000 small and medium-sized “no-frills” units. We expect to invite applications in 2012 and the project will be completed in 2014.

The Financial Secretary announced in the 2011-12 Budget Speech that the second MHPP project would be in Sha Tin. We will work out the implementation details for the Sha Tin project with the HKHS as soon as possible.

The Government has already earmarked sites in Tsing Yi, Sha Tin, Diamond Hill, Tai Po, Tuen Mun and other areas aiming for a total of some 5 000 flats to be built under MHPP. We will expedite the preparatory work as far as possible so that these MHPP projects can be implemented as early as possible. Details will be released once the preparatory work is completed.

Under MHPP, the HKHS will pay the market value land premium applicable to MHPP; reflecting the “no-frills” nature and the prescribed range in the sizes of the flats; the alienation restrictions whereby MHPP flats may only be rented and not for sale during the first two years to a prescribed target group; the subsidy element for tenants during the tenancy period at 50% of the net market rent; and the ultimate sale of the flats at market prices to MHPP tenants and other purchasers.

Flats under the MHPP are “no frills” in nature. Also, given the flats will be for rental only and not for sale in the first two years, they will be at least two year-old flats at the point of sale. The market prices of the flats will reflect the “no frills” nature and the age of the flats.

Implementing MHPP in collaboration with the HKHS forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have a breakdown on the expenditure for this particular duty.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)023

Question Serial No.

2319

Head: 62 Housing Department

Subhead (No. & title):

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

As regards the “implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme” mentioned under the Matters Requiring Special Attention in 2011-12, will the Administration advise this Committee of: the estimated expenditure and manpower to be involved in the implementation of the above schemes for the coming three years (i.e. from 2011-12 to 2013-14); as well as the estimated expenditure on the employment of relevant technical personnel and professionals?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

Buildings Department (BD) will implement the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) in 2011. In support of these initiatives, the Independent Checking Unit (ICU) of Housing Department will implement the MBIS and MWIS in respect of properties sold under the Home Ownership Scheme and Tenants Purchase Scheme and the divested retail and carparking facilities under the delegated authority from the Director of Buildings. The control mechanism and standards adopted by the ICU for the MBIS and MWIS will be in line with that of BD. Ten additional staff will be needed to set up a team to undertake this work.

The initial target of the ICU is to handle about 60 buildings and 68 000 domestic flats under the MBIS and the MWIS every year. For the first three years (i.e. 2011-12 to 2013-14), the total estimated expenditure is about \$16 million per year, including staff costs of about \$7 million. The posts involved include one Senior Professional, two Professionals, five Technical Officer grade and Site Supervisory grade officers as well as two Clerical grade officers.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)024

Question Serial No.

2320

Head: 62 Housing Department

Subhead (No. & title):

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in the Brief Description that “administering housing-related infrastructure projects under the Capital Works Reserve Fund (CWRP) Head 711 by providing intra-Governmental services for implementation of these projects. The work involves ... project inception, feasibility study, funding approval, detailed design and construction ...”. Will the Administration advise this Committee of: the annual expenditure on public rental housing (PRH) production, the number of completed/scheduled-to-be-completed PRH units, the average cost of each PRH unit, and the number of employment places created in each of the last 3 years (i.e. from 2008-09 to 2010-11) and the estimated figures in each of the next 5 years (i.e. from 2011-12 to 2015-16)?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

Projects under the Capital Works Reserve Fund Head 711 are housing-related infrastructure projects. The construction of public rental housing (PRH) is funded by the Hong Kong Housing Authority (HA).

According to the current five-year rolling Public Housing Construction Programme of the HA, the total anticipated PRH production during the five-year period starting from 2010-11 (i.e. 2010-11 to 2014-15) is about 75 000 flats with an average of about 15 000 flats per year. In this five-year period, the anticipated average annual expenditure for the construction of public housing is about \$7.5 billion (including the construction cost of PRH units, related commercial and carparking facilities and manpower cost etc). Estimated job creation is about 5 000 jobs per year and the average construction cost of each PRH unit is about \$0.42 million.

Signature _____

Name in block letters _____ D.W. Pescod

Post Title _____ Permanent Secretary for Transport
and Housing (Housing)

Date _____ 17.3.2011

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

THB(H)025

Question Serial No.

2321

Head: 62 Housing Department

Subhead (No. & title):

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the task to “monitor the progress on supply and timely availability of public housing sites” mentioned in the Matters Requiring Special Attention, will the Administration inform this Committee of: the concrete measures to ensure the timely availability of public housing sites; the difficulties encountered in identifying public housing sites in the past and the measures to relieve and overcome the difficulties; the locations of the sites for public housing development proposed by the Administration in the past three years (i.e. from 2008-09 to 2010-11) and the latest progress; and the measures to develop land resources in the long run?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

There is an internal coordinating mechanism within the Government which operates through the Committee on Planning and Land Development, the Committee on Housing Development, and the Planning Department-Housing Department Liaison Meeting to monitor the overall land supply for public housing. This is to ensure that the proposed land use is set with regard to the overall development of society and in particular that there is sufficient land supply to cater for the demand for public rental housing (PRH).

In addition, the Steering Committee on Housing Land Supply chaired by the Financial Secretary co-ordinates the efforts of the bureaux and departments concerned to ensure that issues relating to land for PRH and private housing will be dealt with as a matter of priority to safeguard a stable and adequate supply of land, with a view to maintaining the average waiting time for general PRH applicants at around three years.

The Hong Kong Housing Authority (HA) will continue to liaise closely with the concerned policy bureaux, government departments, district councils and local communities to identify suitable sites in different parts of the territory for PRH development. The HA will consider all viable sites, regardless of their sizes, for PRH development under the principle of optimal utilization of valuable land resources to maintain cost-effective and sustainable development, in order to provide adequate PRH units to cater for the demand.

Besides technical problems (such as development constraints, change in land use, land resumption, clearance and site formation etc), difficulties encountered when identifying suitable public housing sites also include different views from the local communities. In order to foster participation of the residents and the District Councils in PRH development projects, the HA has formalized the consultation process for major PRH developments. We gather views from the locals through organizing community workshops with a view to enhancing communication and achieving social cohesion.

A total of six PRH projects were added during the period from 2008-09 to 2010-11. The Urban and Extended Urban areas have one project each while the remaining four projects are in the New Territories. Since these projects are still in early planning and design stage, their specific details such as the expected number of units to be provided will be determined after detailed consideration of various factors such as change of land use, site formation and different views from the local communities etc.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)026

Question Serial No.

2322

Head: 62 Housing Department

Subhead (No. & title):

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Concerning the work to “liaise with concerned bureaux/departments to administer the release of prime public housing sites to the Government” mentioned in Matters Requiring Special Attention in 2011-12, will the Administration advise this Committee of: the principle and rationale behind the decision to release the prime public housing sites to the Government; the prime public housing sites anticipated to be released to the Government in the coming five years (from 2011-12 to 2015-16); and whether it has assessed the relevant impacts on the community composition and the supply of land for public housing?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

With the objective of maintaining the average waiting time for public rental housing (PRH) at around three years, cleared PRH sites will be retained for PRH development as far as possible. The Government and the Hong Kong Housing Authority (HA) will regularly review the land supply for PRH, the progress of PRH development projects and the amount of PRH flat production to meet the abovementioned objective, which are also the basic principles under which the feasibility of returning prime PRH sites to the Government is to be assessed.

At present, the HA has no intention to return any of its planned PRH sites to the Government in the coming five years (i.e. 2011-12 to 2015-16).

Signature _____

Name in block letters _____ D.W. Pescod

Post Title _____ Permanent Secretary for Transport
and Housing (Housing)

Date _____ 17.3.2011

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

THB(H)027

Question Serial No.

2323

Head: 62 Housing Department

Subhead (No. & title):

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of “co-ordinating the collection and checking the accuracy of overall public and private housing statistics and providing necessary data and analysis to relevant bureaux and departments for infrastructure and land supply planning” mentioned under the Brief Description, will the Administration advise this Committee of the latest statistical figures in respect of : the number of public rental housing (PRH) flats; the population and number of households living in PRH; the number of flats under the subsidised home ownership schemes (please provide figures for the Home Ownership Scheme (HOS), the Sandwich Class Housing Scheme and the Tenants Purchase Scheme (TPS) respectively); the population living in flats under the subsidised home ownership schemes; the number of HOS flats with premium paid; the number of TPS flats with premium paid; the number of permanent private housing flats; the number of vacant private flats and private flats aged more than 30 years; as well as the recurrent expenditure and manpower establishment involved in the compilation of the above statistics?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

As at end of 2010, there were in total about 746 800 public rental housing (PRH) units under the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS). Population in these units amounted to about 2.1 million persons and about 720 000 households.

Subsidized sale flats refer to those units with premium payment not yet paid hence they are still being subsidized by the Government. Those units with premium paid and hence tradable in the open market are not included. As at end of 2010, there were around 390 300 subsidized sale flats under the HA and the HKHS, including about 256 500 units under the Home Ownership Scheme (HOS), about 9 300 units under the Flat for Sale Scheme (FFSS), about 7 200 units under the Sandwich Class Housing Scheme (SCHS) and about 117 300 under the Tenants Purchase Scheme (TPS). According to the estimation of the Census and Statistics Department (C&SD), population in subsidized sale flats amounted to about 1 233 700 persons as at the fourth quarter of 2010.

As at end of 2010, there were about 66 800 HOS units and 800 TPS units with premium paid respectively.

According to latest statistics of the Rating and Valuation Department (RVD), as at end of 2009, there were about 1 090 600 private residential units, of which about 47 300 units were vacant. About 380 000 private residential units were aged over 30 years (i.e. completed before 1980). It should however be noted that RVD's figures do not include any units sold under public housing development programmes such as HOS, FFSS, SCHS and TPS (including those units with premium paid) etc.

The aforementioned figures come from the Housing Department (HD), the C&SD and the RVD. For HD, collation of such figures is part of its regular work and we do not have any breakdown of the expenditure and establishment involved.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)028

Question Serial No.

2324

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated in the Matters Requiring Special Attention in 2011–12 to “enhance the transparency of the sale of first-hand private residential properties, in particular the Steering Committee on the Regulation of the Sale of First-hand Residential Properties by Legislation will put forward practical recommendations”. Will the Administration inform this Committee of: the latest developments in the regulation of the sale of first-hand residential properties by legislation; the extent and contents of regulation under preliminary study; the latest projections in the timing of public consultation and the expected time for it to enter the legislative process; and the expenditure incurred and the manpower involved in the above work?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

To further strengthen the regulation of the sale of first-hand residential properties, the Transport and Housing Bureau (THB) has established a Steering Committee on the Regulation of the Sale of First-hand Residential Properties by Legislation (the Steering Committee) to discuss specific issues pertaining to the regulation of the sale of first-hand properties by legislation. The Steering Committee intends to include all projects, including those developed under old lease conditions, Consent Scheme projects, and non-Consent Scheme projects in the proposed legislation. The Steering Committee commenced work in November 2010 and will come up with practical recommendations by October 2011. THB will take forward the subsequent consultation in the form of a White Bill in order to expedite the process.

Providing support to the Steering Committee and the subsequent public consultation and related work forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have a breakdown on the expenditure for this particular duty.

Signature _____

Name in block letters _____ D.W. Pescod

Post Title _____ Permanent Secretary for Transport
and Housing (Housing)

Date _____ 17.3.2011

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

THB(H)029

Question Serial No.

2325

Head: 62 Housing Department Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding "working with the Estate Agents Authority (EAA) to further improve the calibre and professionalism of local estate agents" as mentioned in the Brief Description, will the Administration advise this Committee of: the number of complaints against estate agents received in the past three years (i.e. 2008-09 to 2010-11); the specific work done to enhance the calibre and professionalism of estate agents in the past three years (i.e. 2008-09 to 2010-11); whether the effectiveness of the work has been assessed; the number of successful applicants who passed the qualifying examinations to become licensed estate agents, and the number of licencees whose licences were revoked by the EAA and the main reasons for the revocation in the past three years (i.e. 2008-09 to 2010-11)?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The Estate Agents Authority (EAA) is committed to enhancing the professionalism and service standard of estate agents. Measures implemented in the past few years include enhancing the depth and raising the pass standard of the qualifying examinations for estate agent's licences and salesperson's licences, implementing the Continuing Professional Development (CPD) Scheme, introducing the CPD Mark, launching intensive training courses for new entrants, updating Practice Circulars from time to time, enhancing order at the sale sites of first-hand residential developments and their vicinity, stepping up inspections of estate agency shops, stepping up work relating to the investigations of complaints and disciplinary actions, and ensuring the provision of accurate and comprehensive information by estate agents when selling first-hand residential properties.

The EAA takes disciplinary action against licencees which are found to be in breach of the Estate Agents Ordinance, its Code of Ethics or Practice Circulars. EAA reviews the effectiveness of these measures from time to time and introduces new measures as necessary.

From 1 April 2008 to 28 February 2011, 13 601 persons passed the qualifying examinations and obtained estate agent and salesperson licences. During the same period, EAA received 1 873 complaints against licencees. Due to conviction of criminal offences, one licencee was considered by EAA to be not fit to continue to hold a licence, and the licence was revoked.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)030

Question Serial No.

2326

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

As regards the work which involves the “monitoring of the regime of self-regulation undertaken by the Real Estate Developers Association of Hong Kong (REDA) to increase the transparency of sale of uncompleted residential units” mentioned under the Brief Description, will the Administration inform this Committee of: the cases of non-compliance with the code of practice on sales, including the relevant figures and the nature of non-compliance, which were found and received in the past three years (i.e. from 2008-09 to 2010-11); and the number of inspections conducted as well as the expenditure and manpower involved in the inspections in each of the past three years (i.e. from 2008-09 to 2010-11)?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The Government is committed to maintaining the healthy development of the private residential property market, safeguarding the reasonable rights of consumers, and ensuring that consumers have access to accurate and comprehensive property information, in particular information on uncompleted first-hand residential properties. The Administration adopts a multi-pronged mechanism to enhance the transparency of the sales of uncompleted first-hand residential properties, which includes the Lands Department's Consent Scheme (the Consent Scheme), the guidelines issued by the Real Estate Developers Association of Hong Kong (REDA), the regulatory work of the Estate Agents Authority (EAA), and the promotion and consumer education work of the Consumer Council (CC).

For projects under the Consent Scheme, if a developer is found to be in breach of the Consent Scheme requirements, the Lands Department (LandsD) will take follow-up actions as appropriate depending on the severity of the breach, including giving written warning requiring rectification of the breach, and suspending/cancelling the consent given. According to the LandsD, the number of written warnings issued in 2008-2009, 2009-2010 and 2010-11 for rectification actions is as below. The cases primarily involved the failure of the developers to provide the required property information in the sales brochures as specified under the Consent Scheme. The developers had subsequently taken appropriate measures.

Year	Number of written warning issued
2008-09	2
2009-10	8
2010-11 (as at February 2011)	5

According to information provided by REDA, it received 13 complaints on alleged breach of REDA's guidelines in 2010. Further to REDA's follow up actions, the developers concerned had taken rectification measures as appropriate.

In 2011-12, Transport and Housing Bureau (THB) will continue to monitor the sales of uncompleted first-hand private residential properties to see if they comply with the requirements of the Consent Scheme and/or REDA's guidelines. In this regard, THB will continue to examine, among other things, the sales brochures, price lists and show flats of uncompleted first-hand private residential properties and will refer cases of non-compliance with the Consent Scheme requirements and/or REDA's guidelines to the LandsD and/or REDA for follow up as appropriate. THB will continue to conduct surprise visits on the sales sites of private uncompleted first-hand residential properties. The number of surprise visits will depend on actual need.

The monitoring of the sale of private uncompleted first-hand residential properties is an on-going function of THB, and it forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have a breakdown on the expenditure for this particular duty.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)031

Question Serial No.

2327

Head: 62 Housing Department

Subhead (No. & title):

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the studies on housing-related policies, will the Administration advise this Committee and list in detail of: the studies conducted in the past two years, the amount of funding for each study and the institutes tasked with the studies; as well as the studies planned to be conducted in the next two years and the estimated expenditure for each study?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

We have carried out two studies on housing related matters. To help strengthen our ability to collect and analyse statistics related to the private residential property market, the Transport and Housing Bureau (THB) commissioned Versitech Limited of The University of Hong Kong to conduct a study in this regard in 2008-09, at a cost of about \$1 million. The study was completed and the data has been taken into account in the compilation of statistics on the private residential market.

To enhance our understanding of overseas practices in regulating the sales of first-hand private residential properties, THB has commissioned Deloitte Consulting (Hong Kong) Limited to collect such information in 2010-11, at a cost of about \$0.5 million. We currently do not have plan to conduct further consultancy studies in the coming two financial years.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)032

Question Serial No.

2328

Head: 62 Housing Department

Subhead (No. & title):

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is mentioned in the Aim that the Administration will “provide rehousing assistance to eligible clearances affected by government actions in land clearance and illegal rooftop structure clearance, and victims of natural disasters and other emergency incidents”. Will the Administration advise this Committee of: how many people and households displaced by government actions in land clearance and illegal rooftop structure clearance, natural disasters and other emergency incidents were rehoused in the past two years?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

In 2009-10, the respective numbers of occupants rehoused by the Housing Department (HD) were as follows:

44 households (78 people) under government land clearances; 41 households (93 people) under clearance of illegal rooftop structures; 62 households (114 people) under natural disasters and other emergency incidents.

In 2010-11 (as at 28 February 2011), the respective numbers of occupants rehoused by the HD were as follows:

85 households (170 people) under government land clearances; 33 households (65 people) under clearance of illegal rooftop structures; 52 households (116 people) under natural disasters and other emergency incidents.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)033

Question Serial No.

2329

Head: 62 Housing Department

Subhead (No. & title):

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding “continue with the programme of the Planned Survey in HOS/TPS building’ as stated in Matters Requiring Special Attention in 2011-12, will the Administration advise this Committee of: the expenditure incurred and manpower involved so far since the implementation of the above survey programme; among the 160 blocks in more serious conditions on which a detailed survey has been completed, the number of blocks with their unauthorized building works cleared; the follow-up actions with owners who fail to comply with the removal order; and whether there is any plan to further extend the Survey to cover other HOS/TPS buildings?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The Independent Checking Unit (ICU) of Housing Department formulated a five-year Planned Survey Programme for Home Ownership Scheme (HOS) courts and Tenants Purchase Scheme (TPS) estates. The tasks included the inspection and identification of unauthorized and dangerous building works, as well as the disrepair condition of common areas, external walls and drainage pipes in the buildings. The Programme stipulated that comprehensive surveys would be carried out in 160 buildings which were identified to have more severe conditions. The ICU under the delegated authority from the Director of Buildings carried out enforcement actions in accordance with the Buildings Ordinance.

Advice will be issued in situations where rectification is necessary. If the advice is ignored, statutory orders would be issued to require the individual owners or Incorporated Owners concerned to demolish the unauthorized building works or carry out repair within a specific period (usually two months). Prosecutions may be initiated if necessary.

The Planned Surveys for the above 160 buildings was completed at the end of 2009. By the end of 2010, the ICU had issued 3 500 orders to require the removal of unauthorized building works. So far there have been 2 844 cases of compliance. For owners who fail to comply with removal orders, the ICU will refer the non-compliance cases to the Buildings Department (BD) to take prosecution action.

From 2010-11 onwards, the ICU has made reference to the BD's annual large scale operation programme to tackle unauthorized building and maintenance works in private premises, and extended the above Planned Survey Programme to the remaining HOS courts and TPS estates. About 20-30 buildings will be selected each year for the Planned Surveys which are to be conducted in accordance with the existing guidelines of BD. As at end of 2010, the ICU had completed the Planned Surveys on 22 such buildings. Advices and statutory orders will be issued requiring the removal of unauthorized building works or carry out repair accordingly. As the works mentioned above were shared among different teams within the ICU, we do not have breakdown figures of the expenditure and manpower involved.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)034

Question Serial No.

2330

Head: 62 Housing Department

Subhead (No. & title):

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Will the Administration inform this Committee of the public rental housing developments expected to be launched in the forthcoming year by listing the projects, sites, names of housing estates, project costs incurred, and the anticipated dates of completion respectively?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The Hong Kong Housing Authority (HA) will commence construction works for the following 14 public rental housing projects in 2011-12:

1. So Uk Phase 1, Sham Shui Po
2. Sha Tin Area 52 Phase 1
3. Sha Tin Area 52 Phase 2
4. Sha Tin Area 52 Phase 3
5. Sha Tin Area 52 Phase 4
6. Hung Shui Kiu Area 13 Phase 1, Yuen Long
7. Hung Shui Kiu Area 13 Phase 2, Yuen Long
8. Hung Shui Kiu Area 13 Phase 3, Yuen Long
9. Po Heung Street, Tai Po
10. Anderson Road Site D, Kwun Tong
11. Anderson Road Site E Phase 1, Kwun Tong
12. Anderson Road Site E Phase 2, Kwun Tong
13. Ex-Yuen Long Estate, Yuen Long
14. Lei Yue Mun Phase 3, Kwun Tong

All the above projects are anticipated to be completed in 2013-14 to 2015-16, and the construction cost is solely funded by the HA. The construction cost of these projects for 2011-12 is budgeted at about \$1.1 billion.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for
Transport and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)035

Question Serial No.

1028

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

According to the Brief Description, the work of the Government includes monitoring the regime of self-regulation undertaken by the Real Estate Developers Association of Hong Kong to increase the transparency of sale of uncompleted residential units. Will the Administration advise us of the following:

- (a) What is the specific work as mentioned in the Brief Description?
- (b) What will be the staffing arrangements for the above work?
- (c) What are the staffing costs involved for the above work?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

- (a) The Government is committed to maintaining the healthy development of the private residential property market, safeguarding the reasonable rights of consumers, and ensuring that consumers have access to accurate and comprehensive property information, in particular information on uncompleted first-hand residential properties. The Administration adopts a multi-pronged mechanism to enhance the transparency of the sales of uncompleted first-hand residential properties, which includes the Lands Department's Consent Scheme (the Consent Scheme), the guidelines issued by the Real Estate Developers Association of Hong Kong (REDA), the regulatory work of the Estate Agents Authority (EAA), and the promotion and consumer education work of the Consumer Council (CC).

Over the past two years, the Transport and Housing Bureau (THB) has implemented, through the Consent Scheme and REDA's guidelines, a number of measures to enhance the transparency and clarity of the property and transaction information on uncompleted first-hand private residential properties. These include the implementation of the "nine new measures" on sales brochures, price lists, show flats and transaction information announced in April 2010.

THB has been monitoring the sales of uncompleted first-hand private residential properties to see if the developers comply with the requirements of the Consent Scheme and/or REDA's guidelines. In this regard, THB will continue to examine, among other things, the sales brochures, price lists and show flats of uncompleted first-hand private residential properties and will refer cases of non-compliance with the Consent Scheme requirements and/or REDA's guidelines to the Lands Department and/or REDA for appropriate follow up actions.

To further strengthen the regulation of the sale of first-hand residential properties, THB has established a Steering Committee on the Regulation of the Sale of First-hand Residential Properties by Legislation (the Steering Committee) to discuss specific issues pertaining to the regulation of the sale of first-hand properties by legislation. The Steering Committee intends to include projects developed under old lease conditions, Consent Scheme projects, and non-Consent Scheme projects in the proposed legislation. The Steering Committee commenced work in November 2010 and will come up with practical recommendations by October 2011. THB will take forward the subsequent consultation in the form of a White Bill in order to expedite the process.

- (b) & (c) The monitoring of the sale of private uncompleted first-hand residential properties is an on-going function of THB, and it forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have a breakdown on the expenditure of this particular duty.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)036

Question Serial No.

1029

Head: 62 Housing Department

Subhead (No. & title):

Programme: (3) Appeal Panel (Housing)

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

Director of Bureau: Secretary for Transport and Housing

Question:

- (a) According to the information in the Programme, 1 246 appeals were received in 2010, but only 331 of them had been heard. What are the reasons?
- (b) What measures will the Administration take to expedite the arrangements for the appeal hearings?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

- (a) Out of the 1 246 appeal cases received in 2010, about 800 cases were subsequently withdrawn and hence hearings for these cases were not required. The main reason for withdrawal was that the appellants had settled the outstanding rent arrears. For the remaining cases waiting to be heard, a majority of them were received at the end of 2010 and the hearings are being arranged.
- (b) In 2010, on average, it took only about three months to arrange a hearing for an appeal. We will closely monitor the situation and where necessary, take appropriate measures (such as increasing the number of appealing cases to be heard in each hearing session) to expedite the processing of appeals.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)037

Head: 62 Housing Department

Subhead (No. & title):

Question Serial No.

1030

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please list the infrastructure projects scheduled to be implemented by the Government in 2011-12 and the expenditure required.

Name of Project	Name of Estate Involved	Expenditure Involved

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

The housing-related infrastructure projects scheduled to be implemented in 2011-12 are listed at the Enclosure.

Signature _____

Name in block letters D.W. Pescod

Post Title Permanent Secretary for Transport
and Housing (Housing)

Date 17.3.2011

List of housing-related infrastructure projects scheduled to be implemented in 2011-12

Name of Projects	Name of Estate Involved/ Related Housing Sites	Estimated Expenditure in 2011-12 \$'000
District and local open spaces adjoining Choi Wan Road public housing development	Choi Ying Estate, Choi Tak Estate and Choi Fook Estate	12,190
Local open space adjoining Tseung Kwan O Area 73B public housing development	Public housing development in Tseung Kwan O Area 73B	2,138
District open space adjoining Sau Mau Ping public housing development	Public housing development in Sau Mau Ping	400
Primary school in Area 101, Tin Shui Wai	Housing development in Tin Shui Wai	4,764
Secondary school in Area 101, Tin Shui Wai	Housing development in Tin Shui Wai	3,852
Planning and development studies on North East New Territories—consultants' fees and site investigation	Housing developments in North East New Territories	200
Development near Choi Wan Road and Jordan Valley	Choi Ying Estate, Choi Tak Estate and Choi Fook Estate	2,294
Development at Anderson Road	Public housing development at Anderson Road	478,877
Development at Anderson Road—consultants' fees and site investigation	Public housing development at Anderson Road	1,500
Development near Choi Wan Road and Jordan Valley—consultants' fees and site investigation	Choi Ying Estate, Choi Tak Estate and Choi Fook Estate	104
Trunk Road T7 in Ma On Shan	Housing developments in Ma On Shan	104
Sai Sha Road widening between Kam Ying Road and future Trunk Road T7 junction	Housing developments in Ma On Shan	2,764

Name of Projects	Name of Estate Involved/ Related Housing Sites	Estimated Expenditure in 2011-12 \$'000
Road improvement works in association with the proposed re-alignment of Ngau Tau Kok Fourth Street and Fifth Street and construction of nearby footbridge links	Public housing development in Lower Ngau Tau Kok	27,027
Water supply to housing development at Anderson Road	Public housing development at Anderson Road	2,787
Mainlaying within development near Choi Wan Road and Jordan Valley	Choi Ying Estate, Choi Tak Estate and Choi Fook Estate	890
Remaining waterworks for development near Choi Wan Road and Jordan Valley	Choi Ying Estate, Choi Tak Estate and Choi Fook Estate	1,362
Mainlaying within development at Anderson Road	Public housing development at Anderson Road	7,000
Enhancement of footbridge leading to Ngau Tau Kok Municipal Services Building	Public housing development in Lower Ngau Tau Kok	8,868
Demolition of buildings and structures and decontamination works in the proposed Kennedy Town comprehensive development area—detailed design and site investigation	Future development in the proposed Kennedy Town comprehensive development area	372
Road improvement works at junction of Tsz Wan Shan Road and Wan Wah Street	Public housing development at Shatin Pass	4,571
Water supply to housing development at Anderson Road—site investigation and detailed design	Public housing development at Anderson Road	1,513
Planning study on future land uses at Anderson Road Quarry	Future development at Anderson Road Quarry	3,796
Thematic greening for the urban area in and adjoining Choi Wan Road, Jordan Valley and Lower Ngau Tau Kok—consultants' fees and site investigation	Choi Ying Estate, Choi Tak Estate, Choi Fook Estate and public housing development in Lower Ngau Tau Kok	80
District open space adjoining Lower Ngau Tau Kok public housing redevelopment—site investigation and topographical survey	Public housing development in Lower Ngau Tau Kok	300
Planning and engineering feasibility study for development at Lam Tei Quarry Site	Future development in Lam Tei Quarry Site	4,000

Name of Projects	Name of Estate Involved/ Related Housing Sites	Estimated Expenditure in 2011-12
Public transport interchange at Shui Chuen O, Sha Tin Area 52	Public housing development in Shui Chuen O	\$'000 200
District open space adjoining public housing development at Anderson Road—site investigation and topographical survey	Public housing development at Anderson Road	600

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

THB(H)038

Question Serial No.

3058

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under this Programme, the Housing Authority, in association with the Estate Agents Authority (EAA), will monitor the adequacy and transparency of sales information provided by developers to purchasers of uncompleted residential units, as well as enhance the professionalism and service standard of estate agents. Please provide the details of the work as well as the resources and manpower involved. Please also advise whether the Administration has assessed the availability of manpower and resources of EAA in supporting the work. If yes, please provide the details; if no, will the Administration consider making the assessment?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

The Government is committed to maintaining the healthy development of the private residential property market, safeguarding the reasonable rights of consumers, and ensuring that consumers have access to accurate and comprehensive property information, in particular information on uncompleted first-hand residential properties. The Administration adopts a multi-pronged mechanism to enhance the transparency of the sales of uncompleted first-hand residential properties, which includes the Lands Department's Consent Scheme (the Consent Scheme), the guidelines issued by the Real Estate Developers Association of Hong Kong (REDA), the regulatory work of the Estate Agents Authority (EAA), and the promotion and consumer education work of the Consumer Council (CC).

Transport and Housing Bureau (THB) will continue to monitor the sales of uncompleted first-hand private residential properties to see if the developers comply with the requirements of the Consent Scheme and/or REDA's guidelines. In this regard, THB will continue to examine, among other things, the sales brochures, price lists and show flats of uncompleted first-hand private residential properties and will refer cases of non-compliance with the Consent Scheme requirements and/or REDA's guidelines to the Lands Department and/or REDA for appropriate follow up actions.

The EAA is committed to enhance the professionalism and service standards of estate agents, include enhancing the depth and raising the pass standard of the qualifying examinations for estate agent's licences and salesperson's licences, implementing the Continuing Professional Development (CPD) Scheme, introducing the CPD Mark, launching intensive training courses for new entrants, updating Practice Circulars from time to time, enhancing order at the sale sites of first-hand residential developments and their vicinity, stepping up inspections of estate agency shops, stepping up work relating to the investigations of complaints and disciplinary actions, and ensuring the provision of accurate information by estate agents when selling first-hand residential properties. The EAA takes disciplinary action against licencees who are found to be in breach of the Estate Agents Ordinance, its Code of Ethics or Practice Circulars.

The monitoring of the sale of private uncompleted first-hand residential properties is an on-going function of THB, and it forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have a breakdown on the expenditure for this particular duty.

Enhancing the professionalism and service standard of estate agents is an on-going function of the EAA. The EAA is an independent and self-financing body, and will make necessary arrangements on its resource requirements as appropriate.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)039

Head: 62 Housing Department

Subhead (No. & title):

Question Serial No.

3092

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please list the infrastructure projects scheduled to be implemented by the Administration in 2011. What is the expenditure involved in each project?

Name of Project	Name of Estate Involved	Expenditure Involved

Asked by: Hon. CHAN Kam-lam

Reply:

The housing-related infrastructure projects scheduled to be implemented in 2011-12 are listed at the Enclosure.

Signature _____

Name in block letters D.W. Pescod

Post Title Permanent Secretary for Transport
and Housing (Housing)

Date 17.3.2011

List of housing-related infrastructure projects scheduled to be implemented in 2011-12

Name of Projects	Name of Estate Involved/ Related Housing Sites	Estimated Expenditure in 2011-12 \$'000
District and local open spaces adjoining Choi Wan Road public housing development	Choi Ying Estate, Choi Tak Estate and Choi Fook Estate	12,190
Local open space adjoining Tseung Kwan O Area 73B public housing development	Public housing development in Tseung Kwan O Area 73B	2,138
District open space adjoining Sau Mau Ping public housing development	Public housing development in Sau Mau Ping	400
Primary school in Area 101, Tin Shui Wai	Housing development in Tin Shui Wai	4,764
Secondary school in Area 101, Tin Shui Wai	Housing development in Tin Shui Wai	3,852
Planning and development studies on North East New Territories—consultants' fees and site investigation	Housing developments in North East New Territories	200
Development near Choi Wan Road and Jordan Valley	Choi Ying Estate, Choi Tak Estate and Choi Fook Estate	2,294
Development at Anderson Road	Public housing development at Anderson Road	478,877
Development at Anderson Road—consultants' fees and site investigation	Public housing development at Anderson Road	1,500
Development near Choi Wan Road and Jordan Valley—consultants' fees and site investigation	Choi Ying Estate, Choi Tak Estate and Choi Fook Estate	104
Trunk Road T7 in Ma On Shan	Housing developments in Ma On Shan	104
Sai Sha Road widening between Kam Ying Road and future Trunk Road T7 junction	Housing developments in Ma On Shan	2,764

Name of Projects	Name of Estate Involved/ Related Housing Sites	Estimated Expenditure in 2011-12 \$'000
Road improvement works in association with the proposed re-alignment of Ngau Tau Kok Fourth Street and Fifth Street and construction of nearby footbridge links	Public housing development in Lower Ngau Tau Kok	27,027
Water supply to housing development at Anderson Road	Public housing development at Anderson Road	2,787
Mainlaying within development near Choi Wan Road and Jordan Valley	Choi Ying Estate, Choi Tak Estate and Choi Fook Estate	890
Remaining waterworks for development near Choi Wan Road and Jordan Valley	Choi Ying Estate, Choi Tak Estate and Choi Fook Estate	1,362
Mainlaying within development at Anderson Road	Public housing development at Anderson Road	7,000
Enhancement of footbridge leading to Ngau Tau Kok Municipal Services Building	Public housing development in Lower Ngau Tau Kok	8,868
Demolition of buildings and structures and decontamination works in the proposed Kennedy Town comprehensive development area—detailed design and site investigation	Future development in the proposed Kennedy Town comprehensive development area	372
Road improvement works at junction of Tsz Wan Shan Road and Wan Wah Street	Public housing development at Shatin Pass	4,571
Water supply to housing development at Anderson Road—site investigation and detailed design	Public housing development at Anderson Road	1,513
Planning study on future land uses at Anderson Road Quarry	Future development at Anderson Road Quarry	3,796
Thematic greening for the urban area in and adjoining Choi Wan Road, Jordan Valley and Lower Ngau Tau Kok—consultants' fees and site investigation	Choi Ying Estate, Choi Tak Estate, Choi Fook Estate and public housing development in Lower Ngau Tau Kok	80
District open space adjoining Lower Ngau Tau Kok public housing redevelopment—site investigation and topographical survey	Public housing development in Lower Ngau Tau Kok	300
Planning and engineering feasibility study for development at Lam Tei Quarry Site	Future development in Lam Tei Quarry Site	4,000

Name of Projects	Name of Estate Involved/ Related Housing Sites	Estimated Expenditure in 2011-12 \$'000
Public transport interchange at Shui Chuen O, Sha Tin Area 52	Public housing development in Shui Chuen O	200
District open space adjoining public housing development at Anderson Road—site investigation and topographical survey	Public housing development at Anderson Road	600

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

THB(H)040

Question Serial No.

2635

Head: 62 Housing Department

Subhead (No. & title):

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under "Matters Requiring Special Attention in 2011-12", the Government will implement the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme. In this connection, will the Government provide details of the respective timetables for implementing the schemes; details of the types of buildings covered under the schemes, and whether the Home Ownership Scheme (HOS)/Tenants Purchase Scheme (TPS) buildings are covered in the schemes, if yes, of the details, if not, the reasons for that?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

Buildings Department (BD) will implement the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) in 2011, covering all buildings subject to the control under the Buildings Ordinance and fall within the stipulated building age. Independent Checking Unit (ICU) of Housing Department will implement the MBIS and the MWIS over properties sold under the Home Ownership Scheme and the Tenants Purchase Scheme and the divested retail and carparking facilities under the delegated authority from the Director of Buildings. The control mechanism and standards adopted by the ICU for the MBIS and MWIS will be in line with that of BD.

The initial target of the ICU is to handle about 60 buildings and 68 000 domestic flats under the MBIS and the MWIS every year.

Signature _____

Name in block letters _____ D.W. Pescod

Post Title _____ Permanent Secretary for Transport
and Housing (Housing)

Date _____ 17.3.2011

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

THB(H)041

Question Serial No.

2636

Head: 62 Housing Department

Subhead (No. & title):

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under "Analysis of Financial Provision", the financial provision of Building Control for 2011-12 is \$16 million (21.7%) higher than the revised estimate for 2010-11 due to the increase in operating expenses including salaries and on-cost for an addition of ten staff for implementing the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme. In this connection, will the Government provide details of the posts, with the breakdown by the nature of the posts (civil service/non civil service), the job titles; ranks; and the salary of each post created?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

Independent Checking Unit of Housing Department needs to recruit ten additional staff to set up a team to be responsible for handling works under the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme. The total estimated expenditure is about \$16 million per year, including the salaries and on-cost of about \$7 million. The majority of the expenditure is for the employment of professional and technical personnel. The proposed ten additional posts are on civil service permanent terms, details are as follows:

- one Senior Professional with salaries and on-cost at around \$1.50 million per year;
- two Professionals with salaries and on-cost each at around \$1.20 million per year;
- five Technical Officer grade and Site Supervisory grade officers with salaries and on-cost each at around \$0.50 million per year; and
- two Clerical grade officers with salaries and on-cost each at around \$0.30 million per year.

Signature _____

Name in block letters _____ D.W. Pescod

Post Title _____ Permanent Secretary for Transport
and Housing (Housing)

Date _____ 17.3.2011

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

THB(H)042

Question Serial No.

2637

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under "Matters Requiring Special Attention in 2011-12", the Government will continue to "release statistics on private housing supply in the primary market on a quarterly basis". This involves work in collecting data, compiling and maintaining a database on private housing supply. In this connection, will the Government inform the Committee whether it has considered any measures to further enhance the effectiveness in data collection, compilation and maintenance of the databases, if yes, of the details of the estimated increase in operating costs, if not, the reasons for that?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The Transport and Housing Bureau (THB), and the former Housing, Planning and Lands Bureau, has been providing data on flat supply in the primary market on a quarterly basis in its website since November 2004. The data provided include the number of private residential flats which commenced construction in a year, the number of flats completed in that year, and the estimated supply of private residential flats in the coming few years.

Releasing data on housing supply in the primary market on a regular basis is an on-going function of THB. We will deploy our manpower and resources flexibly to ensure that we can continue to effectively provide the data on a quarterly basis in our website.

Signature _____

Name in block letters _____ D.W. Pescod

Post Title _____ Permanent Secretary for Transport
and Housing (Housing)

Date _____ 17.3.2011

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

THB(H)043

Question Serial No.

2638

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under "Matters Requiring Special Attention in 2011-12", the Government will continue to release statistics on private housing supply in the primary market on a regular basis to enhance market transparency. In this connection, will the Government inform the Committee whether it has considered increasing the manpower and resources for enhancing the market transparency of the private housing primary market to enable the general public to have a better grasp of the relevant information, if yes, of the details regarding the increase in ways through which the public shall access to such information; and whether it has considered to review the effectiveness of the current statistics release arrangement, if yes, of the details, if not, the reasons for that?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The Transport and Housing Bureau (THB), and the former Housing, Planning and Lands Bureau, has been providing data on flat supply in the primary market on a quarterly basis in its website since November 2004. The data provided include the number of private residential flats which commenced construction in a year, the number of flats completed in that year, and the estimated supply of private residential flats in the coming few years. The quarterly figures are widely reported in the media.

Releasing data on housing supply in the primary market on a regular basis is an on-going function of THB. We will deploy our manpower and resources flexibly to ensure that we can continue to effectively provide the data on a quarterly basis in our website.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)044

Head: 62 Housing Department

Subhead (No. & title):

Question Serial No.

2659

Programme:

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the research on policy formulation and assessment (if any) commissioned to consultants by the Housing Department, please provide the relevant information in the following format.

- a) Using the following table, please provide this Committee with the relevant information on the funded public policy research projects and the strategic public policy research projects from 2008-09 to 2010-11:

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

- b) In 2011-2012, has any funding been reserved to conduct consultancy research projects? If yes, please provide the following information:

Name of consultant	Means of granting of contract (open bid/ tender/ others (please specify))	Project name, contents and objective	Consultant fee (\$)	Date of commencement	Progress of research (in preparation/ in progress/ completed)	If the project is expected to complete in 2011-12, does the Administration have any plan to publish the project? If yes, by what means will it be published? If no, what are the reasons?

- c) What are the criteria for consideration when granting consultancy projects to the research bodies concerned?

Asked by: Hon. HO Sau-lan, Cyd

Reply:

- a) The details of the consultancy study for which financial provision has been earmarked from 2008-09 to 2010-11 are as follows:

Name of consultant	Means of granting of contract (open bid/ tender/ others (please specify))	Project name, contents and objective	Consultant fee (\$)	Date of commencement	Progress of research (in preparation/ in progress/ completed)	Details and progress of follow-up actions taken by the Administration (if any)	If completed, was it published? If yes, by what means was it published? If no, what are the reasons?
Versitech Limited of The University of Hong Kong	Tender	Collection and analysis of statistics on the private residential market	Around \$1 million	2008	Completed	-	The report was not published, but we have taken into account the data in the report in compiling statistics on the private residential market. We have been releasing those statistics on a quarterly basis.
Deloitte Consulting (Hong Kong) Limited	Tender	Overseas practices in regulating the sales of first-hand private residential properties	Around \$0.5 million	2011	In progress	-	Not yet completed

- b) We currently do not have plan to conduct further consultancy studies in 2011-12, and have not earmarked financial provision for that purpose.
- c) We have taken into account the capability of the bidders and their charges when considering which bidder should be awarded the consultancy work.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)045

Question Serial No.

0449

Head: 162 – Rating and Valuation Department Subhead (No. & title):

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation

Director of Bureau: Secretary for Transport and Housing

Question :

Please inform the Committee of the number of cases of tenancy enquiries and mediatory services provided in the last three years, 2008-09, 2009-10 and 2010-11, and how many of the mediation cases result in a successful outcome.

Asked by : Hon. CHAN Kam Lam

Reply :

The respective number of advisory and mediatory services on tenancy matters provided by the Rating and Valuation Department (RVD) in the past three financial years (i.e. 2008-09 to 2010-11) is as below :

<u>Year</u>	<u>No. of advisory services provided</u>	<u>No. of mediatory services provided</u>
2008-09	About 201 000	261
2009-10	About 203 000	172
2010-11 (as at February 2011)	About 202 000	178

RVD has not categorically asked the service users on whether they consider the mediation work successful.

Signature _____

Name in block letters MRS. MIMI BROWN

Post Title Commissioner of Rating and Valuation

Date 17.3.2011

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

THB(H)046

Question Serial No.

1409

Head: 162 – Rating and Valuation Department Subhead (No. & title):

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation

Director of Bureau: Secretary for Transport and Housing

Question:

Under this head, the Rating and Valuation Department is responsible for monitoring the operation of the Landlord and Tenant (Consolidation) Ordinance and providing the public with advisory and mediatory services on tenancy matters. Would the Administration please inform the meeting of:

- a. The number of tenancy disputes between landlords and tenants handled, the number of cases seeking the department's mediation and the number of cases referred to court since the amendment of the Landlord and Tenant (Consolidation) Ordinance in 2004,
- b. The expenditure incurred in providing mediatory services on tenancy disputes for the past three years (i.e. from 2008-09 to 2010-11) as well as the expected departmental expenditure and manpower in this area for 2011-12; and
- c. Whether the department has made any recommendations to the Transport and Housing Bureau in connection with improving the operation of the Landlord and Tenant (Consolidation) Ordinance and related arrangements, as the removal of the security of tenure for domestic tenancies following the amendment of the Ordinance has given rise to more disputes between landlords and tenants. If so, what are the details of the recommendations? If no, what are the reasons?

Asked by: Hon. PAN Pey-chyou

Reply:

- (a) The Rating and Valuation Department (RVD) provides free advisory and mediatory services on tenancy matters to landlords and tenants. For cases involving complex legal issues, RVD's staff will provide advice to landlords or tenants after studying the cases, so that the parties may consider the need to further seek legal advice. The number of advisory services on tenancy matters and the number of mediatory services provided by RVD to landlords and tenants since the amendments to the Landlord and Tenant (Consolidation) Ordinance in July 2004 are as below:-

Year	No. of advisory services provided	No. of mediatory services provided
July 2004 – March 2005 (9 months)	About 135 000	149
2005-06	About 191 000	248
2006-07	About 170 000	296
2007-08	About 172 000	325

Year	No. of advisory services provided	No. of mediatory services provided
2008-09	About 201 000	261
2009-10	About 203 000	172
2010-11 (as at February 2011)	About 202 000	178

RVD does not have statistics on the number of civil litigation cases relating to tenancy matters.

- (b) The total expenditure on services such as advisory and mediatory services rendered by RVD to landlords and tenants were \$22.8 million in 2008-09 and \$23.8 million in 2009-10. The estimated expenditure for 2010-11 and 2011-12 are \$25.3 million and \$25.6 million respectively. RVD estimated that about 210 000 advisory services and about 200 mediation services will be provided in 2011-12 to landlords and tenants. RVD does not have the breakdown on the expenditure on its advisory and mediatory services on tenancy matters.
- (c) Upon the enactment of the Landlord and Tenant (Consolidation) (Amendment) Ordinance (the Amendment Ordinance) by the Legislative Council, rent control and security of tenure were removed in 1998 and 2004 respectively. The Amendment Ordinance was passed after public consultation and in-depth examination of the details by the relevant Bills Committee of the Legislative Council. It has struck a balance between the interests of landlords and tenants at different social strata. RVD is responsible for administering the Ordinance and will continue to provide landlords and tenants with free advisory and mediatory services on tenancy matters.

Signature _____

Name in block letters _____ MRS. MIMI BROWN _____

Post Title _____ Commissioner of Rating and Valuation _____

Date _____ 17.3.2011 _____

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

THB(H)047

Question Serial No.

0833

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

In facilitating the elderly to “age in place”, has the Government assessed the effectiveness of the “integrated and one-stop” residential service programmes such as the Senior Citizen Residence Scheme? If yes, what is the outcome of the assessment? If no, what is the reason? Has the Government planned to allocate resources to promote the development of the said programmes in 2011-12? If yes, what are the details? If no, what is the reason?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

Caring for the elderly is one of the major policies of the Government. The objective of our elderly policy is to facilitate “ageing in the community”. Therefore, the Government’s current policy is to strengthen the role of families in mutual support as well as to enhance elderly support services and facilities so that elderly people living in different places and with different needs can easily gain access to various types of welfare, health care and community services. It is not our policy to bring elderly people to live together under one roof.

That said, the concept of “elderly housing” does provide older citizens with an additional choice of housing. To provide elderly people with more diversified housing options, the Government granted two sites in Tseung Kwan O and Jordan Valley at nominal land premium to the Hong Kong Housing Society (HKHS) to implement the “Senior Citizens Residence Scheme” to provide one-stop services comprising leased accommodation, recreational and medical/care services for middle-income elderly. The Government has also agreed to let the HKHS implement another two elderly housing projects in the former Tanner Hill Estate in North Point, and Tin Shui Wai Area 115 respectively.

Signature _____

Name in block letters _____ D.W. Pescod

Post Title _____ Permanent Secretary for Transport
and Housing (Housing)

Date _____ 17.3.2011

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

THB(H)048

Head: Capital Works Reserve Subhead (No. & title):
Fund Head 711 – Housing

Question Serial No.

0341

Programme:

Controlling Officer: Director of Architectural Services, Director of Civil Engineering and Development,
Director of Highways and Director of Water Supplies

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the latest estimates by Administration about approved projects under Head 711, please provide a breakdown of the following information:

- a) projects which will be completed earlier than the original scheduled completion date as stated in the respective Public Works Subcommittee paper;
- b) projects which will be completed at a lower cost than the approved amount; and
- c) projects which will be completed at a higher cost than the approved amount.

Asked by: Hon. Abraham SHEK Lai-him

Reply:

On present projection, two on-going projects in the 2011-12 Draft Estimates of Head 711 will be completed by the scheduled completion dates as stated in the respective Finance Committee (FC) papers of the Legislative Council. There may be unforeseeable risks such as inclement weather, ground conditions, site constraints, etc. which may affect project progress. Occasionally, where site conditions and weather conditions, etc. are more favourable than expected, projects may be completed earlier than the original scheduled completion dates. On the other hand, we will continue to make our best efforts to ensure the timely completion of the projects. As circumstances may change during the construction stage, we will be in a better position to confirm whether any of these on-going projects will be completed earlier than the scheduled completion date upon project completion.

For those approved projects listed in the 2011-12 Draft Estimates of Head 711 and which are still on-going, all of them are within the latest Approved Project Estimates (APE) approved by the FC on present projection. Prior approval must be sought from the FC or under the delegated power under the established mechanism, if any of the projects is anticipated to exceed the APE. While some returned tenders of the projects are lower than the sum allowed in the APE, we need to cater for unforeseeable risks relating to ground conditions, site constraints, etc., which may materialise in the construction process. We will be in a better position to confirm whether any of these approved projects is completed at a lower cost than the APE upon project completion.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)049

Question Serial No.

1092

Head: 62 Housing Department

Subhead (No. & title):

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

In the past two years (2009-10 and 2010-11), in regard to interim housing, what was the total number of applications, what were the average waiting time and occupation period, and what is the future plan for its construction or demolition?

Asked by: Hon. LEUNG Yiu-chung

Reply:

Unlike public rental housing (PRH), interim housing is not open for application. The interim housing is set up to provide transient accommodation for people affected by natural disasters, fire, emergency incidents or government clearance actions who are ineligible for immediate PRH rehousing, while they are waiting to be rehoused through the PRH Waiting List. The eligible households affected by natural disasters, fire or emergency incidents will be arranged for immediate allocation while other households affected by clearances will generally be allocated within a month. In 2009-10 and 2010-11 (as at February 2011), the total numbers of admission to interim housing due to the above incidents were 42 and 70 respectively.

The households' average occupation period in interim housing depends mainly on when their applications in the PRH Waiting List reach the allocation stage and whether the allocated PRH flats will be immediately accepted by them. The Housing Department (HD) does not hold such statistics.

At present, the HD has no plan to build new interim housing or demolish the existing ones.

Signature _____

Name in block letters _____ D.W. Pescod

Post Title _____
Permanent Secretary for Transport
and Housing (Housing)

Date _____ 17.3.2011

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

THB(H)050

Head: 711 - Housing

Subhead (No. & title): B653TH

Question Serial No.

2420

Programme:

Controlling Officer: Director of Highways

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the road improvement works in association with the proposed re-alignment of Ngau Tau Kok Fourth Street and Fifth Street and construction of nearby footbridge links, please inform this Committee of the reasons for the significant increase in the estimate for 2011-12 by the Administration as compared with the revised estimate for 2010-11, the expected completion date of the project, the number of job opportunities to be created by it and the worker man-months required.

Asked by: Hon. WONG Kwok-kin

Reply:

The works carried out in 2010-11 were mainly preparatory work and therefore the expenditure involved was relatively small. The estimated expenditure in 2011-12 is significantly higher because a major portion of the construction works will be carried out in the year. The road improvement works are expected to complete in October 2012. The works will create about 92 jobs (involving 17 professional/technical staff and 75 labourers) and will require 1 850 worker man-months.

Signature _____

Name in block letters _____ K K LAU

Post Title _____ Director of Highways

Date _____ 17.3.2011

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

THB(H)052

Question Serial No.

3267

Head: 62 Housing Department

Subhead (No. & title):

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the building control duties of the Independent Checking Unit, how many surveys were conducted in the previous year, which courts and estates, and retail and carparking premises were involved, how many of these courts and estates, and retail and carparking premises were aged 15 years or above, and what were the survey findings and recommendations for improvement? How many surveys are expected to be conducted in 2011, and which courts and estates, and retail and carparking premises will be involved?

Asked by: Hon. TO Kun-sun, James

Reply:

In 2010, Independent Checking Unit (ICU) of Housing Department completed the surveys under the Planned Survey Programme in 11 Home Ownership Scheme (HOS) courts/Tenants Purchase Scheme (TPS) estates, involving 22 domestic buildings. Since the Planned Survey Programme focuses on the unauthorized building works (UBWs) on the external walls of domestic buildings, it does not include retail and carparking facilities. Hence, the surveys conducted by the ICU did not involve those retail and carparking facilities. The aforesaid 11 HOS courts/TPS estates were all aged over 15 years. In the surveys, some UBWs in these HOS courts/TPS estates were identified but no serious disrepair was found. The ICU will issue advisory letters to the relevant owners for removal of the UBWs.

In 2011, ICU plans to survey nine HOS courts/TPS estates, involving 22 buildings. All the courts/estates concerned are aged over 15 years. No retail or carparking facilities will be included. Details are being finalized.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)053

Question Serial No.

3268

Head: 62 Housing Department

Subhead (No. & title):

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

The portfolio of properties of which the Independent Checking Unit carries out building control duties includes Home Ownership Scheme courts, Tenants Purchase Scheme (TPS) estates, some public rental housing (PRH) flats, as well as retail and carparking premises. What is the reason for including only some of the PRH flats in the portfolio? Of the 189 184 TPS flats as at 1 December 2010, how many are sold PRH flats and how many are yet to be sold? What are their respective percentages?

Asked by: Hon. TO Kun-sun, James

Reply:

For public rental housing (PRH) flats located in estates where some flats were sold, or estates with divested retail and carparking facilities, these PRH flats would be subject to the control of the Buildings Ordinance in view of their co-existence with the sold portions in the same land lease. They are therefore included in the portfolio under Head 62. PRH estates with flats or facilities which have not been sold or divested, and thus are wholly under the control of the Hong Kong Housing Authority, are exempted from the control of the Buildings Ordinance. The PRH flats in these estates are therefore excluded from the portfolio under Head 62.

As at 1 December 2010, out of the total 189 184 flats in Tenants Purchase Scheme estates, there are 118 109 sold flats account for about 60%. The remaining some 40% are yet to be sold or bought back ones.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)054

Question Serial No.

3269

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to providing analysis on developments in the private housing market, has the Administration analysed the various types of land reserve currently held by major property developers in Hong Kong, the number of residential units in both completed and uncompleted residential development projects remaining unsold and the number of residential units not yet put on sale in the market, and what is the difference between the number of residential units they offered for sale in the market over the past three years and those in or before 2002; if yes, what are the findings; if no, will the Administration deploy resources in 2011-12 to analyse the above in the private housing market?

Asked by: Hon. TO Kun-sun, James

Reply:

The Transport and Housing Bureau (THB) (and the former Housing, Planning and Lands Bureau), has been providing data on flat supply in the primary market on a quarterly basis in its website since November 2004. The data provided include the number of private residential flats which commenced construction in a year, the number of flats completed in that year, and the estimated supply of private residential flats in the coming few years.

The information on the estimated supply of private residential flats in the coming few years which is released on a quarterly basis is broken down in terms of the number of flats to be built on disposed sites for private residential developments, the number of flats which are under construction but not yet sold, and the number of unsold completed flats. However, there is no breakdown of such information by developers. There will be technical difficulties and it would involve extra resources to provide breakdown on the supply of private residential flats by individual developers. The Administration has no plan to deploy resources for work in this respect.

Releasing data on housing supply in the primary market on a regular basis is an on-going function of THB. We will deploy our manpower and resources flexibly to ensure that we can continue to effectively provide the data on a quarterly basis in our website.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)055

Question Serial No.

3270

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the Administration's work on "monitoring the regime of self-regulation undertaken by the Real Estate Developers Association of Hong Kong (REDA)" as mentioned in paragraph 8 under the Brief Description of this Programme, does the Administration have the membership list of the REDA? And does it know about the list of the REDA members involved in residential development projects, the members governed by the guidelines of the REDA, the membership lists of the committees under the REDA, and the numbers and decisions of the meetings conducted by the committees in connection with the regulation of private housing and handling of complaints in the past three years (2008, 2009 and 2010)? If yes, what are the details? If no, what are the reasons?

Will the Administration ask the REDA to provide the relevant information, and publicise the information together with the lists of the real estate developers that are governed by the guidelines of the REDA and those that are not, and the residential development projects regulated by the Consent Scheme (obtained from the Lands Department) and those that are not (information to be obtained by cross-checking the Consent on Commencement of Building Works issued by the Buildings Department against the information provided by the Lands Department) on the relevant web pages of the Transport and Housing Bureau, so as to enhance the transparency and allow the public to learn about the regulation status of individual residential development projects?

Asked by: Hon. TO Kun-sun, James

Reply:

The Transport and Housing Bureau (THB) has the membership list of the Executive Committee of the Real Estate Developers Association of Hong Kong (REDA), and the list of REDA's members.

As a follow-up to the discussion at the meeting of the Legislative Council (LegCo) Panel on Housing on 24 May 2010, with REDA's consent, THB passed to the LegCo Secretariat on 2 July 2010 a copy of the membership list of the Executive Committee of REDA. As regards the list of REDA's members, as REDA indicated that it would not provide the information to a third party, we are not in a position to disclose the information.

REDA's members are required to comply with REDA's guidelines on flat sale.

According to information provided by REDA, it received 13 complaints on alleged breach of REDA's guidelines in 2010. Further to REDA's follow up actions, the developers concerned had taken rectification measures as appropriate.

The Consents to Sell, Consents to Assign and Approvals of Deeds of Mutual Covenant issued by the Lands Department can be found in its website and are categorized by districts. The public may compare the information on the website to find out whether a development is under the Consent Scheme or not.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)056

Question Serial No.

3247

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

- (a) In the financial year 2010-11, what measures did the Government take to monitor the transparency of the pre-sale of uncompleted residential units and what was the expenditure involved?
- (b) What measures will the Government take to monitor and examine whether the regime of self-regulation undertaken by the Real Estate Developers Association of Hong Kong can effectively increase the transparency of the sale of uncompleted residential units? What is the estimate for this purpose?

Asked by: Hon. CHAN Tanya

Reply:

The Government is committed to maintaining the healthy development of the private residential property market, safeguarding the reasonable rights of consumers, and ensuring that consumers have access to accurate and comprehensive property information, in particular information on uncompleted first-hand residential properties. The Administration adopts a multi-pronged mechanism to enhance the transparency of the sales of uncompleted first-hand residential properties, which includes the Lands Department's Consent Scheme (the Consent Scheme), the guidelines issued by the Real Estate Developers Association of Hong Kong (REDA), the regulatory work of the Estate Agents Authority (EAA), and the promotion and consumer education work of the Consumer Council (CC).

Over the past two years, the Transport and Housing Bureau (THB) has implemented, through the Consent Scheme and REDA's guidelines, a number of measures to enhance the transparency and clarity of the property and transaction information on uncompleted first-hand private residential properties. These include the implementation of the "nine new measures" on sales brochures, price lists, show flats and transaction information announced in April 2010.

In 2011-12, THB will continue to monitor the sales of uncompleted first-hand private residential properties to see if the developers comply with the requirements of the Consent Scheme and/or REDA's guidelines. In this regard, THB will continue to examine, among other things, the sales brochures, price lists and show flats of uncompleted first-hand private residential properties and will refer cases of non-compliance with the Consent Scheme requirements and/or REDA's guidelines to the Lands Department and/or REDA for appropriate follow up actions.

The EAA will also take disciplinary action against licencees who are found to be in breach of the Estate Agents Ordinance, its Code of Ethics or Practice Circulars. CC will take follow up actions, including mediation, upon receipt of complaints.

To further strengthen the regulation of the sale of first-hand residential properties, THB has established a Steering Committee on the Regulation of the Sale of First-hand Residential Properties by Legislation (the Steering Committee) to discuss specific issues pertaining to the regulation of the sale of first-hand properties by legislation. The Steering Committee intends to include projects developed under old lease conditions, Consent Scheme projects, and non-Consent Scheme projects in the proposed legislation. The Steering Committee commenced work in November 2010 and will come up with practical recommendations by October 2011. THB will take forward the subsequent consultation in the form of a White Bill in order to expedite the process.

The monitoring of the sale of private uncompleted first-hand residential properties is an on-going function of THB, and it forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have a breakdown on the expenditure for this particular duty.

Signature	_____
Name in block letters	_____ D.W. Pescod _____
Post Title	_____ Permanent Secretary for Transport and Housing (Housing) _____
Date	_____ 17.3.2011 _____

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

THB(H)057

Head: 62 Housing Department

Subhead (No. & title):

Question Serial No.

3248

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

In 2010-11, what measures will be taken by the Government to ensure the transparency of uncompleted residential properties not governed by the Consent Scheme? And what will be the expenditure involved?

Asked by: Hon. CHAN Tanya

Reply:

The Administration adopts a multi-pronged mechanism to enhance the transparency of the sales of uncompleted first-hand residential properties, which includes the Lands Department's Consent Scheme (the Consent Scheme), the guidelines issued by the Real Estate Developers Association of Hong Kong (REDA), the regulatory work of the Estate Agents Authority (EAA), and the promotion and consumer education work of the Consumer Council (CC).

For uncompleted first-hand residential properties approved for pre-sale under the Consent Scheme, developers concerned have to comply fully with all the requirements under the Consent Scheme.

Requirements similar to those under the Consent Scheme are also found in the guidelines issued by REDA. REDA has been encouraging its member developers to comply with the guidelines when selling uncompleted first-hand residential properties, including projects not subject to the Consent Scheme. Transport and Housing Bureau (THB) refers cases which are suspected to be not in compliance with REDA's guidelines to REDA for follow up actions.

The EAA regulates the practice of estate agents and salespersons under the Estate Agents Ordinance (EAO). EAA has issued Practice Circulars requiring estate agents involved in the sale of properties to provide prospective flat buyers with accurate and comprehensive property information. If it is established that licensees are in breach of the EAO, the Code of Ethics or Practice Circulars issued by the EAA, EAA will take disciplinary action against the licensees.

The CC has been playing a key role in enhancing consumer protection and consumer education. It jointly published the "Notes to Purchasers of First-hand Residential Properties" with the EAA. Also, upon receipt of complaints, CC will take follow up actions, including mediation.

To further strengthen the regulation of the sale of first-hand residential properties, THB has established a Steering Committee on the Regulation of the Sale of First-hand Residential Properties by Legislation (the Steering Committee) to discuss specific issues pertaining to the regulation of the sale of first-hand properties by legislation. The Steering Committee intends to include projects developed under old lease conditions, Consent Scheme projects, and non-Consent Scheme projects in the proposed legislation. The Steering Committee commenced work in November 2010 and will come up with practical recommendations by October 2011. THB's target is to take forward the subsequent consultation in the form of a White Bill in order to expedite the process.

The monitoring of the sale of private uncompleted first-hand residential properties is an on-going function of THB, and it forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have a breakdown on the expenditure for this particular duty.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)058

Question Serial No.

3249

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

In 2010-11, how did the Government monitor the development in private rental market? Will it carry out surveys on the changes in rent levels and consider how to protect owners and tenants?

Asked by: Hon. CHAN Tanya

Reply:

The Rating and Valuation Department (RVD) is responsible for compiling the official price and rental indices on private residential properties. The indices are uploaded onto RVD's website on a monthly basis for public information.

We understand that landlords and tenants may face various tenancy problems. RVD provides enquiry and mediation services on tenancy matters to tenants and landlords free of charge. For cases involving complex legal issues, RVD's staff will provide advice to landlords or tenants after studying the case, so that they may consider the need to further seek legal advice.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport
and Housing (Housing) _____

Date _____ 17.3.2011 _____

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

THB(H)059

Question Serial No.

3216

Head: 62 Housing Department

Subhead (No. & title):

Programme:

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

Director of Bureau: Secretary for Transport and Housing

Question:

In regard to the estimate of expenditure of the Information Technology Management Section in the Housing Department:

- a. What is the estimated expenditure for 2011-12? What is the percentage of increase or decrease as compared with the actual expenditure of 2010-11? What are the reasons for the above change in the amount of expenditure?
- b. What specific work items are involved in the estimate of expenditure for 2011-12? Which of them are on-going and which are newly introduced? What are the respective numbers of staff and costs involved in each work item and their schedules of implementation? Of the manpower involved in each item, how many of the staff members are civil servants, non-civil service contract staff and outsourced staff?
- c. Has funding been reserved to promote measures on e-enabling of civic participation and open access of public information? If yes, what are the specific contents, including the names of programmes, relevant details, the manpower involved, costs and the schedules of implementation? If no, what are the reasons and will the Administration consider launching the relevant measures in the future?
- d. What are the permanent establishment and the number of existing staff members and vacancies in the Information Technology Management Section? Is an increase in manpower expected next year? If yes, how many posts are expected to be created and of what ranks are the posts? Will these posts be permanent posts and appointments on civil service terms? If no, what are the reasons?
- e. Has a comprehensive review been conducted on the performance of the Information Technology Management Section? If yes, what are the results of the review and what improvement measures are involved? If no, what are the reasons and will there be any review in the future?

Asked by: Hon. TAM Wai-ho, Samson

Reply:

The expenses of the Information Technology Sub-division (ITsD) of the Housing Department are solely funded by the Hong Kong Housing Authority (HA).

- a. The Information Technology (IT) budget for 2011-12 is \$430 million which is about 4% higher than the 2010-11 revised estimate. The increase is mainly due to new initiatives and a projected salary adjustment.

b. Major on-going support services in 2011-12 include:

Project	2011-12 Staff Resources*			2011-12 Budget (\$'000)
	Civil Servant Staff	HA Contract Staff	Outsource Staff	
Support of Business Applications and Operations	17	44	21	69,000
Support of IT Infrastructure and Facilities	37	21	0	62,400
Support of IT Strategy and Information Management	3	6	0	7,800

* dedicated full time staff

Major on-going and new IT projects in 2011-12 include :

Project	2011-12 Staff Resources *			2011-12 Budget (\$'000)	Implementation Schedule
	Civil Servant Staff	HA Contract Staff	Outsource Staff		
**Enterprise Resources Planning System (Phase 1)	2	19	8	44,000	2011-12 to 2012-13 (Phased Releases)
# Enterprise Resources Planning System (Phase 2)				40,000	
# IT Strategy Study	0	2	0	7,000	2011-12
# Information Technology Infrastructure Enhancement	0	1	2	9,970	2011-12 (Phased releases)

** On-going project # New project

* dedicated full time staff

- c. Measures to promote initiatives related to e-enabling of civic participation and open access of public information in 2011-12 include:

Item	2011-12 Staff Resources*			2011-12 Budget (\$'000)	Implementation Schedule
	Civil Servant Staff	HA Contract Staff	Outsource Staff		
HA/HD Web Site Revamp	0	1	0	5,100	2011-12
Internet Services for the Public	0	0	1	1,400	2011-12

* dedicated full time staff

- d. ITsD's permanent establishment, existing strength and vacancies are as follows:

Grade	Establishment		Strength		Vacancy
	Civil Servant	HA Contract Staff	Civil Servant	HA Contract Staff	
Analyst/Programmer	33	81	31	80	3
Computer Operator	18	9	18	9	0
Data Processor	7	0	6	0	1
Total	148		144		4

HA and the Office of the Government Chief Information Officer are recruiting Analyst/Programmers to fill the respective vacancies.

- e. Under the Housing Department's existing governance mechanism, an Information Technology Development Committee has been established to review and approve the development plans and resource requirements for major IT projects on a quarterly basis. The ITsD also conducts periodic surveys to gauge the views of users to enhance service quality.

In 2008, the ITsD was accredited the Capability Maturity Model Integration for Software Development – Maturity Level 3 (CMMI-ML3) which is developed by the Software Engineering Institute, Carnegie Mellon University, USA. In 2011-12, ITsD will proceed to obtain certification for the internationally recognized standard "IT Services Management Certification (ITIL/ISO20000)" and the re-certification of the CMMI-ML3 accreditation.

Signature _____

Name in block letters _____ D.W. Pescod _____

Post Title _____ Permanent Secretary for Transport and Housing (Housing) _____

Date _____ 17.3.2011 _____