

Index Page

Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2013-14

Director of Bureau : Secretary for Transport and Housing

Session No. : 14

File Name : THB(H)-2-e1.doc

Reply Serial No.	Question Serial No.	Reply Serial No.	Question Serial No.	Reply Serial No.	Question Serial No.
THB(H)001	0805	THB(H)030	0908	THB(H)059	3044
THB(H)002	0810	THB(H)031	0909	THB(H)060	3128
THB(H)003	0811	THB(H)032	0910	THB(H)061	5112
THB(H)004	0895	THB(H)033	0941	THB(H)062	5113
THB(H)005	2018	THB(H)034	1715	THB(H)063	5114
THB(H)006	2019	THB(H)035	1716	THB(H)064	5190
THB(H)007	2050	THB(H)036	1717	THB(H)065	5195
THB(H)008	3081	THB(H)037	1718	THB(H)066	5313
THB(H)009	3082	THB(H)038	1727	THB(H)067	5320
THB(H)010	3083	THB(H)039	1728	THB(H)068	5466
THB(H)011	3241	THB(H)040	1729	THB(H)069	3648
THB(H)012	0434	THB(H)041	1800	THB(H)070	3630
THB(H)013	0058	THB(H)042	2432	THB(H)071	3631
THB(H)014	0133	THB(H)043	0645	THB(H)072	3632
THB(H)015	0574	THB(H)044	0653	THB(H)073	3643
THB(H)016	0575	THB(H)045	2563	THB(H)074	4144
THB(H)017	2984	THB(H)046	2567	THB(H)075	5453
THB(H)018	2985	THB(H)047	1456	THB(H)076	5454
THB(H)019	2986	THB(H)048	1597	THB(H)077	5459
THB(H)020	2987	THB(H)049	1598	THB(H)078	3870
THB(H)021	2997	THB(H)050	1599	THB(H)079	3871
THB(H)022	2998	THB(H)051	0435	THB(H)080	5378
THB(H)023	2999	THB(H)052	3200	THB(H)081	5481
THB(H)024	3000	THB(H)053	0691	THB(H)082	3908
THB(H)025	0262	THB(H)054	0113	THB(H)083	3909
THB(H)026	0345	THB(H)055	0114	THB(H)084	3910
THB(H)027	1195	THB(H)056	0115	THB(H)085	5191
THB(H)028	3121	THB(H)057	0116	THB(H)086	5451
THB(H)029	3122	THB(H)058	2227	THB(H)087	4612

Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2013-14

**Director of Bureau : Secretary for Transport and Housing
Session No. : 14**

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
THB(H)001	0805	CHAN Kam-lam	62	(5) Support Services
THB(H)002	0810	CHAN Kam-lam	62	(1) Building Control
THB(H)003	0811	CHAN Kam-lam	62	(5) Support Services
THB(H)004	0895	CHAN Kin-por	62	(2) Private Housing
THB(H)005	2018	CHEUNG Chiu-hung, Fernando	62	
THB(H)006	2019	CHEUNG Chiu-hung, Fernando	62	(4) Rehousing of Occupants upon Clearance
THB(H)007	2050	CHEUNG Chiu-hung, Fernando	62	
THB(H)008	3081	CHEUNG Chiu-hung, Fernando	62	
THB(H)009	3082	CHEUNG Chiu-hung, Fernando	62	(1) Building Control
THB(H)010	3083	CHEUNG Chiu-hung, Fernando	62	
THB(H)011	3241	CHEUNG Chiu-hung, Fernando	62	
THB(H)012	0434	CHUNG Shu-kun, Christopher	62	(1) Building Control
THB(H)013	0058	FUNG Kin-kee, Frederick	62	(5) Support Services
THB(H)014	0133	FUNG Kin-kee, Frederick	62	(5) Support Services
THB(H)015	0574	FUNG Kin-kee, Frederick	62	(2) Private Housing
THB(H)016	0575	FUNG Kin-kee, Frederick	62	(2) Private Housing
THB(H)017	2984	FUNG Kin-kee, Frederick	62	(1) Building Control
THB(H)018	2985	FUNG Kin-kee, Frederick	62	(5) Support Services
THB(H)019	2986	FUNG Kin-kee, Frederick	62	(5) Support Services
THB(H)020	2987	FUNG Kin-kee, Frederick	62	(5) Support Services
THB(H)021	2997	FUNG Kin-kee, Frederick	62	(5) Support Services
THB(H)022	2998	FUNG Kin-kee, Frederick	62	(5) Support Services
THB(H)023	2999	FUNG Kin-kee, Frederick	62	(5) Support Services
THB(H)024	3000	FUNG Kin-kee, Frederick	62	(5) Support Services
THB(H)025	0262	LAU Wong-fat	62	(1) Building Control
THB(H)026	0345	LAU Wong-fat	62	
THB(H)027	1195	LEE Kok-long, Joseph	62	(5) Support Services

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
THB(H)028	3121	LEE Kok-long, Joseph	62	
THB(H)029	3122	LEE Kok-long, Joseph	62	(5) Support Services
THB(H)030	0908	LEONG Kah-kit, Alan	62	(2) Private Housing
THB(H)031	0909	LEONG Kah-kit, Alan	62	(2) Private Housing
THB(H)032	0910	LEONG Kah-kit, Alan	62	(2) Private Housing
THB(H)033	0941	LEONG Kah-kit, Alan	62	(2) Private Housing
THB(H)034	1715	LEUNG Che-cheung	62	(1) Building Control
THB(H)035	1716	LEUNG Che-cheung	62	(2) Private Housing
THB(H)036	1717	LEUNG Che-cheung	62	(4) Rehousing of Occupants upon Clearance
THB(H)037	1718	LEUNG Che-cheung	62	(5) Support Services
THB(H)038	1727	LEUNG Che-cheung	62	(5) Support Services
THB(H)039	1728	LEUNG Che-cheung	62	
THB(H)040	1729	LEUNG Che-cheung	62	(5) Support Services
THB(H)041	1800	LEUNG Che-cheung	62	(5) Support Services
THB(H)042	2432	LEUNG, Kenneth	62	(4) Rehousing of Occupants upon Clearance
THB(H)043	0645	LEUNG Kwok-hung	62	(1) Building Control
THB(H)044	0653	LEUNG Kwok-hung	62	(5) Support Services
THB(H)045	2563	LEUNG Kwok-hung	62	(2) Private Housing
THB(H)046	2567	LEUNG Kwok-hung	62	(5) Support Services
THB(H)047	1456	LO Wai-kiok	62	(1) Building Control
THB(H)048	1597	SHEK Lai-him, Abraham	62	(2) Private Housing
THB(H)049	1598	SHEK Lai-him, Abraham	62	(2) Private Housing
THB(H)050	1599	SHEK Lai-him, Abraham	62	(5) Support Services
THB(H)051	0435	TANG Ka-piu	62	(3) Appeal Panel (Housing)
THB(H)052	3200	TIEN Puk-sun, Michael	62	(1) Building Control
THB(H)053	0691	TONG Ka-wah, Ronny	62	(5) Support Services
THB(H)054	0113	WONG Kwok-kin	62	(1) Building Control
THB(H)055	0114	WONG Kwok-kin	62	(1) Building Control
THB(H)056	0115	WONG Kwok-kin	62	(1) Building Control
THB(H)057	0116	WONG Kwok-kin	62	(2) Private Housing
THB(H)058	2227	WU Chi-wai	62	(3) Appeal Panel (Housing)
THB(H)059	3044	WU Chi-wai	62	(5) Support Services
THB(H)060	3128	CHAN Kam-lam	162	(4) Landlord and Tenant Services
THB(H)061	5112	CHEUNG Chiu-hung, Fernando	62	
THB(H)062	5113	CHEUNG Chiu-hung, Fernando	62	
THB(H)063	5114	CHEUNG Chiu-hung, Fernando	62	
THB(H)064	5190	CHEUNG Chiu-hung, Fernando	62	
THB(H)065	5195	CHEUNG Chiu-hung, Fernando	62	(2) Private Housing
THB(H)066	5313	CHEUNG Chiu-hung, Fernando	62	(1) Building Control
THB(H)067	5320	CHEUNG Chiu-hung, Fernando	62	(1) Building Control
THB(H)068	5466	CHEUNG Kwok-che	62	(1) Building Control

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
THB(H)069	3648	HO Sau-lan, Cyd	62	
THB(H)070	3630	LEE Kok-long, Joseph	62	(1) Building Control
THB(H)071	3631	LEE Kok-long, Joseph	62	(2) Private Housing
THB(H)072	3632	LEE Kok-long, Joseph	62	(2) Private Housing
THB(H)073	3643	LEE Kok-long, Joseph	62	(5) Support Services
THB(H)074	4144	LEUNG Kwok-hung	62	
THB(H)075	5453	LEUNG Kwok-hung	62	(5) Support Services
THB(H)076	5454	LEUNG Kwok-hung	62	(5) Support Services
THB(H)077	5459	LEUNG Kwok-hung	62	(5) Support Services
THB(H)078	3870	LEUNG Yiu-chung	62	(1) Building Control
THB(H)079	3871	LEUNG Yiu-chung	62	(1) Building Control
THB(H)080	5378	WONG Kwok-hing	62	(5) Support Services
THB(H)081	5481	WONG Kwok-hing	62	
THB(H)082	3908	WONG Yuk-man	62	(4) Rehousing of Occupants upon Clearance
THB(H)083	3909	WONG Yuk-man	62	(5) Support Services
THB(H)084	3910	WONG Yuk-man	62	(5) Support Services
THB(H)085	5191	CHEUNG Chiu-hung, Fernando	162	(4) Landlord and Tenant Services
THB(H)086	5451	LEUNG Kwok-hung	162	(3) Provision of Valuation and Property Information Services
THB(H)087	4612	WU Chi-wai	711	

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

THB(H)001

Question Serial No.

0805

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:

How many infrastructure projects were launched in each of the past 3 years (i.e. 2010-11 to 2012-13)? How many of them were behind schedule or exceeded the project estimate? What were the reasons for the delay and over-spending?

Asked by: Hon. CHAN Kam-lam

Reply:

In the past three financial years (i.e. 2010-11 to 2012-13), infrastructure projects launched under Capital Works Reserve Fund Head 711 are as follows:

Year	New Projects
2010-11	2 projects
2011-12	4 projects
2012-13	4 projects

All the above projects are on schedule and their expenditures are within the project estimates.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)002

Question Serial No.

0810

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:

How many buildings in total were surveyed by the Independent Checking Unit in each of the past 3 years (i.e. 2010-11 to 2012-13)? For these buildings, how many advisory letters or repairs orders were issued and how did the owners' corporations concerned follow up with the advisory letters or repairs orders? How many buildings are expected to be surveyed in 2013-14?

Asked by: Hon. CHAN Kam-lam

Reply:

Since 2004, the Independent Checking Unit (ICU) of Housing Department has implemented the Planned Survey Programme for residential buildings of the Home Ownership Scheme courts and Tenants Purchase Scheme estates. The surveys include the inspection and identification of unauthorized and dangerous building works, as well as the condition of common areas, external walls and drainage pipes. The ICU carries out enforcement actions against unauthorized building works or conditions of disrepair of common areas, etc. in accordance with the Buildings Ordinance under the delegated authority from the Director of Buildings. In the past three years (i.e. 2010-2012), the ICU had completed the surveys of 22, 20 and 20 residential buildings respectively.

During this period, 3 329 advisory letters and 1 551 removal orders had been issued requiring removal of unauthorized building works. The majority were issued to individual owners of the concerned residential flats and only a few involving common areas were issued to the Owners' Corporations of the buildings. In the same period, 1 098 advisory letters and 1 310 removal orders were complied with. As no serious disrepair had been identified, no repair orders were issued during the period.

In 2013, the ICU plans to survey 20 residential buildings.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)003

Question Serial No.

0811

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 tabulate the projects to be launched by the Department in 2013-14, and provide information on the housing estates involved, the project estimates and the anticipated dates of completion.

Asked by: Hon. CHAN Kam-lam

Reply:

The housing-related infrastructure projects under Capital Works Reserve Fund Head 711 to be launched in 2013-14 are detailed as below:

<u>Name of Projects</u>	<u>Related Public Housing Developments</u>	<u>Project Estimate \$'000</u>	<u>Anticipated Completion Date</u>
Public transport interchange at Area 13, Hung Shui Kiu	Public housing development at Area 13, Hung Shui Kiu	37,800	end 2014
Community hall at Sau Ming Road, Kwun Tong	Public housing development at Sau Ming Road, Kwun Tong	111,500 ¹	end 2017

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

¹ The project is planned for commencement in March 2014, with expenditure estimated to be incurred from 2014-15 onwards.

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

THB(H)004

Question Serial No.

0895

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 Financial Secretary mentioned in his Budget Speech that interest rates were susceptible to various external factors and would resume an upturn cycle in the future, and that before making a home purchase decision, people should assess their ability to afford the property, particularly whether their family income could support mortgage payments if mortgage rates were to revert to a normal level. Also, the Government has introduced another two demand-side management measures in a bid to cool down the overheated property market. Please inform this Committee:

- (a) whether the Government, when introducing the so called "harsh measures", has evaluated their negative impacts, including whether they will become a catalyst for the collapse of the property market when unforeseen events arise in the external economic environment or international political arena, and of the Government's contingency plan in this regard: and
- (b) as the market anticipates that the United States will start to raise its interest rates at the end of the year the earliest and there is a strong possibility of adjustments in the property market and even the risk of a burst of the property bubble when an interest rate up-cycle has begun, whether the Government has any contingency plan in this regard.

Asked by: Hon. CHAN Kin-por

Reply:

The Government has been monitoring the development of the private residential property market closely and remains vigilant on the risk of a property bubble. The Government considered that property market was moving further away from economic fundamentals, and any further exuberance in the housing market would pose significant risks to the macroeconomic and financial stability of Hong Kong. In view of the above, and after careful consideration of the situation and the likely impact of the measures, the Financial Secretary announced two rounds of demand-side management measures in October 2012 and February 2013 respectively. We consider that the packages of demand-side management measures announced are essential to help cool down the market.

We would like to emphasise that the demand-side management measures are extraordinary measures introduced in response to the present exceptional circumstances. We will continue to closely monitor the property market by making reference to a basket of indicators, including property prices, the housing affordability for the general public, the volume of property transactions, the supply of residential properties, mortgage payments, rent-to-income ratio, etc. We will consider withdrawing these measures after the demand-supply situation of the property market has regained its balance. We propose that adjustments to the rates of the ad valorem stamp duty, Special Stamp Duty and Buyer's Stamp Duty should be made by

means of subsidiary legislation subject to negative vetting by the Legislative Council, in order to have the necessary flexibility to adjust the applicable rates in a timely manner with reference to the market situation.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)005

Question Serial No.

2018

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:

Please provide in the table below figures for the number of newly completed public housing units for the past 10 years by type of housing.

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Public rental housing										
Tenants Purchase Scheme										
Home Ownership Scheme										
Housing Society rental housing										
Housing Society subsidised housing for sale										
Interim housing										
Transit centre										
Others										
Total										

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The information requested in the question is tabulated as follows:

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Public rental housing units under the Hong Kong Housing Authority (HA) ¹	13 705	20 614	24 691	4 430	4 795	22 759	19 021	6 385	17 787	9 778
Tenants Purchase Scheme units under the HA ²	0	0	0	0	0	0	0	0	0	0
Home Ownership Scheme units under the HA ³	320	0	0	0	2 010	2 200	370	1 110	0	0
Rental housing units under the Hong Kong Housing Society (HKHS)	243	333	0	0	0	872	0	0	0	0
Subsidised housing for sale units under the HKHS	0	0	0	0	0	0	0	0	0	0
Interim housing units under the HA ⁴	0	0	0	0	0	0	0	0	0	0
Transit centre under the HA	0	0	0	0	0	0	0	0	0	0

Note 1. The HA's public rental housing (PRH) production figures include projects converted from Surplus Home Ownership Scheme (HOS) to PRH, and for these PRH flats, the year of intake is taken as their production year. For those PRH flats converted to subsidised sale flats under the Buy or Rent Option Scheme / Mortgage Subsidy Scheme, they are counted as HOS production (please refer to Note 3).

2. The Tenants Purchase Scheme (TPS) was introduced in 1998 by the HA to enable PRH tenants to choose to buy the flats they lived at a discounted price, thereby helping achieve the then policy objective of attaining a home ownership rate of 70% in Hong Kong in ten years' time. Subsequently, the Government re-positioned the housing policies in 2002. These included the dropping of the target for home ownership. Thus, there were no longer any grounds for continuing the TPS. Accordingly, the HA decided to cease the sale of PRH flats after launching Phase 6B of the TPS in August 2005. Under the TPS, only previously completed PRH flats were sold to tenants. Therefore the TPS would not involve new PRH production.
3. HOS flats include Private Sector Participation Scheme, and Buy or Rent Option Scheme / Mortgage Subsidy Scheme. For Surplus HOS flats completed between 2002 and 2004 with no set usage, the year in which they were put up for sale for the first time is taken as their production year.

4. No new interim housing was built by the HA after 2001.

Name in block letters: D. W. PESCOD

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

Date: 8.4.2013

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

THB(H)006

Question Serial No.

2019

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:

Currently, is there any annual quota set by the Housing Authority (HA) for the provision of compassionate rehousing? If the answer is affirmative, has the HA issued guidelines to the Social Welfare Department or the Integrated Family Service Centres or other departments on setting the annual quota for compassionate rehousing? Please tabulate the number of cases of compassionate rehousing by category whereby public rental housing units were allocated in the past 5 years from 2008 to 2012.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

Each year, the Subsidised Housing Committee (SHC) under the Hong Kong Housing Authority will consider and endorse the Public Rental Housing Allocation Plan for that financial year and set the proposed allocations for various rehousing categories, including the category of "compassionate rehousing". A representative from the Social Welfare Department (SWD) is a member of the SHC. In the past five years from 2007-08 to 2011-12, the proposed allocations for the category of "compassionate rehousing" were 2 000 public rental housing units per year. However, subject to the availability of resources, we will process additional cases recommended by the SWD on a need basis. A comparison between the actual numbers of allocations and the proposed allocations for the category of "compassionate rehousing" for the past five years are tabulated as follows. We have not divided cases under "compassionate rehousing" into different categories.

	2007/08	2008/09	2009/10	2010/11	2011/12
Proposed allocation for "compassionate rehousing"	2 000	2 000	2 000	2 000	2 000
Actual number of allocations for "compassionate rehousing"	2 001	2 039	2 449	2 439	2 673

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION****THB(H)007**

Question Serial No.

2050

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

Please set out the average cost of building a public rental housing block in terms of land cost and construction cost (including land prices, labour wages and material costs) in each of the past 5 years (i.e. 2008-2012).

Asked by: Hon. CHEUNG Chiu-hung, FernandoReply:

The Hong Kong Housing Authority would fund the construction cost of public rental housing (PRH) from its own resources. The average construction cost of a PRH block in terms of labour and material costs in each of the past 5 years (i.e. 2008 to 2012) is listed as follows:

Year	Average Construction Cost per PRH Block ¹ (\$ million)		
	Labour Cost	Material Cost	Total
2008	108	201	309
2009	98	183	281
2010	105	194	299
2011	124	230	354
2012	140	260	400
5-year Average	115	214	329

¹ Average construction cost includes normal foundation, superstructure, drainage and external works, etc. but excludes land cost, and is based on the construction cost yardsticks of respective years and 800 flats per block.

Name in block letters: D.W. PESCODPost Title: Permanent Secretary for Transport
and Housing (Housing)Date: 8.4.2013

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

THB(H)008

Question Serial No.

3081

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:

Please provide in the table below the stock of public and subsidised housing units in each of the past 10 years by type of housing.

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Public rental housing units under the Housing Authority										
Tenants Purchase Scheme units under the Housing Authority										
Home Ownership Scheme units under the Housing Authority										
Rental housing units under the Housing Society										
Subsidised housing units for sale under the Housing Society										
Interim housing units										
Transit Centre units										

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

As at end-December in the past ten years (i.e. 2003 to 2012), the information requested in the question is tabulated as follows:

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Public rental housing units under the Hong Kong Housing Authority (HA)	645 000	667 000	681 000	677 000	673 000	694 000	706 000	709 000	723 000	728 000
Tenants Purchase Scheme units under the HA ⁽¹⁾	91 000	93 000	102 000	112 000	115 000	116 000	116 000	117 000	119 000	121 000
Home Ownership Scheme units under the HA ⁽²⁾	285 000	274 000	270 000	268 000	266 000	263 000	260 000	257 000	256 000	254 000
Rental housing units under the Hong Kong Housing Society (HKHS) ⁽³⁾	33 000	33 000	33 000	33 000	33 000	34 000	34 000	34 000	34 000	34 000
Subsidised housing units for sale under the HKHS ⁽⁴⁾	19 000	18 000	18 000	18 000	18 000	17 000	17 000	16 000	16 000	16 000
Interim housing units under the HA	12 000	8 000	7 000	6 000	6 000	6 000	5 000	4 000	5 000	5 000
Bed spaces in Transit Centres under the HA	864	646	690	690	622	380	456	456	416	416

- Note : (1) Figures exclude flats that can be traded in the open market (flats with premiums paid off) and cases in which buyers had sold back their flats to the HA.
- (2) Figures exclude Home Ownership Scheme (HOS), Private Sector Participation Scheme (PSPS), Middle Income Housing Scheme (MIHS), Buy or Rent Option Scheme (BRO) and Mortgage Subsidy Scheme (MSS) flats that can be traded in the open market (flats sold prior to HOS Phase 3B or flats with premiums paid off) and those HOS flats transferred to other uses, but include HA's flats sold under HOS/PSPS/MIHS/BRO/MSS and surplus stock such as buyback/rescinded cases, individual unsold flats and flats in unsold blocks.
- (3) Figures include flats in Groups A and B rental housing estates and flats under the Senior Citizen Residence Scheme.
- (4) Figures exclude flats that can be traded in the open market (flats with premiums paid off) but include surplus stock such as rescinded cases, individual unsold flats, flats in unsold blocks.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)009

Question Serial No.

3082

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:

How does the Government define and classify vacant public rental housing (PRH) flats (in terms of the method and frequency of inspection, for instance)? How will the Government dispose of the vacant flats? Please tabulate the number of vacant rental housing flats, their proportion to the total number of PRH flats (excluding those sold under the Tenants Purchase Scheme), and the number of flats recovered due to their long vacancy period for the past 5 years (from 2008 to 2012).

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

According to the prevailing housing policy, households which fail to retain regular and continuous residence for over three months in public rental housing (PRH) flats are classified as non-occupation.

To safeguard the rational allocation of limited public housing resources, the Housing Department (HD) has established a Biennial Inspection System (BIS) to detect tenancy abuses. Under the BIS, estate management staff will conduct flat visits to some 730 000 PRH households in the territory at least once every two years and take the opportunity during flat inspection to detect possible tenancy abuses. Suspected cases (e.g. non-occupation) found during flat visits will be referred to the HD's Central Team for in-depth investigation. The Central Team will investigate all complaint cases and randomly-selected cases. In the past five years (2007-08 to 2011-12), the Central Team has investigated some 8 000 suspicious occupancy-related cases annually.

If non-occupation of PRH flats by households is confirmed by investigation, the HD would terminate the tenancy and recover the PRH flats through the issue of Notice-to-quit under section 19(1)(b) of the Housing Ordinance.

The nature of tenancy abuse cases may change during the investigation. It is also the case that some PRH households under investigation might voluntarily surrender their flats to the HD. Others simply abandon their flats and cease to pay rent upon finding out that they are being investigated and aware that the flat will be recovered due to tenancy abuse. The HD eventually recovered the flat because of rent-arrears.

In the past five years, about 0.5% of the total number of PRH flats in the territory were recovered annually as a result of confirmed non-occupation of PRH flats by households. Detailed figures are tabulated below:

	2007-08	2008-09	2009-10	2010-11	2011-12	Average for the past five years
No. of flats recovered due to non-occupation	439	307	299	263	417	345

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)010

Question Serial No.

3083

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:

Please provide in the table below the number of households and population of public and subsidised housing in each of the past 10 years by type of housing.

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Number of households of public rental housing under the Housing Authority										
Population of public rental housing under the Housing Authority										
Number of households of the Tenants Purchase Scheme under the Housing Authority										
Population of the Tenants Purchase Scheme under the Housing Authority										
Number of households of the Home Ownership Scheme under the Housing Authority										

Population of the Home Ownership Scheme under the Housing Authority										
Number of households of rental housing under the Housing Society										
Population of rental housing under the Housing Society										
Number of households of subsidised housing for sale under the Housing Society										
Population of subsidised housing for sale under the Housing Society										
Number of households of interim housing										
Population of interim housing										
Number of households of Transit Centres										
Population of Transit Centres										
Others										
Total										

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

As at end-December in the past ten years (i.e. 2003 to 2012), the information requested in the question is tabulated as follows:

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Number of households of the Hong Kong Housing Authority (HA)'s public rental housing ⁽¹⁾⁽²⁾	624 000	623 000	639 000	645 000	649 000	646 000	665 000	679 000	686 000	697 000
Population of the HA's public rental housing ⁽¹⁾⁽²⁾	1 989 000	1 960 000	1 968 000	1 957 000	1 932 000	1 907 000	1 955 000	1 942 000	1 966 000	2 050 000
Number of households of the HA's subsidised sale flats ⁽¹⁾⁽³⁾	347 000	343 000	348 000	349 000	358 000	361 000	363 000	359 000	361 000	362 000
Population of the HA's subsidised sale flats ⁽¹⁾⁽³⁾	1 204 000	1 150 000	1 184 000	1 189 000	1 185 000	1 197 000	1 184 000	1 154 000	1 142 000	1 151 000
Number of households of the Hong Kong Housing Society (HKHS)'s rental housing ⁽⁴⁾	31 000	31 000	31 000	31 000	31 000	31 000	31 000	31 000	31 000	31 000
Population of the HKHS's rental housing ⁽⁴⁾	97 000	97 000	95 000	94 000	92 000	90 000	90 000	90 000	89 000	89 000
Number of households of the HKHS's subsidised housing for sale ⁽⁵⁾	16 000	16 000	15 000	15 000	16 000	16 000	16 000	16 000	16 000	16 000
Population of the HKHS's subsidised housing for sale ⁽⁵⁾	41 000	41 000	40 000	40 000	42 000	44 000	43 000	40 000	39 000	39 000
Number of households of the HA's Transit Centres	75	78	84	73	76	61	65	79	29	30

Population of the HA's Transit Centres	96	101	108	94	98	76	130	110	38	43
--	----	-----	-----	----	----	----	-----	-----	----	----

- Note : (1) According to the statistics of the Census and Statistics Department's General Household Surveys.
- (2) Figures include public rental housing flats and interim housing provided by the HA.
- (3) Figures include the HA's subsidised flats sold under Home Ownership Scheme (HOS), Private Sector Participation Scheme (PSPS), Tenants Purchase Scheme (TPS), Middle Income Housing Scheme (MIHS), Buy or Rent Option Scheme (BRO) and Mortgage Subsidy Scheme (MSS). Figures exclude HOS/PSPS/TPS/MIHS/BRO/MSS flats that can be traded in open market (i.e. flats sold prior to HOS Phase 3B or flats with premiums paid off).
- (4) Figures include flats in Groups A and B rental housing estates and flats under the Senior Citizen Residence Scheme provided by the HKHS.
- (5) Figures include the HKHS's subsidised flats sold under Flat-For-Sale Scheme and Sandwich Class Housing Scheme. Figures exclude flats that can be traded in the open market (i.e. flats with premiums paid off).

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)011

Question Serial No.

3241

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:

Please provide in the table below the number of public housing units recovered by the Administration in each of the past 10 years by type of housing.

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Public rental housing										
Tenants Purchase Scheme										
Home Ownership Scheme										
Rental housing under the Housing Society										
Subsidised housing for sale under the Housing Society										
Interim housing										
Transit Centres										
Others										
Total										

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The information requested in the question is tabulated as follows:

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Public rental housing units under the Hong Kong Housing Authority (HA)	9 000	9 000	8 000	9 000	9 000	12 000	10 000	8 000	10 000	7 000
Tenants Purchase Scheme flats bought back from purchasers by the HA	315	488	275	157	87	69	43	30	11	7
Home Ownership Scheme flats bought back from purchasers by the HA	1 825	2 381	288	119	32	8	0	0	0	0
Rental housing under the Hong Kong Housing Society (HKHS) Note	756	757	680	791	794	872	697	671	512	618
Subsidised housing for sale under the HKHS Note	0	0	0	0	0	0	0	0	0	0
Interim housing units under the HA	3 400	1 900	1 900	1 300	800	1 100	1 200	800	900	700
Bed spaces in transit Centres under the HA	188	109	126	97	227	96	145	93	164	95

Note : Figures are in the past 10 calendar years (i.e. 2003 to 2012).

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)012

Question Serial No.

0434

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:

Please provide the following information:

- a. What are the respective numbers of vacant public rental housing (PRH) flats under the Housing Authority in the Urban, Extended Urban and New Territories Districts? Please tabulate the figures by District.
- b. As a follow-up to the above question, what are the reasons for these PRH flats being left vacant?

Asked by: Hon. CHUNG Shu-kun, Christopher

Reply:

- (a) As at end December 2012, the vacancy position of public rental housing (PRH) flats in the four Waiting List (WL) districts is as follows:

WL District	Number of lettable vacant PRH flats
Urban	2 564
Extended Urban	1 166
New Territories	713
Islands	107
Total	4 550

These 4 550 vacant units represent 0.6% of the total PRH stock, which is far below the Hong Kong Housing Authority (HA)'s target on overall vacancy rate of 1.5%.

- (b) The HA has all along been upholding the principle of optimization of resources. As soon as newly completed units or refurbished units become available, they are allocated to applicants on the WL and other rehousing categories. Apart from the less popular units that have not been accepted after repeated offers, the reasons for vacant units for a longer period in general include recycled units pending refurbishment and units reserved to cater for the rehousing of people affected by transfer or clearances, etc.

The Housing Department has taken the following measures to expedite the leasing out of less popular units and flats left vacant for comparatively long period:

- (i) Provision of rent reduction in respect of units left vacant for 12 months or above; and
- (ii) Implementation of the Express Flat Allocation Scheme annually to let out less popular units, and thus speeding up the allocation of PRH units to some WL applicants.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)013

Question Serial No.

0058

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, "... administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711 by providing intra-governmental services for implementation of these projects. The work involves liaison with concerned departments at various stages from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and within budget." In this regard, will the Administration inform this Committee of the details of the projects to be commissioned by the Department in the coming two financial years (i.e. 2013-14 and 2014-15), including the names, site locations, natures, estimated expenditures and estimated completion dates of the projects?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

Projects under the Capital Works Reserve Fund (CWRF) Head 711 are housing-related infrastructure projects. In 2013-14, we plan to commence the following housing-related infrastructure projects under CWRF Head 711 –

1. Public Transport Interchange at Area 13, Hung Shui Kiu to be completed by end 2014 with an approved project estimate of \$37.8 million (in money-of-the-day prices); and
2. Community Hall at Sau Ming Road, Kwun Tong to be completed by end 2017 at an estimated cost of \$111.5 million (in September 2012 prices) ¹.

Relevant information on projects planned to commence in 2014-15 will be available when they are firmed up in due course.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

¹ The project is planned for commencement in March 2014, with expenditure estimated to be incurred from 2014-15 onwards.

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

THB(H)014

Question Serial No.

0133

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, "... administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711 by providing intra-governmental services for implementation of these projects. The work involves liaison with concerned departments at various stages from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and within budget." In this regard, will the Administration provide this Committee with the annual expenditure on public rental housing (PRH) production, the average cost of each PRH unit and the number of employment places created in each of the past three years (i.e. 2010-11, 2011-12 and 2012-13), as well as the respective estimated figures for each of the next three years (i.e. 2013-14, 2014-15 and 2015-16)?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The Government's expenses under the Capital Works Reserve Fund Head 711 are for the implementation of housing-related infrastructure projects, whilst the Hong Kong Housing Authority (HA) would fund the construction cost of public rental housing (PRH).

According to the current five-year rolling Public Housing Construction Programme of the HA, the total anticipated new PRH production during the five-year period starting from 2012-13 (i.e. 2012-13 to 2016-17) is about 79 000 flats with an average of about 15 800 flats per year. In this five-year period, the anticipated average annual expenditure for the construction of public housing funded by HA is about \$10.4 billion (including the construction cost of PRH, related carparking and retail facilities and manpower cost, etc.). Estimated job creation is about 7 500 jobs per year and the average construction cost of each PRH unit is about \$0.57 million.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)015

Question Serial No.

0574

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 2013-14, "... closely monitor, in association with Real Estate Developers Association of Hong Kong, Consumer Council and the Estate Agents Authority, the adequacy and transparency of sales information provided by developers to purchasers of first-hand residential properties..." and "... enhance the transparency of the sale of first-hand residential properties through the new regulatory regime as provided for under the Residential Properties (First-hand Sales) Ordinance (RPO) and to be implemented through the enforcement authority to be established under the RPO." In this regard, will the Administration inform this Committee of the latest progress of the implementation of the RPO, as well as the estimated annual recurrent expenditures for carrying out the relevant regulatory work and the establishment of the enforcement authority?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

Our preparations for the implementation of the Residential Properties (First-hand Sales) Ordinance (RPO) are well under way and we are fully geared up for the full implementation of the RPO with effect from 29 April 2013.

The estimated recurrent expenditure in 2013-14 for the Sales of First-hand Residential Properties Authority (SRPA), which is set up to implement the RPO, is \$40.78 million. The expenditure comprises staff costs, expenses of all aspects of work in relation to the implementation of the RPO, and the day-to-day office operation of the SRPA. Part of the expenditure arising from the operation of the SRPA will be offset by the savings arising from the phasing out of the existing Special Duties Unit (SDU), which was set up in December 2011 to help work out the legislative framework to regulate the sales of first-hand residential properties and set up the SRPA after the enactment of the RPO. The SDU will cease to exist shortly after the coming into operation of the SRPA. The shortfall of \$21.2 million required by the SPRPA in 2013-14 after utilizing the savings arising from the phasing out of the SDU is met by an increase of \$21.2 million in the estimated provision for 2013-14 under Programme (2) as compared to the revised estimate for 2012-13.

The functions of the SRPA include issuing guidelines on the RPO, carrying out compliance checks on the sales brochures, price lists, sales arrangement announcements, register of transactions, vendors' websites and advertisements of first-hand residential properties, carrying out inspections on show flats, first-hand completed residential properties and sales offices, handling complaints and public enquiries, conducting investigations on cases which may be in contravention of the requirements of the RPO, launching public education programmes, and establishing an electronic database for public access to the sales brochures, price lists and register of transactions of individual first-hand residential developments.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)016

Question Serial No.

0575

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 2013-14, "... liaise with the Estate Agents Authority (EAA) to enhance the professionalism and service standard of estate agents." In this regard, will the Administration inform this Committee of the number of complaints against estate agents received in the past two years (i.e. 2011-12 and 2012-13), the number of people who obtained an estate agent license through passing the professional qualification examination and the number of people who had their licenses revoked by EAA (together with the main reasons for the revocations) in the past two years (i.e.2011-12 and 2012-13), and the specific work on enhancing the quality and professional standard of estate agents in the coming year (i.e. 2013-14)?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

In 2011-12 to 2012-13 (as at February 2013), 10 829 persons passed the qualifying examinations and obtained estate agent and salesperson licences. During the same period, the Estate Agents Authority (EAA) received 1 062 complaints against licencees. Due to conviction of criminal offences, nine licencees were considered by the EAA to be not fit to continue to hold a licence, and the licences were revoked.

The EAA is committed to enhancing the professionalism and service standard of estate agents. In 2013-14, the EAA will, in this regard, review the format and contents of the qualifying examinations; continue to update existing practice circulars or issue new practice circulars from time to time in the light of the latest situation; step up the monitoring of licencees' conduct in relation to the sale of first-hand residential properties; require estate agency companies appointed by the developers as their sales agents to provide intensive pre-sale training to their frontline staff; prepare and issue an illustrative guide on the "Code of Ethics" for licencees; and continue its efforts to enhance the voluntary Continuing Professional Development Scheme etc.

Furthermore, the EAA will continue to take disciplinary action against licencees which are found to be in breach of the Estate Agents Ordinance, its Code of Ethics or practice circulars. The EAA will review the effectiveness of these measures from time to time and introduce new measures as necessary.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)017

Question Serial No.

2984

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 regard to the Budget Speech, which states “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 an expenditure of \$2.2 billion,” will the Administration inform this Committee of: the detailed breakdown of the expenditure on paying rent for the above-mentioned tenant groups; the estimated earliest time to introduce the rent waiver; whether the Government will also consider paying two months’ rent for the tenants of Tai Hang Sai Estate, the only private low-cost housing estate in Hong Kong; if not, what are the reasons?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

Based on the information currently available, the proposal to pay two months’ rent for public rental housing (PRH) tenants by the Government would involve expenditure of approximately \$2.2 billion. About \$2.1 billion will be paid to the Hong Kong Housing Authority (HA) and another \$100 million will be paid to the Hong Kong Housing Society (HKHS). The breakdown of the estimated expenditure is as follows -

Payment to HA	
For paying two months’ rent for tenants / licencees who are paying normal rent	About \$2.0 billion
For paying two months’ net rent of tenants / licencees who are paying additional rent	About \$73 million
<i>Sub-total</i>	About \$2.1 billion
Payment to HKHS	
For paying two months’ rent for tenants of Group A estates and tenants of Elderly Persons’ Flats in Group B estates	About \$90 million
For paying two-thirds of the net rent for two months for tenants of non-Elderly Persons’ Flats in Group B estates	About \$6 million
<i>Sub-total</i>	About \$100 million
Total	About \$2.2 billion

The Administration will seek funding approval from the Legislative Council Finance Committee (FC) for paying two months’ rent for PRH tenants upon the passage of the 2013 Appropriation Bill. Subject to the FC’s approval, the HA and HKHS will start the necessary preparatory work. Experience suggests that it will take nearly two months once the FC approval is given for the rent payment to be put into effect.

As the Tai Hang Sai Estate is not under the HA or HKHS, those tenants are not covered by the proposal.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)018

Question Serial No.

2985

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 the work of “ensuring adequate supply and timely delivery of suitable sites for development of public housing to meet the policy pledge” mentioned in the Brief Description, will the Administration inform this Committee of the number of sites, broken down by the 18 District Council districts of Hong Kong (18 districts), available for public housing development and the number of units thus constructed; the location, with a breakdown by the 18 districts, of public rental housing (PRH) units estimated to be built and the forecast production in the coming 5 years (starting from 2013-14); of these PRH construction projects, the number in which the plot ratios permitted under the Outline Zoning Plans will not be fully utilized, and the number of projects in which the production volume will grow with an increase in the plot ratios and the number of stores, and the proportion of such units to the total PRH production in the respective year(s).

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

According to the Hong Kong Housing Authority (HA)'s current Public Housing Construction Programme (PHCP), the anticipated public rental housing (PRH) production by districts during the 5 year period from 2012-13 to 2016-17 is shown in the Annex. For the PRH projects after 2016-17, most of them are at an early planning and design stage and are subject to various factors, such as change of land use, views from the local communities and the timely availability of sites. The production and the timeframe are not yet confirmed. Therefore, we cannot provide such information at this stage. We will roll forward the PHCP on a yearly basis and will make annual adjustments to the housing production as appropriate in the light of demand.

We will liaise with concerned Government departments in the formulation of the Planning Brief for each project with due consideration to the site characteristics, the Outline Zoning Plan restrictions, traffic, infrastructural facilities and the surrounding environment etc. We will follow the development parameters and other restrictions in the Planning Brief in developing each public housing project and under the principle of optimal utilization of land resources by optimizing the development potential of each housing site to ensure efficient use of land resources.

In compliance with the prevailing relevant legislation and regulations, we will try to increase the housing production as far as possible through relaxation of plot ratio and building height restrictions, etc without compromising the environment. For example, pursuant to the discussion between the Housing Department and the Planning Department, we have successfully relaxed the plot ratio and building height of Hung Shui Kiu Area 13 and Fo Tan PRH projects, as well as increasing the site area of Fo Tan site. There is a total gain of about 4 000 flats for these two projects.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

Estimated Production of Public Rental Housing (PRH) Flats in the Coming Five Years (2012-13 to 2016-17)

Year of Completion / District #	Sub-District	Estimated PRH Flat Number*
2012-13		
Urban	Kowloon City	5 200
	Kwun Tong	2 700
	Sham Shui Po	1 400
Extended Urban	Sha Tin	2 800
New Territories	Tuen Mun	1 000
Sub -Total:		13 100
2013-14		
Urban	Kowloon City	8 200
	Sham Shui Po	1 500
Extended Urban	Kwai Tsing	2 300
	Sai Kung (Tseung Kwan O)	2 100
Sub -Total :		14 100
2014-15		
Urban	Sham Shui Po	2 900
	Wong Tai Sin	1 000
Extended Urban	Sha Tin	3 000
New Territories	North	1 400
	Yuen Long	4 400
Sub -Total :		12 700
2015-16		
Urban	Eastern	200
	Kwun Tong	9 600
Extended Urban	Sha Tin	8 100
New Territories	Tai Po	500
	Yuen Long	2 100
Sub -Total :		20 400
2016-17		
Urban	Kwun Tong	9 300
	Sham Shui Po	400
	Wong Tai Sin	900
Extended Urban	Island (Tung Chung)	3 500
New Territories	Tuen Mun	4 700
Sub -Total :		18 700
Total :		79 100

(Based on the Public Housing Construction Programme as at January 2013)

Extended Urban areas include Kwai Tsing, Tsuen Wan, Sha Tin (including Ma On Shan), Tseung Kwan O and Tung Chung.

* Figures may not add up to the total due to rounding.

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

THB(H)019

Question Serial No.

2986

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, "... administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711 by providing intra-governmental services for implementation of these projects. The work involves liaison with concerned departments at various stages from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and within budget." In this regard, will the Administration inform this Committee: whether the public rental housing (PRH) development projects completed in the past 5 years (ending 2012-13) already fully utilised the plot ratios permitted in their respective Outline Zoning Plans; of the percentage of PRH units that were built on fully utilised plot ratios during the same period; and of the reasons for failing to fully utilise the permitted plot ratios?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

We will liaise with concerned Government departments in the formulation of the Planning Brief for each project with due consideration to the site characteristics, the Outline Zoning Plan restrictions, traffic, infrastructural facilities and the surrounding environment etc. We will follow the development parameters and other restrictions in the Planning Brief in developing each public housing project and under the principle of optimal utilization of land resources by optimizing the development potential of each housing site to ensure efficient use of land resources.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)020

Question Serial No.

2987

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 stated in paragraph 101 of the Budget Speech that "On public housing, we have provided the Housing Authority with adequate land to build 79 000 public rental housing flats within five years from 2012-13, and about 17 000 Home Ownership Scheme flats within four years from 2016-17." In this regard, will the Administration inform this Committee of the distribution by district of the developments to be completed under the New Home Ownership Scheme in each of the 5 financial years from 2016-17 as well as the specific locations, construction costs involved, numbers of flats to be completed and flat types of these developments?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The first batch of Home Ownership Scheme (HOS) units to be completed in 2016-17 are located in Sha Tin, Tsuen Wan, Kwai Tsing and Yuen Long respectively, providing a total of about 2 100 two-bedroom flats with a saleable area around 40 square metres. For the projects to be completed beyond 2016-17, most of them are at an early planning and design stage and therefore relevant information cannot be provided at this stage. The Hong Kong Housing Authority (HA) has successfully secured enough land to ensure that a total of about 17 000 HOS flats will be completed over the four years from 2016-17. We will consult the relevant District Councils and the local community on individual HOS developments as appropriate. The HA will fund the construction cost of HOS projects and the relevant estimated expenditure in 2016-17 is about \$4,066 million.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)021

Question Serial No.

2997

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 “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” as stated in the brief description, will the Administration inform this Committee of the latest statistics in respect of the following: the number of public rental housing flats; the population and number of households of public rental housing; the number of subsidised home ownership flats (by HOS, SCHS and TPS respectively); the population and number of households living in subsidised home ownership flats; the number of flats in housing estates under TPS, and among them the number of flats sold; the number of HOS flats with the premium settled; the number of TPS flats with the premium settled; the number of private permanent housing flats, and among them the number of vacant private flats and the number of private flats that are over 30 and over 40 years old respectively; and the recurrent expenditure incurred and staffing requirements involved in the collation of the above data?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

As at end of 2012, there were in total about 766 300 public rental housing (PRH) units under the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS). According to the estimate of the Census and Statistics Department (C&SD), number of households in PRH units under the HA and HKHS amounted to about 730 000, providing homes for about 2.14 million persons as at the fourth quarter of 2012.

Subsidized sale flats refer to those units with premium 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 2012, there were around 390 600 subsidized sale flats under the HA and the HKHS, including about 254 100 units under the Home Ownership Scheme (HOS), about 9 100 units under the Flat for Sale Scheme, about 6 900 units under the Sandwich Class Housing Scheme and about 120 600 units under the Tenants Purchase Scheme (TPS) (accounting for about 66% of the 183 700 TPS units offered for sale). According to the estimate of the C&SD, number of households in subsidized sale flats amounted to about 380 000 with about 1.2 million persons as at the fourth quarter of 2012.

As at the end of 2012, there were about 70 100 HOS units and 1 300 TPS units with premium paid respectively.

Based on the Rating and Valuation Department (RVD)'s record, as at end of 2011, there were about 1 110 600 private residential units (excluding village housing), of which about 47 900 units were vacant. About 403 600 and 197 800 private residential units were aged over 30 years and 40 years respectively.

The aforementioned figures come from the Housing Department (HD), the C&SD and the RVD. For the

HD, collation of such figures is part of the HD's regular work and we do not have any breakdown of the expenditure and establishment involved.

Name in block letters: D.W. PESCOD
Post Title: Permanent Secretary for Transport
and Housing (Housing)
Date: 8.4.2013

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

THB(H)022

Question Serial No.

2998

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:

In regard to the studies on housing-related policies conducted by the Administration, will the Administration advise this Committee of the details of: the studies conducted in the past 2 years (i.e. from 2011-12 to 2012-13), the cost of each study and the organisations tasked with the studies; as well as the studies planned to be conducted in the next 2 years (i.e. from 2013-14 to 2014-15) and the estimated expenditure for each study?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

We did not commission any study on housing related matters in 2011-12.

In 2012-13, the following three consultancy studies were commissioned –

(A) Studies relating to the Long Term Housing Strategy review and related matters –

- (i) Focus Group Study – the main objective is to collect views from specific groups in the community on housing needs and related matters. The cost for the study is \$1.4 million. The research institute is The Hong Kong Polytechnic University; and
- (ii) Survey on Subdivided Units in Hong Kong – the main objective is to assess the characteristics and living conditions of tenants living in subdivided units, and estimate the number of subdivided units in Hong Kong and tenants therein. The cost is about \$1.2 million. In order to avoid adversely affecting the survey findings, we consider it inappropriate to disclose the name of the research institute at this stage. We will announce the details upon completion of the survey.

(B) To enhance the collection and analysis of statistics related to the private residential property market, we commissioned Mercado Solutions Associates Limited to conduct a study in this regard in 2012-13, at a cost of about \$0.3 million.

Currently, we do not have plan to commission further studies in the coming two years (i.e. 2013-14 to 2014-15).

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)023

Question Serial No.

2999

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 advise this Committee: of the number of the existing aged public rental housing (PRH) estates that have not fully utilised the plot ratios permitted under their respective Outline Zoning Plans; of the comparison between the actual plot ratios in use and the permitted plot ratios in respect of these PRH estates; and of the estimated increase in PRH provision if the permitted plot ratios are to be fully utilised.

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

To ensure efficient use of land resources, the Hong Kong Housing Authority will continue to optimize the development potential of every public rental housing (PRH) site, including existing aged PRH estates. We will liaise with concerned Government departments in the formulation of the Planning Brief for each public housing project with due consideration to the site characteristics, restrictions on the Outline Zoning Plans, traffic and infrastructure and the surrounding environment etc. as well as provision of Government, Institution or Community facilities in the district for approval by the Planning Department's District Planning Conference. We will follow the development parameters and other restrictions in the Planning Brief in developing each public housing project under the principle of optimal utilization of land resources by optimizing the development potential of each housing site. In addition, under various planning and engineering studies, we will liaise with the Planning Department with a view to adopting a flexible approach to relax the plot ratio and building height restrictions of public housing sites on a case-by-case basis so as to increase the development potential of sites.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)024

Question Serial No.

3000

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:

With regard to the point "liaise with HKHS on the implementation of its subsidised housing projects" as stated in Matters Requiring Special Attention in 2013-14, will the Administration inform this Council: of the project names, nature and number of flats provided in the various subsidised housing projects implemented through HKHS in the past 3 years (i.e. from 2010-11 to 2012-13); of the planned subsidised housing projects with the participation of HKHS and the number of flats to be provided in the next 5 years (i.e. from 2013-14 onwards); and whether the Administration plans to re-launch the SCHS or let HKHS participate in new HOS developments?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The Greenview Villa at Tsing Luk Street, Tsing Yi was the only subsidised housing project implemented by the Hong Kong Housing Society (HKHS) in the past 3 years. The Greenview Villa is a subsidised sale project and provides a total of 988 units. In view of the very favourable responses, the Government has set aside a site in Sha Tin for the HKHS to develop a similar housing project. Another site in Sha Tau Kok will also be allocated to the HKHS for rental housing development. The two projects will provide around 700 and 300 units respectively. The HKHS has commenced the planning and design of these projects.

We consider that under the current situation where land resources are in tight supply, public resources should target at households with a monthly income of \$40,000 or below. Therefore, the Government has no plan to re-launch the Sandwich Class Housing Scheme. We would consider inviting the HKHS to develop subsidised sale projects should land resources permit, having regard to the actual circumstances.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)025

Question Serial No.

0262

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:

Given a 5.5% increase in the 2013-14 financial provision for building control over that of 2012-13, please inform this Committee whether the increase is mainly attributable to the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme; if yes, whether the estimated increase is to be spent on staffing requirements or on publicity; and if on staffing requirements, of the details and the expenditure.

Asked by: Hon. LAU Wong-fat

Reply:

The 5.5% increase in the 2013-14 financial provision for building control over that of 2012-13 is mainly due to the pro-rata increase in operating expenses for the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme with their implementation in the full year of 2013-14. The additional maintenance expenses arising from the computer management system being put into service to support the Minor Works Control System also contribute to the increase. The increase is neither related to staffing requirements nor publicity.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)026

Question Serial No.

0345

Head: 62 Housing Department

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

Programme:

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

Director of Bureau: Secretary for Transport and Housing

Question:

The increase of 18.7% in operational expenses for 2013-14 over the revised estimate for 2012-13 is mainly due to the setting up of an enforcement authority to implement the Residential Properties (First-hand Sales) Ordinance (Cap. 621). Please advise the establishment of this enforcement authority and the expenditure incurred for the highest-level official.

Asked by: Hon. LAU Wong-fat

Reply:

The estimated recurrent expenditure in 2013-14 for the Sales of First-hand Residential Properties Authority (SRPA) is \$40.78 million, which is set up to implement the Residential Properties (First-hand Sales) Ordinance (RPO), is \$40.78 million. The expenditure comprises staff costs, expenses of all aspects of work in relation to the implementation of the RPO, and the day-to-day office operation of the SRPA. Part of the expenditure arising from the operation of the SRPA will be offset by the savings arising from the phasing out of the existing Special Duties Unit (SDU), which was set up in December 2011 to help work out the legislative framework to regulate the sales of first-hand residential properties and set up the SRPA after the enactment of the RPO. The SDU will cease to exist shortly after the coming into operation of the SRPA. The shortfall of \$21.2 million required by the SPRA in 2013-14 after utilizing the savings arising from the phasing out of the SDU is met by an increase of \$21.2 million in the estimated provision for 2013-14 under Programme (2) as compared to the revised estimate for 2012-13.

The functions of the SRPA include issuing guidelines on the RPO, carrying out compliance checks on the sales brochures, price lists, sales arrangement announcements, register of transactions, vendors' websites and advertisements of first-hand residential properties, carrying out inspections on show flats, first-hand completed residential properties and sales offices, handling complaints and public enquiries, conducting investigations on cases which may be in contravention of the requirements of the RPO, launching public education programmes, and establishing an electronic database for public access to the sales brochures, price lists and register of transactions of individual first-hand residential developments.

The SRPA will have an establishment of 32 staff, including two directorate posts (an Administrative Officer Staff Grade B (AOSGB) post and a Principal Executive Officer (PEO) post) and 30 non-directorate posts. The non-directorate posts comprise Building Surveyor, Estate Surveyor, Executive Officer, Housing Manager, Information Officer as well as technical and administrative supporting staff.

The notional annual salary cost at mid-point of the AOSGB and PEO posts is \$3,397,200. The full annual average staff cost, including salaries and staff on-cost, for these two posts is \$4,680,000.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)027

Question Serial No.

1195

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 advise how many sites that have originally been earmarked for construction of public housing will be converted to New Home Ownership Scheme development? And, in changing the land use, has the Government assessed its impact on the annual supply of public housing and the Waiting List?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

The Government has already identified sufficient sites for production of a total of 17 000 Home Ownership Scheme (HOS) units in the four years from 2016-17 onwards. The Government and the Hong Kong Housing Authority currently have no plan to use public rental housing sites for the construction of HOS.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)028

Question Serial No.

3121

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:

It is stated in paragraph 101 of the Budget Speech that about 17 000 flats will be built under the New Home Ownership Scheme within 4 years from 2016-17. Will the Administration inform this Committee of the work details, timetable, expenditure and the manpower involved for this year?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

The Hong Kong Housing Authority (HA) has successfully secured enough land to ensure that a total of 17 000 Home Ownership Scheme (HOS) units will be completed over the four years from 2016-17. We are currently carrying out the detailed design and preparation of tender documents for the first batch of HOS projects. Their construction works is anticipated to commence in mid-2013. We are also currently carrying out the preliminary planning works for other HOS projects, including the consultations with the relevant District Councils and the local community.

The HA will fund the construction cost of HOS projects and the relevant estimated expenditure in 2013-14 is about \$432.7 million.

We have created a total of 194 civil service posts (including 6 directorate posts and 188 non-directorate posts) in 2012-13 to kick-start the HOS. We will also create a further 119 civil service posts (including 4 directorate posts and 115 non-directorate posts) in 2013-14 to handle the workload arising from the building stage of the HOS projects. The HA will fund the relevant manpower expenses.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)029

Question Serial No.

3122

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:

In paragraph 101 of the Budget Speech, it is stated that the Administration has provided the Housing Authority (HA) with adequate land to build 79 000 public rental housing (PRH) flats within 5 years from 2012-13, and about 17 000 Home Ownership Scheme (HOS) flats within 4 years from 2016-17. Will the Administration provide the following information:

- a) the current number of sites by district that have been provided to the HA for building the PRH flats;
- b) the current number of sites by district that have been provided to the HA for building the HOS flats; and the estimated supply for each year.

Asked by: Hon. LEE Kok-long, Joseph

Reply:

- a) According to the Hong Kong Housing Authority (HA)'s current Public Housing Construction Programme, the anticipated public rental housing production by districts during the 5 year period from 2012-13 to 2016-17 is shown in the Annex.
- b) Regarding the Home Ownership Scheme (HOS), the first batch of 2 100 HOS units to be completed in 2016-17 are located in Sha Tin, Tsuen Wan, Kwai Tsing and Yuen Long. In addition, the HA has successfully secured enough land to ensure that a total of 17 000 HOS units will be completed over the four years from 2016-17.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

Estimated Production of Public Rental Housing (PRH) Flats in the Coming Five Years (2012-13 to 2016-17)

Year of Completion / District #	Sub-District	Estimated PRH Flat Number*
2012-13		
Urban	Kowloon City	5 200
	Kwun Tong	2 700
	Sham Shui Po	1 400
Extended Urban	Sha Tin	2 800
New Territories	Tuen Mun	1 000
Sub -Total:		13 100
2013-14		
Urban	Kowloon City	8 200
	Sham Shui Po	1 500
Extended Urban	Kwai Tsing	2 300
	Sai Kung (Tseung Kwan O)	2 100
Sub -Total :		14 100
2014-15		
Urban	Sham Shui Po	2 900
	Wong Tai Sin	1 000
Extended Urban	Sha Tin	3 000
New Territories	North	1 400
	Yuen Long	4 400
Sub -Total :		12 700
2015-16		
Urban	Eastern	200
	Kwun Tong	9 600
Extended Urban	Sha Tin	8 100
New Territories	Tai Po	500
	Yuen Long	2 100
Sub -Total :		20 400
2016-17		
Urban	Kwun Tong	9 300
	Sham Shui Po	400
	Wong Tai Sin	900
Extended Urban	Islands (Tung Chung)	3 500
New Territories	Tuen Mun	4 700
Sub -Total :		18 700
Total :		79 100

(Based on the Public Housing Construction Programme as at January 2013)

Extended Urban areas include Kwai Tsing, Tsuen Wan, Sha Tin (including Ma On Shan), Tseung Kwan O and Tung Chung.

* Figures may not add up to the total due to rounding.

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

THB(H)030

Question Serial No.

0908

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 the Programme of Private Housing, the estimate for 2013-14 is \$60.8 million, representing an increase of 53.5% over the revised estimate for 2012-13. As remarked by the Administration, this is mainly due to the establishment of a regulatory regime to implement the Residential Properties (First-hand Sales) Ordinance. Please provide the work schedule of the establishment of the regulatory regime, the number of additional staff to be employed, and the breakdown of the new expenditure to be incurred.

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

Our preparations for the implementation of the Residential Properties (First-hand Sales) Ordinance (RPO) are well under way and we are fully geared up for the full implementation of the RPO with effect from 29 April 2013.

The Sales of First-hand Residential Properties Authority (SRPA) will have an establishment of 32 staff, including two directorate posts (an Administrative Officer Staff Grade B post and a Principal Executive Officer post) and 30 non-directorate posts. The non-directorate posts comprise Building Surveyor, Estate Surveyor, Executive Officer, Housing Manager, Information Officer as well as technical and administrative supporting staff.

The estimated recurrent expenditure in 2013-14 for the SRPA, which is set up to implement the RPO, is \$40.78 million. The expenditure comprises staff costs, expenses of all aspects of work in relation to the implementation of the RPO, and the day-to-day office operation of the SRPA. Part of the expenditure arising from the operation of the SRPA will be offset by the savings arising from the phasing out of the existing Special Duties Unit (SDU), which was set up in December 2011 to help work out the legislative framework to regulate the sales of first-hand residential properties and set up the SRPA after the enactment of the RPO. The SDU will cease to exist shortly after the coming into operation of the SRPA. The shortfall of \$21.2 million required by the SPRA in 2013-14 after utilizing the savings arising from the phasing out of the SDU is met by an increase of \$21.2 million in the estimated provision for 2013-14 under Programme (2) as compared to the revised estimate for 2012-13.

The functions of the SRPA include issuing guidelines on the RPO, carrying out compliance checks on the sales brochures, price lists, sales arrangement announcements, register of transactions, vendors' websites and advertisements of first-hand residential properties, carrying out inspections on show flats, first-hand completed residential properties and sales offices, handling complaints and public enquiries, conducting investigations on cases which may be in contravention of the requirements of the RPO, launching public education programmes, and establishing an electronic database for public access to the sales brochures, price lists and register of transactions of individual first-hand residential developments.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)031

Question Serial No.

0909

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 private housing market, the work of the Department includes collecting data, compiling and maintaining a database on private housing supply. What are the sources of data collected by the Department? How is the database compiled? In connection with the flats put up for sale on the private market over the past 5 years (from 2008-09 to 2012-13), has the Department prepared statistics on the number of flats available at the price of \$2 m or below?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

Since 2004, the Transport and Housing Bureau (THB) (and the former Housing, Planning and Lands Bureau (HPLB)) has set up and maintained a private housing database. The data therein is collected from the relevant departments such as the Buildings Department and the Lands Department and is used to estimate 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. The THB (and the former HPLB) has published the aforementioned data on its website on a quarterly basis since November 2004.

The THB's database does not collect the price of flats offered for sale in the primary market. However, the Land Registry (LR) collects similar information, with a breakdown of the number of Agreements for Sale and Purchase by consideration. The data is uploaded onto the LR's website on a monthly basis.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)032

Question Serial No.

0910

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:

Concerning the private housing market, the work of the Department includes "providing analysis on developments in the private housing market". In the past 5 years (from 2008-09 to 2012-13), how many studies were completed by the Department in relation to the analysis? Have the studies been published?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

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. The THB (and the former Housing, Planning and Lands Bureau) has published the aforementioned data on its website on a quarterly basis since November 2004.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)033

Question Serial No.

0941

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 for the private housing market, the work of the Department includes “monitoring the regime of self-regulation undertaken by the Real Estate Developers Association of Hong Kong (REDA) on REDA’s member developers”. What specific work has been undertaken by the Department in this respect over the past year (2012-13)?

Asked by: Hon. LEONG Kah-kit, Alan

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 (LandsD)’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, and the promotion and consumer education work of the Consumer Council.

In recent 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 in June 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, when we examined, among other things, the sales brochures, price lists and show flats of uncompleted first-hand private residential properties, we have referred cases of non-compliance with the Consent Scheme requirements and/or REDA’s guidelines to the LandsD and/or REDA for appropriate follow up actions.

To further enhance the transparency and fairness of the sales arrangements of first-hand residential properties, and consumer protection, the Residential Properties (First-hand Sales) Ordinance (the Ordinance) was passed by the Legislative Council (LegCo) on 29 June 2012. Subject to the LegCo’s endorsement, the Ordinance will come into full operation with effect from 29 April 2013.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)034

Question Serial No.

1715

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:

Given that the Administration issued 409 and 410 removal orders and also referred 45 and 39 cases to the Buildings Department for prosecution in 2011 and in 2012 respectively,

- (a) how many of them were for residential and commercial properties (retail spaces and carpark) respectively?
- (b) among the removal orders issued to commercial properties and the cases referred to the Buildings Department for prosecution, how many involved properties managed by The Link Management Limited?

Asked by: Hon. LEUNG Che-cheung

Reply:

The Independent Checking Unit (ICU) of Housing Department, under the delegation from the Director of Buildings, carries out building control on Home Ownership Scheme courts, Tenants Purchase Scheme estates, and the public rental housing estates with divested retail and carparking facilities in accordance with the Buildings Ordinance and the current practice of the Buildings Department (BD). The enforcement arrangement (e.g. issue of advisory letters, removal orders and prosecution etc.) is consistent with the BD's practice.

The ICU does not keep data on the types of buildings to which removal orders are issued. In general, the majority of these removal orders are related to residential buildings. For the cases referred to the BD for prosecution in 2011 and 2012, there are none related to the properties managed by The Link Management Limited.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)035

Question Serial No.

1716

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 increase of \$21.2 million in the provision for 2013-14 over the revised estimate for 2012-13, please advise this Committee of the following:

- (a) How much of the provision will be spent on the establishment of the regulatory regime for the implementation of the Residential Properties (First-hand Sales) Ordinance to regulate the sale of first-hand residential properties? What is the staff establishment of the regulatory regime concerned?
- (b) How much is the estimated annual recurrent expenditure of the regulatory regime?
- (c) Will the Administration set performance indicators to evaluate the services to be provided by the regulatory regime? If not, why?

Asked by: Hon. LEUNG Che-cheung

Reply:

- (a) & (b) The estimated recurrent expenditure in 2013-14 for the Sales of First-hand Residential Properties Authority (SRPA), which is set up to implement the Residential Properties (First-hand Sales) Ordinance (RPO), is \$40.78 million. The expenditure comprises staff costs, expenses of all aspects of work in relation to the implementation of the RPO, and the day-to-day office operation of the SRPA. Part of the expenditure arising from the operation of the SRPA will be offset by the savings arising from the phasing out of the existing Special Duties Unit (SDU), which was set up in December 2011 to help work out the legislative framework to regulate the sales of first-hand residential properties and set up the SRPA after the enactment of the RPO. The SDU will cease to exist shortly after the coming into operation of the SRPA. The shortfall of \$21.2 million required by the SPRA in 2013-14 after utilizing the savings arising from the phasing out of the SDU is met by an increase of \$21.2 million in the estimated provision for 2013-14 under Programme (2) as compared to the revised estimate for 2012-13.

The functions of the SRPA include issuing guidelines on the RPO, carrying out compliance checks on the sales brochures, price lists, sales arrangement announcements, register of transactions, vendors' websites and advertisements of first-hand residential properties, carrying out inspections on show flats, first-hand completed residential properties and sales offices, handling complaints and public enquiries, conducting investigations on cases which may be in contravention of the requirements of the RPO, launching public education programmes, and establishing an electronic database for public access to the sales brochures, price lists and register of transactions of individual first-hand residential developments.

The SRPA will have an establishment of 32 staff, including two directorate posts (an Administrative Officer Staff Grade B post and a Principal Executive Officer post) and 30 non-directorate posts. The non-directorate posts comprise Building Surveyor, Estate Surveyor, Executive Officer, Housing Manager, Information Officer as well as technical and administrative supporting staff.

- (c) The RPO seeks to enhance the transparency and fairness of the sales of first-hand residential properties and consumer protection. We expect that the work of the SRPA will have the following effects, namely that vendors of first-hand residential properties will dutifully and conscientiously comply with the requirements of the RPO, and that purchasers of first-hand residential properties will be fully aware of the protection they may enjoy under the RPO. It is however not easy to set quantifiable and meaningful performance indicators to evaluate the effectiveness of the work of the SRPA in achieving these objectives.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)036

Question Serial No.

1717

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:

- (a) In respect of applications actually processed in 2011 and 2012, how many working days on average were required by the Administration for the verification of "domestic clearerees' rehousing eligibility"?
- (b) How many working days on average were required by the Administration during the two years for allocating public rental housing and interim housing to occupants who had been verified as eligible for rehousing?

Asked by: Hon. LEUNG Che-cheung

Reply:

- (a) In general, the Housing Department (HD) takes about eight weeks to complete the verification of rehousing eligibility for the clearerees and allocate flats to them. However, the actual time required depends on the complexity of individual cases and HD will flexibly deploy its staff to tackle sudden increase in workload and to expedite the handling of special cases.
- (b) HD takes immediate actions to allocate public rental housing (PRH) or interim housing units to the occupants after confirming their rehousing eligibility. However, the actual time required depends on the availability of suitable public housing resources. The HD does not have the statistics on the average working days required for allocation of PRH or interim housing units in 2011 and 2012.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)037

Question Serial No.

1718

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:

The revised estimate of the Programme for the coming year will increase by \$6.7 million, or 51.5%, which is mainly due to the need to provide support for the review of Long Term Housing Strategy. How much expenditure will be involved in the review for the whole year? What are the details of the expenditure? Are the costs for increasing established posts and commissioning external consultants to conduct consultancy studies included?

Asked by: Hon. LEUNG Che-cheung

Reply:

The support for the Long Term Housing Strategy (LTHS) review includes provision of secretariat support to the LTHS Steering Committee (chaired by the Secretary for Transport and Housing and comprising 15 non-official members and 3 official members) and the LTHS Working Group (chaired by the Permanent Secretary for Transport and Housing (Housing) and comprising representatives from relevant bureaux and departments to provide support to the LTHS Steering Committee); conducting a public consultation exercise in around mid-2013; preparing discussion papers on issues relating to the LTHS review as requested by the Legislative Council's Panel on Housing and its Subcommittee on LTHS; and carrying out all other work relating to the review.

The expenditure required for providing the above support amounts to \$6.6 million, comprising staff cost of \$3.65 million and other operating expenditure of \$2.95 million, the latter covers expenses for consultancy studies, public consultation, and other administrative expenses for the LTHS review. Since the staff are all internally redeployed, there is no increase in the established post.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)038

Question Serial No.

1727

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:

- (a) Please tabulate the housing-related infrastructure projects to be undertaken by the Administration in 2013-14, and provide information on the housing estates involved, the project estimates and the anticipated dates of completion.
- (b) In the past 2 years (i.e. 2011-12 to 2012-13), were there any projects that did not comply with the schedule and/ or exceeded the project estimates? If yes, what were the reasons for the delay and the amount of over-spending?

Asked by: Hon. LEUNG Che-cheung

Reply:

- (a) Under the Capital Works Reserve Fund Head 711, the housing-related infrastructure projects with expenses to be incurred in 2013-14 are listed at the Annex.
- (b) In the past 2 years (i.e. 2011-12 to 2012-13), the progress of all the projects is on schedule and the relevant expenditures are within the project estimates.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

List of housing-related infrastructure projects in 2013-14

<u>Name of Projects</u>	<u>Related Public Housing Development</u>	<u>Estimated Expenditure in 2013-14</u> \$'000	<u>Anticipated Completion Date/Completion Date</u>
District open space adjoining Lower Ngau Tau Kok public housing development	Public housing development at Lower Ngau Tau Kok	33,300	Early 2015
Tin Shui Wai further development — road junction improvement, site formation and main engineering infrastructure	Public housing development at Tin Shui Wai	260	Mid 2004#
Development near Choi Wan Road and Jordan Valley	Choi Ying Estate, Choi Tak Estate and Choi Fook Estate	531	End 2014
Development at Anderson Road	Public housing development at Anderson Road	423,518	End 2014
Development at Anderson Road — consultants' fees and site investigation	Public housing development at Anderson Road	384	Mid 2016
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 at Lower Ngau Tau Kok	8,561	End 2012#
Public transport interchange at Area 13, Hung Shui Kiu	Public housing development at Area 13, Hung Shui Kiu	12,436	End 2014
Water supply to housing development at Anderson Road	Public housing development at Anderson Road	70,000	End 2014
Mainlaying within development near Choi Wan Road and Jordan Valley	Choi Ying Estate, Choi Tak Estate and Choi Fook Estate	111	Mid 2011#
Remaining waterworks for development near Choi Wan Road and Jordan Valley	Choi Ying Estate, Choi Tak Estate and Choi Fook Estate	111	Early 2012#
Mainlaying within development at Anderson Road	Public housing development at Anderson Road	21,000	Early 2014
Planning and engineering study for public housing sites at Nam Wa Po and Tai Wo	To be determined	6,840	Early 2016

<u>Name of Projects</u>	<u>Related Public Housing Development</u>	<u>Estimated Expenditure in 2013-14</u> \$'000	<u>Anticipated Completion Date/Completion Date</u>
Planning and engineering study for public housing site at Wang Chau	To be determined	6,846	Mid 2015
Public transport interchange at Shui Chuen O, Sha Tin Area 52—construction	Public housing development at Shui Chuen O	7,278	Mid 2014
Enhancement of footbridge leading to Ngau Tau Kok Municipal Services Building	Public housing development at Lower Ngau Tau Kok	272	End 2012#
Planning and engineering study for public housing site at Hong Po Road	To be determined	6,840	End 2015
Development of Anderson Road Quarry—engineering study	To be determined	6,500	Early 2014
Water supply to housing development at Anderson Road—site investigation and detailed design	Public housing development at Anderson Road	420	End 2011#
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 and Choi Fook Estate	10	Mid 2014
Roads and drains in Area 16 and Area 58D, Sha Tin—detailed design and site investigation	Phases 1 and 2 of Public Housing Development at Fo Tan	2,530	End 2015
Public transport interchange at Shui Chuen O, Sha Tin Area 52—design	Public housing development at Shui Chuen O	432	Mid 2014
Slope works for Choi Yuen Road public housing development	Public housing development at Choi Yuen Road	1,263	Mid 2016

These projects have been completed but their final accounts are being finalized.

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

THB(H)039

Question Serial No.

1728

Head: 62 Housing Department

Subhead (No. & title): (700) General non-recurrent

Programme:

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated in the Budget that the total expenditure of the proposal of "paying two months' rent for public housing tenants" will be about \$2.2 billion. Please provide the numbers of tenants of the following groups that will benefit from it:

- a. Tenants of the Housing Authority (HA)'s estates who are paying normal rent;
- b. Tenants of the HA's estates who are paying 1.5 times rent;
- c. Tenants of the HA's estates who are paying double/ market rent;
- d. Tenants of the Hong Kong Housing Society (HKHS)'s Group A estates;
- e. Tenants of Elderly Persons' Flats in the HKHS's Group B estates;
- f. Tenants of Non-Elderly Persons' Flats in the HKHS's Group B estates.

Asked by: Hon. LEUNG Che-cheung

Reply:

According to the proposal stated in the Budget, the Government will pay two months' rent in full for tenants/ licencees of the Hong Kong Housing Authority (HA) paying normal rent, tenants of the Hong Kong Housing Society (HKHS) Group A estates and tenants of Elderly Persons' Flats in HKHS Group B estates. The Government will also pay two months' net rent for the HA's tenants/ licencees paying additional rent. For non-Elderly Persons' Flats tenants of HKHS Group B estates, the Government will pay on their behalf two-thirds of their net rent for two months.

The reply to various parts of the question is as follows:

(a) to (c) As at end-December 2012, the numbers ^{note 1} of the HA's tenants/ licencees are as follows:

	No. of tenants/ licencees paying normal rent	No. of tenants/ licencees paying 1.5 times net rent plus rates	No. of tenants/ licencees paying double net rent plus rates or market rent
As at end-December 2012	690 400 ^{note 2}	19 300	2 600

Note 1 Figures are rounded to the nearest hundred.

Note 2 The number includes about 12 300 tenants/ licencees enjoying rent deduction of 25% or 50% under the Rent Assistance Scheme.

(d) to (f) As at end-December 2012, the numbers ^{note 3} of HKHS's tenants are as follows:

	No. of tenants in HKHS Group A Estates	No. of Elderly Persons' Flats tenants in HKHS Group B Estates	No. of non-Elderly Persons' Flats tenants in HKHS Group B Estates
As at end-December 2012	31 100	400	1 000

Note 3 Figures are rounded to the nearest hundred.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)040

Question Serial No.

1729

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:

- (a) Please provide the actual expenditure on the production of public rental housing (PRH) and the average actual construction cost of each PRH unit in each of the past 3 years (i.e. from 2010-11 to 2012-13). Please also provide the estimated average construction cost of each PRH unit and that of each new Home Ownership Scheme unit in 2013-14.
- (b) In the past 3 years, how many PRH projects involved over-spending and/ or a delay in the work schedule? If there were any such projects, why?

Asked by: Hon. LEUNG Che-cheung

Reply:

The Government's expenses under the Capital Works Reserve Fund Head 711 are for the implementation of housing-related infrastructure projects, whilst the Hong Kong Housing Authority (HA) would fund the construction cost of public housing from its own resources.

- (a) In the past three years (i.e. 2010-11 to 2012-13), the average annual expenditure for the construction of public housing funded by the HA was about \$7.8 billion (including the construction cost of PRH, related carparking and retail facilities and manpower cost, etc.). The average construction cost of each public rental housing (PRH) unit was about \$0.44 million. In 2013-14, the average construction cost of each PRH unit and Home Ownership Scheme unit would be about \$0.54 million and \$0.99 million respectively.
- (b) In the past three years (i.e. 2010-11 to 2012-13), there was no public housing project with expenditure over the approved budget. Occasional delays were experienced in the construction of public housing. The main reasons include complex ground conditions, exceptionally inclement weather, difficulties in utilities connection due to congested underground conditions, delay caused by individual contractors etc. The HA has been closely monitoring progress of these projects and has been exploring mitigation measures to contain the delay and catch up with the programme.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)041

Question Serial No.

1800

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 Budget Speech that the Government has provided the Housing Authority with adequate land to build 79 000 public rental housing flats within 5 years from 2012-13, and 17 000 Home Ownership Scheme flats within 4 years from 2016-17. Please provide the details of the sites and the number of flats to be produced from each site with the estimated completion date of the public housing project therein.

Asked by: Hon. LEUNG Che-cheung

Reply:

According to the Hong Kong Housing Authority (HA)'s current Public Housing Construction Programme, the anticipated public rental housing production by districts during the 5 year period from 2012-13 to 2016-17 is shown in the Annex.

Regarding the Home Ownership Scheme (HOS), the first batch of 2 100 HOS units to be completed in 2016-17 are located in Sha Tin, Tsuen Wan, Kwai Tsing and Yuen Long. The HA is currently carrying out relevant preparatory works for the development of these HOS flats. In addition, the HA has successfully secured enough land to ensure that a total of 17 000 HOS units will be completed over the four years from 2016-17.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

Estimated Production of Public Rental Housing (PRH) Flats in the Coming Five Years (2012-13 to 2016-17)

Year of Completion / District #	Sub-District	Estimated PRH Flat Number*
2012-13		
Urban	Kowloon City	5 200
	Kwun Tong	2 700
	Sham Shui Po	1 400
Extended Urban	Sha Tin	2 800
New Territories	Tuen Mun	1 000
Sub -Total:		13 100
2013-14		
Urban	Kowloon City	8 200
	Sham Shui Po	1 500
Extended Urban	Kwai Tsing	2 300
	Sai Kung (Tseung Kwan O)	2 100
Sub -Total :		14 100
2014-15		
Urban	Sham Shui Po	2 900
	Wong Tai Sin	1 000
Extended Urban	Sha Tin	3 000
New Territories	North	1 400
	Yuen Long	4 400
Sub -Total :		12 700
2015-16		
Urban	Eastern	200
	Kwun Tong	9 600
Extended Urban	Sha Tin	8 100
New Territories	Tai Po	500
	Yuen Long	2 100
Sub -Total :		20 400
2016-17		
Urban	Kwun Tong	9 300
	Sham Shui Po	400
	Wong Tai Sin	900
Extended Urban	Island (Tung Chung)	3 500
New Territories	Tuen Mun	4 700
Sub -Total :		18 700
Total :		79 100

(Based on the Public Housing Construction Programme as at January 2013)

Extended Urban areas include Kwai Tsing, Tsuen Wan, Sha Tin (including Ma On Shan), Tseung Kwan O and Tung Chung.

* Figures may not add up to the total due to rounding.

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

THB(H)042

Question Serial No.

2432

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 the respective numbers of occupants affected by clearances and the rehousing arrangements for them from 2008-09 to 2012-13, and the estimated figure and the expenditure incurred for handling different categories of occupants affected by clearances in 2013-14.

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14 (Estimate)
Number of occupants affected by programmed squatter clearances or emergency clearances						
Number of rehousing applications processed						
Number of offers made for public rental housing						
Number of offers made for interim housing						
Number of households receiving other housing benefits						
Number of occupants affected by rooftop structure clearances						
Number of rehousing applications processed						
Number of offers made for public rental housing						
Number of offers made for interim housing						
Number of households receiving other housing benefits						
Number of occupants affected by clearance operations of sub-divided						

units						
Number of rehousing applications processed						
Number of offers made for public rental housing						
Number of offers made for interim housing						
Number of households receiving other housing benefits						

Asked by: Hon. LEUNG, Kenneth

Reply:

The number of occupants affected by clearances and the rehousing arrangements provided for them by the Housing Department (HD) from 2008-09 to 2012-13 are detailed below –

	2008-09	2009-10	2010-11	2011-12	2012-13 (as at February 2013)	2013-14 (Estimate)
Number of occupants affected by programmed squatter clearances or emergency clearances	1 260	533	1 844	1 144	838	737
Number of rehousing applications processed	117	164	211	44	52	300
Number of offers made for public rental housing	50	58	83	16	8	140
Number of offers made for interim housing	20	25	36	8	11	110
Number of households receiving other housing benefits	3	3	4	0	1	10
Number of occupants affected by rooftop structure clearances	261	164	110	151	380	540
Number of rehousing applications processed	130	80	57	69	183	270
Number of offers made for public rental housing	65	75	33	49	60	80
Number of offers made for interim housing	12	10	15	9	11	20
Number of households receiving other housing benefits	3	0	1	1	0	10

As regards occupants affected by clearance operations of sub-divided units, in normal circumstances, they are required to find their own alternative accommodation. However, if the affected households are rendered homeless due to enforcement action by the government, temporary accommodation at Po Tin Transit Centre in Tuen Mun will be provided to them through the referral by the government departments concerned (e.g. Buildings Department). Under the prevailing rehousing policy, if the affected households have lived in the transit centre for three months and passed the “homeless” test, subject to their fulfillment of the eligibility of applying for public rental housing (PRH), they will be offered interim housing in the New Territories and await PRH allocation through the Waiting List. Those with pressing housing needs may apply for Compassionate Rehousing through the Social Welfare Department.

In 2013-14, it is estimated that the HD will require a staff establishment of 29 non-directorate posts to provide assistance to rehouse carees affected by clearances, and to rehouse the occupants of illegal rooftop structures displaced by the Buildings Department’s enforcement actions, together with other related work. The related staff cost and other operating expenditure are estimated to be about \$18.3 million. We do not have a breakdown of the resources involved for handling different categories of affected occupants.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)043

Question Serial No.

0645

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:

Leung Chun-ying stated in his Manifesto that "we will redevelop old public housing estates with outdated facilities or low plot ratios but possessing redevelopment potentials." However, judging from the Budget, no preparations were made for that. Has the Transport and Housing Bureau set aside any funding for the redevelopment of public housing estates? Which public housing estates are planned for redevelopment? Which public housing estates are ready for redevelopment/ being redeveloped?

Asked by: Hon. LEUNG Kwok-hung

Reply:

The expenditure of redevelopment of aged public rental housing estates will be funded by the Hong Kong Housing Authority (HA). At this stage, other than the announced redevelopment projects, viz So Uk Estate, Tung Tau Estate Block 22 and Pak Tin Estate, the HA has not taken any decisions on the redevelopment of any other aged estate.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)044

Question Serial No.

0653

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 announcement that it will pay two months' rent for public housing tenants, please inform this Committee of the two months in which the Administration will pay the rent; how it will be paid; and of the earliest time at which the rent can be paid in case the Budget is not passed in time in April.

Asked by: Hon. LEUNG Kwok-hung

Reply:

The Administration will seek funding approval from the Legislative Council Finance Committee (FC) to pay two months' rent for public rental housing tenants upon the passage of the 2013 Appropriation Bill. Subject to the FC's approval, the Hong Kong Housing Authority and the Hong Kong Housing Society will start the necessary preparatory work. Past experience suggests that it will take nearly two months once the FC approval is given for the rent payment to be put into effect.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)045

Question Serial No.

2563

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:

Please advise this Committee –

- (a) of the ratio of private housing flats to public housing units (including those under construction) in the territory; and
- (b) of the numbers, as well as their respective ratios, of private housing buyers (in a breakdown by local, mainland and overseas) acting in the capacity of an individual or a company in the past 2 years ending 2012.

Asked by: Hon. LEUNG Kwok-hung

Reply:

- (a) As at end 2012, the ratio of private housing stock to public housing stock is as follows –

Type of Housing	Percentage of permanent housing stock
Public Housing ¹	44%
Private Housing ²	56%
Total	100%

¹ The figure on public housing stock is based on the administrative records of the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS). The figure includes –

- (a) public rental housing (PRH) units under the HA and the HKHS, interim housing of the HA, as well as flats of Senior Citizen Residences Scheme estates of the HKHS;
- (b) The HA's Home Ownership Scheme (HOS) flats with premium not yet paid, and HOS flats completed but not yet put up for sale (i.e. some 800 Surplus HOS flats);
- (c) The HKHS's Flat-for-Sale Scheme (FFSS) and Sandwich Class Housing Scheme (SCHS) flats with premium not yet paid; and
- (d) The HA's Tenants Purchase Scheme (TPS) flats sold to PRH tenants.

² The figure on private housing stock is based on statistics from the Census and Statistics Department. The figure includes –

- (a) private permanent residential units with Occupation Permit;
- (b) HOS, TPS, FFSS and SCHS flats with premium paid or those which are tradable on the open market without payment of premium; and
- (c) flats under the HKHS's Urban Improvement Scheme.

(b) The required figures are as below -

Year	Total number of agreements for sale and purchase ^{Note 1}	Individual buyers ^{Note 1}		Company buyers ^{Note 1}	
		Local ^{Note 2}	Non-local	Local ^{Note 3}	Non-local
2011	96 034	79 805 (83%)	5 194 (5%)	9 990 (11%)	1 045 (1%)
2012	91 264	78 951 (86%)	3 524 (4%)	8 094 (9%)	695 (1%)

Note 1 : We do not have separate statistics on Mainland buyers. The figures are the number of stamping applications for agreements for sale and purchase received by the Inland Revenue Department. Figures in brackets are the respective proportions to the total figure.

Note 2 : Refers to holders of Hong Kong identity cards.

Note 3 : Refers to locally-registered companies.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)046

Question Serial No.

2567

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 please advise this Committee of:

- (1) the respective numbers of people currently living in subdivided flats, cubicle apartments and squatters, and
- (2) the locations of the flats to be produced under the New Home Ownership Scheme over the next 4 years from 2013-14 and the area of the sites in hectares?

Asked by: Hon. LEUNG Kwok-hung

Reply:

- (1) At present, the Government does not have statistics on the number of subdivided flats. According to the General Household Survey of Census and Statistics Department (C&SD), as at end June 2012, there are some 31 800 domestic households, with a total of 64 900 people living in private temporary housing or in the rooms, cubicles, bedspaces and cocklofts of private permanent housing. As indicated in the result of Population Census 2011 conducted by the C&SD, as at mid-2011, there are some 3 044 domestic households, with a total of 6 230 people living in quarters in non-residential buildings (including commercial buildings and industrial buildings). To better understand the problems of subdivided units, the Long Term Housing Strategy Steering Committee (Steering Committee) has commissioned an independent research institution to assess the profile and living conditions of tenants living in subdivided units, and to estimate the number of subdivided flats and households living in those flats in the territory. This will enable the Steering Committee to get a better picture of the size of the problem. The findings will be available around mid-2013.
- (2) The first batch of 2 100 Home Ownership Scheme (HOS) units to be completed in 2016-17 are located in Sha Tin, Tsuen Wan, Kwai Tsing and Yuen Long respectively and the total site area is about 2.5 hectares. The Hong Kong Housing Authority (HA) has successfully secured enough land to ensure that a total of 17 000 HOS units will be completed over the four years from 2016-17. The HA will fund the relevant construction cost.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)047

Question Serial No.

1456

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:

With regard to the target of advising on restaurant licence applications under the Application Vetting Panel (AVP) system within 12 working days, it is set at 98% for 2013, lower than a 100% for 2012. According to the Administration, it was due to the substantial increase in overall licensing cases from about 780 in 2007 to the estimated 1 500 in 2013. Please advise the number of referral cases from various Licensing Authorities in 2011 and in 2012 respectively; the staffing requirements and resources involved; the estimated staffing requirements and resources to be incurred in 2013; whether additional staff will be recruited to cope with the substantial increase in license applications and to reduce the number of working days; if yes, of the time that it will be done; if not, of the reasons.

Asked by: Hon. LO Wai-kwok

Reply:

The Independent Checking Unit (ICU) of Housing Department would offer advice on various licence applications referred by the Licensing Authorities for premises within public rental housing estates, Tenants Purchase Scheme estates or Home Ownership Scheme courts, and properties divested to The Link Real Estates Investment Trust.

In 2012, the ICU's planned target was to offer advice within 12 working days for 98% of the restaurant licence applications under the Application Vetting Panel (AVP) system, and the actual performance was 100%. In 2013, the ICU will maintain the relevant planned target at 98%, this is consistent with the Buildings Department's pledge of offering advice within 12 working days for 98% of restaurant licence applications under the AVP system.

In 2011 and 2012, the ICU offered advice to 1 172 and 1 437 cases of various licence applications referred by the Licensing Authorities. Offering advice to various licence applications is part of the regular work of the ICU and we do not have any breakdown of the expenditure and establishment involved. Despite the increase in the number of cases, the ICU with the existing manpower would endeavor to offer advice within the working targets for various licences. The ICU will also closely monitor the manpower situation against further surge in licencing cases in future and take appropriate actions as necessary.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)048

Question Serial No.

1597

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 regard to "providing analysis on developments in the private housing market", will the Department inform this Committee:

1. of the sum set aside for conducting the relevant studies; and
2. whether it has assessed the effects of releasing the findings and the public's perception of the analyses; if it has, of the details; if it has not, of the reasons?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

To enhance the public's understanding of the supply situation in the private residential market, 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. The THB (and the former Housing, Planning and Lands Bureau) has published the aforementioned data on its website on a quarterly basis since November 2004. We will continue to undertake the above task with a view to ensuring the stable and healthy development of private residential market.

The above is an on-going function of the THB, and forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have any breakdown on the expenditure for the above duties.

Currently, the THB provides the aforementioned data on a quarterly basis and the data has been cited by the media from time to time. The THB considers the release of such data effective in facilitating the public to better understand the future supply situation in the private residential market.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)049

Question Serial No.

1598

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 regulation of the sale of first-hand residential properties in accordance with the Residential Properties (First-hand Sales) Ordinance", will the Administration inform this Committee:

1. of the expenditure required for the relevant work; and
2. whether there are specific indicators for performance evaluation? If yes, what are the details? If no, why?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

1. The estimated recurrent expenditure in 2013-14 for the Sales of First-hand Residential Properties Authority (SRPA), which is set up to implement the Residential Properties (First-hand Sales) Ordinance (RPO), is \$40.78 million. The expenditure comprises staff costs, expenses of all aspects of work in relation to the implementation of the RPO, and the day-to-day office operation of the SRPA. Part of the expenditure arising from the operation of the SRPA will be offset by the savings arising from the phasing out of the existing Special Duties Unit (SDU), which was set up in December 2011 to help work out the legislative framework to regulate the sales of first-hand residential properties and set up the SRPA after the enactment of the RPO. The SDU will cease to exist shortly after the coming into operation of the SRPA. The shortfall of \$21.2 million required by the SPRA in 2013-14 after utilizing the savings arising from the phasing out of the SDU is met by an increase of \$21.2 million in the estimated provision for 2013-14 under Programme (2) as compared to the revised estimate for 2012-13.

The functions of the SRPA include issuing guidelines on the RPO, carrying out compliance checks on the sales brochures, price lists, sales arrangement announcements, register of transactions, vendors' websites and advertisements of first-hand residential properties, carrying out inspections on show flats, first-hand completed residential properties and sales offices, handling complaints and public enquiries, conducting investigations on cases which may be in contravention of the requirements of the RPO, launching public education programmes, and establishing an electronic database for public access to the sales brochures, price lists and register of transactions of individual first-hand residential developments.

2. The RPO seeks to enhance the transparency and fairness of the sales of first-hand residential properties and consumer protection. We expect that the work of the SRPA will have the following effects, namely that vendors of first-hand residential properties will dutifully and conscientiously comply with the requirements of the RPO, and that purchasers of first-hand residential properties will be fully

aware of the protection they may enjoy under the RPO. It is however not easy to set quantifiable and meaningful performance indicators to evaluate the effectiveness of the work of the SRPA in achieving these objectives.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)050

Question Serial No.

1599

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 item on “ensuring adequate supply and timely delivery of suitable sites for development of public housing to meet the policy pledge”, will the Administration inform this Committee:

1. apart from the sites to be provided under the policy pledge, whether more suitable sites will be sought to increase public housing production; if yes, of the details; if not, of the reasons; and
2. how the progress of public housing supply will be ensured; whether there will be any specific and measurable indicators; if yes, of the details; if not, of the reasons?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

1. The Government will further strengthen internal coordination amongst bureaux and departments to identify more suitable sites for public housing development in different areas of the territory. Where planning and infrastructure permit as well as without compromising environmental quality, the Hong Kong Housing Authority will seek to optimize the development potential of each site and increase public housing flat production through relaxing the plot ratio and building height restrictions of public housing sites.
2. The Steering Committee on Land Supply chaired by the Financial Secretary will co-ordinate the efforts of the bureaux and departments concerned to ensure that issues including those related to land for housing will be properly dealt with to ensure a stable and adequate supply of housing land, with a view to maintaining the average waiting time for general Waiting List applicants at around three years and to provide a total of about 17 000 new Home Ownership Scheme flats over the four years from 2016-17.

There is an internal co-ordination mechanism in 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 land supply for public housing. This is to ensure that the proposed land use can meet the overall development of society and that there is sufficient land supply to cater for the demand for public housing.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)051

Question Serial No.

0435

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:

With a view to ensuring better utilisation of subsidised housing resources, the Administration regularly conducts random inspection of public rental housing (PRH) households. If cases of PRH abuse are found, notices-to-quit will be issued to the households concerned, who can lodge an appeal to the Appeal Panel. In this regard, will the Administration please provide the following information:

- (a) the numbers of cases that actually required to be heard and their categories, and the top 10 PRH estates with the largest number of cases in the past 3 years (2010-2011, 2011-2012 and 2012-2013);
- (b) the numbers of appeals that were heard and dismissed in the past 3 years (2010-2011, 2011-2012 and 2012-2013); and
- (c) the numbers of cases still undergoing appeal against the Appeal Tribunal's decision of dismissal in the past 3 years (2010-2011, 2011-2012 and 2012-2013), and please provide the information in a table;
- (d) the expenditure on human resources of the Appeal Panel incurred by the Administration in the past 3 years (2010-2011, 2011-2012 and 2012-2013), and please provide the information in a table.

Asked by: Hon. TANG Ka-piu

Reply:

- (a) In the past 3 years (i.e. 2010-2012), the numbers of cases heard and their categories are as follows:

	<u>2010</u>	<u>2011</u>	<u>2012</u>
Rent arrears	130	100	48
Non-occupation of the flat/Unauthorised occupation of the flat	130	220	271
Others (including divorce, redevelopment, Marking Scheme and storage of illicit drugs, etc)	71	56	158
Total	331	376	477

The top 10 public rental housing estates with the largest number of cases are, in descending order, Po Tin Estate, Kwai Chung Estate, Tung Tau (I) Estate, Tin Ching Estate, Tai Hing Estate, Yat Tung (II) Estate, Kai Yip Estate, Kwai Shing East Estate, Shan King Estate, and Tsui Ping (South) Estate.

- (b) In the past 3 years (i.e. 2010-2012), the number of cases in which the notices-to-quit were confirmed after hearing is as follow:

	<u>2010</u>	<u>2011</u>	<u>2012</u>
Number of cases in which the notices-to-quit were confirmed after hearing	158	192	295

- (c) According to Section 20(4) of the Housing Ordinance, the decision of the Appeal Tribunal shall be final.
- (d) In the past 3 years (i.e. 2010-11 to 2012-13), the expenditure on human resources of the Appeal Panel (Housing) Secretariat is as follows:

	<u>2010-11</u>	<u>2011-12</u>	<u>2012-13</u> (up to January 2013)
	\$'000	\$'000	\$'000
Expenditure on human resources	4,544.5	5,284.1	4,417.0

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)052

Question Serial No.

3200

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:

With regard to the Government's payment of two months' rent for the tenants of public rental housing, please provide the following information:

- a. the number of tenants who are originally required to pay additional rent to the Housing Authority;
- b. the maximum amount, the minimum amount and the total amount of rent payment on behalf of the tenants mentioned in item (a) above;
- c. the number of the other tenants;
- d. the maximum amount, the minimum amount and the total amount of rent payment on behalf of the tenants mentioned in item (c) above;
- e. the number of non-elderly tenants of the Hong Kong Housing Society's Group B estates; and
- f. the maximum amount, the minimum amount and the total amount of rent payment on behalf of the tenants mentioned in item (e) above.

Asked by: Hon. TIEN Puk-sun, Michael

Reply:

According to the proposal stated in the Budget, the Government will pay two months' rent in full for tenants / licencees of the Hong Kong Housing Authority (HA) paying normal rent, tenants of the Hong Kong Housing Society (HKHS) Group A estates and tenants of Elderly Persons' Flats in the HKHS's Group B estates. The Government will also pay two months' net rent for the HA's tenants / licencees paying additional rent. For non-Elderly Persons' Flats tenants of the HKHS's Group B estates, the Government will pay on their behalf two-thirds of their net rent for two months.

The reply to various parts of the question is as follows:

- (a) & (c) As at end-December 2012, there were a total of about 712 300 tenants / licencees in the HA's public rental housing (PRH) and interim housing. The number of the HA's tenants

/ licencees paying normal rent^{Note 1} was about 690 400^{Note 2}, and about 21 900 of the HA's tenants/ licencees were paying additional rent or market rent^{Note 3}.

- (e) As at end-December 2012, there were about 1 000 tenants living in the non-Elderly Persons' Flats of the HKHS's Group B estates.
- (b) & (d) & (f) Since the proposed measure of the Government paying two months' rent is expected to take effect after mid-2013, at this stage we do not know the exact amount^{Note 4}, including the maximum and the minimum amount, that the Government will pay on behalf of various types of tenants / licencees. However, if we are to make an estimate using the information as at end-December 2012, for the Government to pay the rent of December 2012 on behalf of various types of tenants / licencees, the maximum and minimum amounts would be as follows –

	The maximum amount of rent paid by the Government (Estimate using the information as at end-December 2012)	The minimum amount of rent paid by the Government (Estimate using the information as at end-December 2012)
HA's tenants / licencees paying normal rent ^{Notes 5}	\$3,440	\$150
HA's tenants/ licencees paying additional rent or market rent	\$3,440 ^{Note 6}	\$300
Tenants living in the non-Elderly Persons' Flats of HKHS's Group B estates ^{Note 7}	\$4,100	\$1,560

Note 1 Normal rent of PRH includes net rent plus rate.

Note 2 The number included about 12 300 tenants / licencees enjoying rent deduction of 25% or 50% under the Rent Assistance Scheme (RAS).

Note 3 Under the HA's "Well-off Tenants Policies", households living in PRH for ten years are required to declare their household income and thereafter biennially. Those with a household income exceeding the prescribed income limits have to pay 1.5 times or double net rent plus rates as appropriate. PRH households with total household income and net assets value both exceeding the prescribed income and asset limits are required to vacate their PRH flats. These families are given one year to arrange to move out of PRH, during which time they are charged the equivalent of full market rent. Net rent refers to the amount obtained after deducting rates from the normal rent.

Note 4 During the few months between now and the implementation of the initiative, the exact amount to be paid by the Government on behalf of the PRH tenants is subject to changes for reasons including intake in new estates, sitting tenants transferring to other PRH flats, moving out of PRH or having to pay additional rent upon declaration of their household income and /or assets under the "Well-off Tenants Policies".

Note 5 Normal rent includes net rent plus rates. Since the rates for 2012-13 have been waived, the amount of rent that the Government is paying on behalf of a HA's tenant / licencee paying normal rent is the amount obtained from deducting the amount of rates waived from the rent (i.e. the net rent), which is the amount that the tenant / licencee needs to pay out of his own pocket originally. For tenants / licenseees under the RAS, the Government is also paying the amount that they need to pay out of their own pocket originally. Tenants / licenseees under the RAS have been enjoying rent deduction of 25% or 50% granted by the HA. The amount that the Government is paying on their behalf is the rent after the HA's rent reduction, minus the amount from applying the corresponding ratio (i.e. 25% or 50%) to the amount of rates waived.

Note 6 For the HA's tenants / licencees paying additional rent, the Government will pay on their behalf their net rent. Since the PRH unit of this tenant / licencee paying additional or market rent is comparable to the PRH units of the other tenants/ licencees paying normal rent, the maximum amount of rent paid by the Government for this tenant / licencee is also comparable to the maximum amount of rent paid by the Government for the tenants / licencees paying normal rent. (see Note 5).

Note 7 For tenants living in non-Elderly Persons' Flats of the HKHS's Group B estates, the amount of rent paid by the Government on their behalf refers to two-thirds of their net rent.

As mentioned above, since the proposed measure of the Government paying two months' rent is expected to take effect after mid-2013, at this stage we do not know the exact amounts^{Note 4}, including the total amount, that the Government will pay on behalf of various types of tenants / licencees. However, based on information currently available, we have made a preliminary estimate which shows that the proposal of paying two months' rent for PRH tenants by the Government would involve an expenditure of approximately \$2.2 billion. About \$2.1 billion will be paid to the HA and another \$100 million will be paid to the HKHS. The breakdown of the estimated expenditure is as follows –

Payment to HA	
For paying two months' rent for tenants / licencees who are paying normal rent	About \$2.0 billion
For paying two months' net rent of tenant / licencees who are paying additional rent	About \$73 million
<i>Sub-total</i>	About \$2.1 billion
Payment to HKHS	
For paying two months' rent for tenants of Group A estates and tenants of Elderly Persons' Flats in Group B estates	About \$90 million
For paying two-thirds of the net rent for two months for tenants of non-Elderly Persons' Flats in Group B estates	About \$6 million
<i>Sub-total</i>	About \$100 million
Total	About \$2.2 billion

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)053

Question Serial No.

0691

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:

1. There is an increase of \$6.7 million in the provision for 2013-14, which is mainly due to the need to provide support for the review of Long Term Housing Strategy. What are the details of the support provided and the breakdown of the expenditure?
2. The review of Long Term Housing Strategy will be completed at the end of 2013. Will the support for the Steering Committee of Long Term Housing Strategy also end by then? Or will the provision of financial support continue?

Asked by: Hon. TONG Ka-wah, Ronny

Reply:

1. The support for the Long Term Housing Strategy (LTHS) review includes provision of secretariat support to the LTHS Steering Committee (chaired by the Secretary for Transport and Housing and comprising 15 non-official members and 3 official members) and the LTHS Working Group (chaired by the Permanent Secretary for Transport and Housing (Housing) and comprising representatives from relevant bureaux and departments to provide support to the LTHS Steering Committee); conducting a public consultation exercise in around mid-2013; preparing discussion papers on issues relating to the LTHS review as requested by the Legislative Council's Panel on Housing and its Subcommittee on LTHS; and carrying out all other work relating to the review.

The expenditure required for providing the above support amounts to \$6.6 million, comprising staff cost of \$3.65 million and other operating expenditure of \$2.95 million, the latter covers expenses for consultancy studies, public consultation, and other administrative expenses for the LTHS review.

2. The LTHS Steering Committee will issue a consultation document around mid-2013, to be followed by a three-month public consultation. The report on the public consultation will be published by end-2013. Thereafter, we need to work closely with bureaux and departments concerned to monitor the progress of the implementation of the recommendations of the LTHS review; and develop a framework for regular reviews of the LTHS in future.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)054

Question Serial No.

0113

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 Administration states in Programme (1) that the overall number of licensing cases referred to the Housing Department from various Licensing Authorities has rapidly increased by nearly 100% within six years from about 780 in 2007 to the estimated 1 500 in 2013. Will the Administration inform the Committee of: the reason for the surge in the number of cases; and whether it is necessary to employ more staff to handle the cases in response to the surge in the number of cases? If yes, what will be the establishment of the additional staff and the additional expenditure involved? If not, what are the reasons?

Asked by: Hon. WONG Kwok-kin

Reply:

The Independent Checking Unit (ICU) of Housing Department would offer advice on various license applications referred by Licensing Authorities for premises within public rental housing estates, Tenants Purchase Scheme estates or Home Ownership Scheme courts, and properties divested to The Link Real Estates Investment Trust. Since the licence applications are referred by the Licensing Authorities, the ICU does not have information on the reasons for the surge in the number of cases. Despite such surge, the ICU would endeavor to offer advice within the working targets. Whilst the ICU's existing manpower can handle the current surge in licensing cases, the ICU will closely monitor the manpower situation and take appropriate action as necessary.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)055

Question Serial No.

0114

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 stated by the Administration in Programme (1), the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme commenced in the last quarter of 2012. Regarding these two Schemes, will the Administration inform this Committee:

- (a) of the number of estates and flats issued with notification; the existing staff establishment of departmental officers responsible for the inspection of buildings and windows, and the expenditure incurred;
- (b) whether there will be any increase in the above staff establishment and expenditure in 2013-14; if yes, of the anticipated growth and the expenditure; if no, of the reasons, and;
- (c) under the Schemes, whether the Administration will give advice on replacement works to tenants and landlords, or consider offering assistance in carrying out the replacement works; if yes, of the plan in detail.

Asked by: Hon. WONG Kwok-kin

Reply:

- (a) Based on the delegated authority from the Director of Buildings, the Independent Checking Unit (ICU) of Housing Department has implemented the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) in accordance with the Buildings Ordinance over the Home Ownership Scheme courts, the Tenants Purchase Scheme estates and the public rental housing estates with divested retail and carparking facilities. In the last quarter of 2012 (October-December), the ICU had issued pre-notification letters to 2 estates / courts (involving 6 385 domestic units) under the MBIS, and 10 estates / courts (involving 17 231 domestic units) under the MWIS. In 2012-13, the ICU has allocated a team of 10 members to implement the relevant schemes, which includes 1 senior professional, 2 professionals, 5 technical staff and 2 clerical staff. The estimated expenditure (excluding staff costs) for the team in 2012-13 is about \$4.5 million.
- (b) The staff establishment of the relevant team will not change in 2013-14. As the MBIS and MWIS have only commenced recently, the ICU would review the staff establishment in accordance with the actual circumstance as appropriate. With the full year implementation of the relevant schemes in 2013-14, the estimated expenditure (excluding staff costs) for the team has been increased pro-rata from about \$4.5 million in 2012-13 to about \$9.0 million.
- (c) The ICU will follow the Buildings Department (BD)'s practice and will distribute leaflets and organize briefing sessions for the selected estates / courts, to guide owners on the engagement of

registered inspectors and qualified persons with reference to the lists on the BD's website to carry out the necessary inspections and any repair works.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)056

Question Serial No.

0115

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:

It is mentioned in Programme (1) that during 2013-14, the programme of the Planned Survey in Home Ownership Scheme/ Tenants Purchase Scheme buildings will continue. In view of the concern that effective management of the fire protection equipment in buildings can better safeguard building users, will the Administration inform this Committee whether public housing estates under the Housing Department are covered by the survey? If yes, what are the survey's targets and the expenditure involved in 2013-14?

Asked by: Hon. WONG Kwok-kin

Reply:

The Independent Checking Unit (ICU) of Housing Department (HD) carries out building control on Home Ownership Scheme (HOS) courts, Tenants Purchase Scheme (TPS) estates, and the public rental housing estates with divested retail and carparking facilities in accordance with the Buildings Ordinance under the delegated authority from the Director of Buildings. Since 2004, the ICU has implemented a Planned Survey Programme for residential buildings of the HOS courts and TPS estates. The surveys include the inspection and identification of unauthorized and dangerous building works, as well as the condition of common areas, external walls and drainage pipes, but excluding the inspection of fire services installations and equipment which falls within the ambit of the Fire Services Department.

At present, the ICU would annually select residential buildings in HOS courts and TPS estates to carry out surveys under the Planned Survey Programme. The estimated number for such surveys in 2013 is set at 20 buildings. The Planned Survey does not include residential buildings within the Hong Kong Housing Authority's public rental housing estates.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)057

Question Serial No.

0116

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 provision of \$21.2 million has been earmarked for 2013-14 under Programme (2) to set up an enforcement authority to implement the Residential Properties (First-hand Sales) Ordinance. Will the Administration advise this Committee of the following:

- (a) whether the funding will be used in its entirety for the newly established enforcement authority;
- (b) the establishment of and the details of the posts created for this new enforcement authority; its staffing establishment for inspections and checks on sales brochures, price lists, show flats, sales offices, sales arrangement announcements, vendors' websites and advertisements; and
- (c) whether the Administration will, in its estimation, be able to inspect all the first-hand residential properties newly available each year after the establishment of the enforcement authority.

Asked by: Hon. WONG Kwok-kin

Reply:

- (a) The estimated recurrent expenditure in 2013-14 for the Sales of First-hand Residential Properties Authority (SRPA), which is set up to implement the Residential Properties (First-hand Sales) Ordinance (RPO), is \$40.78 million. The expenditure comprises staff costs, expenses of all aspects of work in relation to the implementation of the RPO, and the day-to-day office operation of the SRPA. Part of the expenditure arising from the operation of the SRPA will be offset by the savings arising from the phasing out of the existing Special Duties Unit (SDU), which was set up in December 2011 to help work out the legislative framework to regulate the sales of first-hand residential properties and set up the SRPA after the enactment of the RPO. The SDU will cease to exist shortly after the coming into operation of the SRPA. The shortfall of \$21.2 million required by the SPRPA in 2013-14 after utilizing the savings arising from the phasing out of the SDU is met by an increase of \$21.2 million in the estimated provision for 2013-14 under Programme (2) as compared to the revised estimate for 2012-13.

The functions of the SRPA include issuing guidelines on the RPO, carrying out compliance checks on the sales brochures, price lists, sales arrangement announcements, register of transactions, vendors' websites and advertisements of first-hand residential properties, carrying out inspections on show flats, first-hand completed residential properties and sales offices, handling complaints and public enquiries, conducting investigations on cases which may be in contravention of the requirements of the RPO, launching public education programmes, and establishing an electronic database for public access to the sales brochures, price lists and register of transactions of individual first-hand residential developments.

- (b) The SRPA will have an establishment of 32 staff, including two directorate posts (an Administrative Officer Staff Grade B post and a Principal Executive Officer post) and 30 non-directorate posts. The non-directorate posts comprise Building Surveyor, Estate Surveyor, Executive Officer, Housing Manager, Information Officer as well as technical and administrative supporting staff. The SRPA will deploy its manpower flexibly, taking into account the actual workload on different fronts.
- (c) Apart from carrying out general compliance checks and inspections upon receipt of complaints, the SRPA will conduct regular compliance checks on the sales brochures, price lists, sales arrangement announcements, register of transactions, vendors' websites and advertisements of first-hand residential properties, and will also carry out regular inspections on show flats, first-hand completed residential properties and sales offices.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)058

Question Serial No.

2227

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:

In regard to the matters under the programme of Appeal Panel (Housing), please inform this Committee of the following:

1. In the past 3 years (2010-11, 2011-12 and 2012-13), how many cases were actually heard by the Appeal Panel and how many of them were dismissed? What was the average waiting time for a case to be heard?
2. The numbers of appeal cases by category (such as rent arrears and illegal sub-letting of public rental housing flats) which were dismissed.
3. The Administration expects that the number of appeal cases received and heard in 2013 will increase, but why is there a reduction in the expected numbers of hearing sessions and hearings arranged? Please explain.

Asked by: Hon. WU Chi-wai

Reply:

1. The relevant figures as requested in the above question for the past three years (i.e. 2010 to 2012) are as follows:

	<u>2010</u>	<u>2011</u>	<u>2012</u>
Number of cases heard	331	376	477
Number of notices-to-quit confirmed after hearing	158	192	295
Average waiting time for hearing (day) ^{Note}	77	104	106

Note: The relevant statistical data are on calendar day basis.

2. According to the categories of appeals, the number of notices-to quit confirmed after hearing is as follow:

	<u>2010</u>	<u>2011</u>	<u>2012</u>
Rent arrears	27	20	7
Non-occupation of the flat / Unauthorised occupation of the flat	78	136	175
Others (including divorce, redevelopment, Marking Scheme and storage of illicit drugs, etc)	53	36	113
Total	158	192	295

3. The estimate of the number of appeals received in 2013 was a figure projected from the actual number of appeals received in the first 9 months of 2012. This is because at the time of the preparation of the estimate, the figure for the whole year of 2012 was not yet available and only figures for the first 9 months in 2012 were available. Then using the estimate of the number of appeals received in 2013 and the rate of withdrawal of appeals in the first 9 months of 2012, we worked out the estimates on the number of hearing sessions and the number of hearings arranged in 2013.

While we rely on these estimates for initial planning, we understand that the number of appeals received and the consequential number of hearings/ hearing sessions arranged vary from year to year without a clear correlation with past figures. We will closely monitor the situation, and increase the number of hearings/ hearing sessions as necessary to ensure effective handling of appeals.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

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

THB(H)059

Question Serial No.

3044

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 supply of public housing sites, please inform this Committee:

- 1) of the detailed locations and areas of the sites granted to the Housing Authority (HA) for the production of public rental housing (PRH) and Home Ownership Scheme (HOS) flats, and the anticipated numbers of PRH and HOS flats that can be constructed on these sites respectively in each of the financial years between 2013-14 and 2019-20;
- 2) of the sites granted to the HA for the production of PRH and HOS flats which have yet to undergo the statutory procedures and rezoning procedures of the Town Planning Board in each of the financial years between 2013-14 and 2019-20;
- 3) of the sites granted to the HA for the production of public housing with the site formation costs to be borne by the HA in each of the 7 financial years starting from 2013-14; and the costs to be incurred;
- 4) whether 17 000 HOS flats can be constructed on the sites granted to the HA for the purpose in the 4 financial years starting from 2016-17 in order to achieve the targets as pledged by the Chief Executive in his Policy Address in January 2013; if not, of the reasons;
- 5) as the Chief Executive has stated in his Policy Address that it is planned to construct at least 100 000 PRH flats in the 5 years starting from 2018—in other words an annual production of 20 000 PRH flats on average is needed, of the list of sites granted to the HA in the 2 financial years of 2018-19 and 2019-20; whether they are adequate for the annual production of 20 000 flats in order to achieve the target; if not, of the reasons.

Asked by: Hon. WU Chi-wai

Reply:

- 1) According to the Hong Kong Housing Authority (HA)'s latest Public Housing Construction Programme (PHCP), relevant information on the anticipated PRH flat production by districts from 2012-13 to 2016-17 is shown in the **Annex**. We will roll over the PHCP on a yearly basis, with suitable adjustments made annually to the PRH production in accordance with the latest demand and supply situation. Regarding the Home Ownership Scheme (HOS), the first batch of 2 100 HOS units to be completed in 2016-17 are located in Sha Tin, Tsuen Wan, Kwai Tsing and Yuen Long respectively and the total site area is about 2.5 hectares.

For projects to be completed beyond 2016-17, most of them are at an early planning and design stage. As such, the relevant information cannot be provided at this stage.

- 2) We have accomplished the relevant planning work for the PRH and HOS projects scheduled for completion in the next five years (2012-13 to 2016-17), and most of the projects are either under construction or are at an advanced detailed design stage. For projects expected to be completed beyond 2016-17, they are, as mentioned above, mostly at an early planning and design stage. Therefore, relevant information cannot be provided at this stage.
- 3) The Government's expenses under the Capital Works Reserve Fund Head 711 are for implementation of housing-related infrastructure projects, whilst the HA would fund the construction cost of public housing. In general, the HA is not required to fund the site formation cost.
- 4) The HA has successfully secured enough land to ensure that a total of 17 000 HOS units will be completed over the four years from 2016-17.
- 5) We will actively explore all feasible ways to increase lands for public housing production. The HA will continue to closely liaise with the Development Bureau and relevant Government departments to identify suitable sites for public housing development in different areas of the territory. Without compromising the quality of living environment, the HA will also strive to relax plot ratios and building height restrictions of public housing in order to optimize the development potential of the sites and to increase the supply of public housing. In addition, the Steering Committee on Land Supply chaired by the Financial Secretary will co-ordinate the efforts of the bureaux and departments concerned to ensure that issues including those related to land for housing will be properly dealt with to ensure a stable and adequate supply of housing land.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013

Estimated Production of Public Rental Housing (PRH) Flats in the Coming Five Years (2012-13 to 2016-17)

Year of Completion / District #	Sub-District	Estimated PRH Flat Number*	Gross Site Area (Hectare)*
2012-13			
Urban	Kowloon City	5 200	3.5
	Kwun Tong	2 700	2.5
	Sham Shui Po	1 400	1.0
Extended Urban	Sha Tin	2 800	2.7
New Territories	Tuen Mun	1 000	1.2
Sub -Total:		13 100	11.0
2013-14			
Urban	Kowloon City	8 200	5.7
	Sham Shui Po	1 500	1.0
Extended Urban	Kwai Tsing	2 300	2.7
	Sai Kung (Tseung Kwan O)	2 100	2.3
Sub -Total :		14 100	11.7
2014-15			
Urban	Sham Shui Po	2 900	4.3
	Wong Tai Sin	1 000	1.2
Extended Urban	Sha Tin	3 000	2.6
New Territories	North	1 400	1.2
	Yuen Long	4 400	5.8
Sub -Total :		12 700	15.1
2015-16			
Urban	Eastern	200	0.4
	Kwun Tong	9 600	7.7
Extended Urban	Sha Tin	8 100	13.6
New Territories	Tai Po	500	0.5
	Yuen Long	2 100	4.7
Sub -Total :		20 400	26.9
2016-17			
Urban	Kwun Tong	9 300	7.1
	Sham Shui Po	400	0.6
	Wong Tai Sin	900	0.7
Extended Urban	Island (Tung Chung)	3 500	3.2
New Territories	Tuen Mun	4 700	4.2
Sub -Total :		18 700	15.8
Total :		79 100	80.5

(Based on the Public Housing Construction Programme as at January 2013)

Extended Urban areas include Kwai Tsing, Tsuen Wan, Sha Tin (including Ma On Shan), Tseung Kwan O and Tung Chung.

* Figures may not add up to the total due to rounding.

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

THB(H)060

Question Serial No.

3128

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, i.e. 2010-11 to 2012-13, and how many of the mediation cases result in a successful outcome.

Asked by: Hon. CHAN Kam-lam

Reply:

The respective numbers of advisory and mediatory services on tenancy matters provided by the Rating and Valuation Department (RVD) in the past three years (i.e. 2010-11 to 2012-13) are as below:

<u>Year</u>	<u>No. of advisory services provided</u>	<u>No. of mediatory services provided</u>
2010-11	About 220 000	190
2011-12	About 203 000	173
2012-13 (as at February 2013)	About 162 000	180

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

Name in block letters: Mrs. Mimi BROWN

Post Title: Commissioner of Rating and Valuation

Date: 8.4.2013

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

THB(H)061

Question Serial No.

5112

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:

Please provide figures for the number of public housing units covered by redevelopment programmes over the past 10 years by type of housing in the table below:

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Public rental housing										
Tenants Purchase Scheme										
Home Ownership Scheme										
Housing Society rental housing										
Housing Society subsidised housing for sale										
Interim housing										
Transit centre										
Others										
Total										

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The information requested in the question is tabulated as follows:

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Public rental housing units under the Hong Kong Housing Authority (HA)	6 464	5 169	492	0	2 174	5 481	2 814	5 405	0	0

Rental housing units under the Hong Kong Housing Society (HKHS) <small>Note</small>	0	0	0	0	0	0	0	0	0	0
Subsidised housing for sale units under the HKHS <small>Note</small>	0	0	0	0	0	0	0	0	0	0
Interim housing units under the HA	0	0	0	0	51	0	0	0	824	0
Transit centres under the HA	0	0	0	0	0	0	0	0	0	0

Note : Figures are in the past 10 calendar years (i.e. 2003 to 2012).

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)062

Question Serial No.

5113

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:

Please provide figures for the number of public housing units cleared over the past 10 years by type of housing in the table below:

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Public rental housing										
Tenants Purchase Scheme										
Home Ownership Scheme										
Housing Society rental housing										
Housing Society subsidised housing for sale										
Interim housing										
Transit centre										
Others										
Total										

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The information requested in the question is tabulated as follows:

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Public rental housing units under the Hong Kong Housing Authority (HA)	6 464	5 169	492	0	2 174	5 481	2 814	5 405	0	0
Housing Society	0	0	0	0	21	0	11	32	2	2

rental housing units under the Hong Kong Housing Society (HKHS) <small>Note</small>										
Subsidised housing for sale units under the HKHS <small>Note</small>	0	0	0	0	0	0	0	0	0	0
Interim housing units under the HA	0	0	0	0	51	0	0	0	824	0
Bedspaces of Transit centres under the HA	0	0	218	0	0	242	0	0	0	0

Note : Figures are in the past 10 calendar years (i.e. 2003 to 2012).

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)063

Question Serial No.

5114

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:

Has the Government conducted any statistical study on the turnover of public rental housing (PRH) units? If the answer is yes, what are the results? In addition, please tabulate the number of PRH residents in the past 3 years by their duration of residence in the PRH units.

	2010	2011	2012
5 years or below			
Over 5 years to 10 years			
Over 10 years to 15 years			
Over 15 years to 20 years			
Over 20 years to 25 years			
Over 25 years to 30 years			
Over 30 years to 35 years			
Over 35 years to 40 years			
Over 40 years			

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Housing Department does not conduct any statistical study on the turnover of public rental housing (PRH) units, and does not have the breakdown of the number of PRH residents in accordance with their duration of residence in the PRH units.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)064

Question Serial No.

5190

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:

Please provide information on the average rent payable by public rental housing tenants by i) district (i.e. District Council district); ii) age of the housing estates; iii) housing type; and iv) flat size, and the average amount of housing subsidies received by them under the prevailing mechanism.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

As at the third quarter of 2012, the overall average monthly rent of public rental housing (PRH) flats is \$1,541, representing 34% of the assessed market rent. In managing PRH flats, the estimated average monthly deficit per PRH unit for 2012-13 is about \$204 which is borne by the Hong Kong Housing Authority. We do not have the breakdown of relevant information as requested in the question.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)065

Question Serial No.

5195

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:

Please list the number and percentage of public rental housing units, Home Ownership Scheme flats, private flats and other residential flats in each of the 18 districts in the past 5 years (i.e. 2008-09 to 2012-13).

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The information requested in the question is tabulated as follows:

Number of Flats by District Council District ^{Note 1}

District Council District	2008-09 (Number of flats as at 31 March 2009)				2009 -10 (Number of flats as at 31 March 2010)			
	Public Rental Housing (PRH) ^{Note 2}		HA's Home Ownership Scheme (HOS) ^{Note 3}	Private Housing ^{Note 4}	PRH ^{Note 2}		HA's HOS ^{Note 3}	Private Housing ^{Note 4}
	Hong Kong Housing Authority (HA)	Hong Kong Housing Society (HKHS)			HA	HKHS		
Central & Western	600	2 300	-	99 900	600	2 300	-	100 100
Wan Chai	-	2 700	-	64 000	-	2 700	-	63 800
Eastern	33 800	4 400	26 700	135 400	33 800	4 400	26 500	135 900
Southern	27 300	1 200	7 600	48 000	27 200	1 100	7 500	48 100
Yau Tsim Mong	2 800	700	4 400	114 200	2 800	700	4 300	114 700
Sham Shui Po	52 300	-	2 200	80 900	49 400	-	2 200	80 600
Kowloon City	14 300	6 400	1 100	106 800	14 300	6 400	1 100	107 200
Wong Tai Sin	74 200	-	28 000	23 600	74 700	-	27 800	24 100
Kwun Tong	105 500	5 300	24 000	66 300	113 800	5 300	23 600	66 800
Kwai Tsing	99 000	3 000	12 700	45 000	98 900	3 000	12 600	45 300
Tsuen Wan	21 800	1 800	-	83 800	21 700	1 800	-	84 600
Tuen Mun	58 500	-	29 400	80 100	58 600	-	29 000	81 100
Yuen Long	61 500	-	21 200	119 000	63 800	-	21 100	120 900
North	24 000	700	16 900	54 600	23 800	700	16 700	56 000
Tai Po	19 400	-	13 200	56 200	19 200	-	13 000	57 200
Sha Tin	56 000	3 700	39 800	93 400	57 800	3 700	39 200	97 700
Sai Kung	27 400	1 800	32 500	70 500	27 300	1 800	32 100	71 300
Islands	15 800	-	2 800	45 700	15 800	-	2 800	45 900
Total ^{Note 5}	694 100	33 700	262 600	1 387 500	703 600	33 700	259 500	1 401 300

District Council District	2010-11 (Number of flats as at 31 March 2011)				2011-12 (Number of flats as at 31 March 2012)			
	PRH ^{Note 2}		HA's HOS ^{Note 3}	Private Housing ^{Note 4}	PRH ^{Note 2}		HA's HOS ^{Note 3}	Private Housing ^{Note 4}
	HA	HKHS			HA	HKHS		
Central & Western	600	2 300	-	100 500	600	2 300	-	100 300
Wan Chai	-	2 700	-	64 600	-	2 700	-	64 300
Eastern	35 300	4 400	26 400	136 100	35 300	4 400	26 300	136 500
Southern	27 000	1 100	7 500	48 300	26 900	1 100	7 400	49 100
Yau Tsim Mong	2 800	700	4 300	119 400	2 800	700	4 300	120 900
Sham Shui Po	49 400	-	2 200	84 500	49 300	-	2 200	84 800
Kowloon City	14 300	6 400	1 000	110 800	16 200	6 400	1 000	110 800
Wong Tai Sin	75 300	-	27 600	24 400	76 300	-	27 400	26 600
Kwun Tong	117 600	5 300	23 400	67 500	124 600	5 300	23 200	67 800
Kwai Tsing	98 700	3 000	12 400	45 500	100 000	3 000	12 400	45 600
Tsuen Wan	21 700	1 800	-	85 200	21 700	1 800	-	85 100
Tuen Mun	58 300	-	28 500	82 000	58 100	-	28 300	82 800
Yuen Long	63 700	-	20 900	127 500	63 600	-	20 800	128 900
North	23 600	700	16 500	58 300	23 400	700	16 400	58 400
Tai Po	19 100	-	12 800	59 300	18 800	-	12 700	59 400
Sha Tin	57 600	3 700	38 800	98 800	59 900	3 700	38 500	103 100
Sai Kung	27 100	1 800	31 800	74 000	29 000	1 800	31 700	76 600
Islands	15 800	-	2 700	46 200	15 800	-	2 700	46 400
Total ^{Note 5}	708 100	33 700	256 800	1 432 800	722 400	33 700	255 300	1 447 500

	2012-13 (Number of flats as at 31 December 2012)			
District Council District	PRH ^{Note 2}		HA's HOS ^{Note 3}	Private Housing ^{Note 4}
	HA	HKHS		
Central & Western	600	2 300	-	99 800
Wan Chai	-	2 700	-	65 100
Eastern	35 300	4 400	26 200	136 200
Southern	26 800	1 100	7 400	49 600
Yau Tsim Mong	2 800	700	4 300	122 700
Sham Shui Po	52 300	-	2 200	85 000
Kowloon City	16 200	6 400	1 000	111 900
Wong Tai Sin	76 500	-	27 300	27 600
Kwun Tong	128 700	5 300	23 100	66 800
Kwai Tsing	99 800	3 000	12 300	46 000
Tsuen Wan	21 700	1 800	-	85 400
Tuen Mun	57 600	-	28 100	84 400
Yuen Long	63 400	-	20 700	129 900
North	23 200	700	16 400	58 800
Tai Po	18 600	-	12 600	60 700
Sha Tin	59 700	3 700	38 300	103 300
Sai Kung	28 700	1 800	31 500	76 900
Islands	15 800	-	2 700	46 500
Total ^{Note 5}	727 900	33 700	254 100	1 456 600

Note 1 Figures are rounded to the nearest hundred.

Note 2 As far as HA's figures are concerned, they do not include flats sold under the Tenants Purchase Scheme (TPS). TPS was introduced in 1998 by HA to enable PRH tenants to buy the flats they lived at a discounted price, thereby helping to achieve the then policy objective of attaining a home ownership rate of 70% in Hong Kong in ten years' time. As such, both rental flats and flats already sold to tenants could co-exist inside TPS estates. Subsequently, the Government re-positioned the housing policies in 2002. These included the dropping of the target for home ownership. Thus, there were no longer any grounds for continuing the TPS. Accordingly, HA decided to cease the sale of PRH flats after launching Phase 6B of the TPS in August 2005. However, PRH flats in the existing TPS estates are still available for sale to sitting tenants. Out of a total of about 183 700 flats available for sale in the 39 estates with TPS implemented, about 121 900 flats have been sold as at the end of December 2012. Flats sold under the TPS would not be counted in the above table since these flats are no longer part of the overall PRH supply when they are sold.

This is also a major reason, apart from estates clearance, etc., why the number of flats in a district would decrease with time.

The HKHS's figures include flats under the Senior Citizen Residence Scheme.

Note 3 Figures include HOS flats with premium not yet paid and HOS flats completed but not yet put up for sale (i.e. Surplus HOS flats not yet sold); but the figures do not include HOS flats with premium paid or those which are tradable on the open market without payment of premium, and HOS flats which have been converted to other uses.

Note 4 The figure on private housing stock is based on statistics from the Census and Statistics Department. The figure includes –

- private permanent residential units with Occupation Permit;
- HOS, TPS, Flat-for-Sale Scheme and Sandwich Class Housing Scheme flats with premium paid or those which are tradable on the open market without payment of premium; and
- flats under the HKHS's Urban Improvement Scheme.

Note 5 Figures may not add up to total due to rounding.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)066

Question Serial No.

5313

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 respect of the non-domestic premises in public housing estates, please provide the following information:

1. the number of the non-domestic premises in public housing estates, and the number of such premises being used for various purposes (such as commercial uses, welfare lettings or office accommodation for members of various tiers of councils) and their percentage in the past 10 years (from 2003-04 to 2012-13);
2. for the non-domestic premises in public housing estates let for welfare services, a breakdown of their service areas (such as elderly services, family and child welfare, rehabilitation and medical social services, youth services and corrections services) and their percentage of the total number of premises let for welfare purposes in the past 5 years (from 2008-09 to 2012-13);
3. the number of non-governmental organisations (NGOs) which have been granted a concessionary rent and their percentage of the total in the past five years. For cases where such a rent is not offered, what are the reasons?

Since the listing of The Link REIT, how many public housing units have been completed; how many NGOs have applied for a concessionary rent; and how many were approved? What are the refusal grounds for the unsuccessful applications? Please provide a yearly breakdown of the details in a table.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

1. The number of non-domestic premises in public housing estates, and the number of such premises being used for various purposes and their percentage in the past 10 years (from 2003-04 to 2012-13) is tabulated as follows -

Year		2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Retail	No. of Stock	14 995	14 909	3 240	3 148	3 051	2 996	2 720	2 720	2 731	2 868
	%	35.8	35.6	12.5	13.1	13.4	13.7	13.2	13.1	13.1	13.9
Councillor's Office	No. of Stock	303	324	303	273	275	285	293	297	308	311
	%	0.7	0.8	1.2	1.1	1.2	1.3	1.4	1.5	1.5	1.5
Factory Buildings	No. of Stock	13 458	13 268	13 068	11 269	10 204	9 350	8 526	8 541	8 541	8 163
	%	32.1	31.7	50.5	46.9	44.8	42.8	41.2	41.0	41.0	39.5
Educational Use	No. of Stock	690	703	638	614	599	580	552	525	496	491
	%	1.6	1.7	2.5	2.6	2.6	2.7	2.7	2.5	2.4	2.4
Welfare Use	No. of Stock	1 406	1 420	1 341	1 342	1 347	1 283	1 319	1 355	1 391	1 401
	%	3.4	3.4	5.2	5.6	5.9	5.9	6.4	6.5	6.6	6.7
Government Lettings	No. of Stock	396	394	298	299	342	343	334	331	332	331
	%	0.9	0.9	1.1	1.2	1.5	1.6	1.6	1.6	1.6	1.6
Miscellaneous*	No. of Stock	10 678	10 861	7 008	7 094	6 976	6 980	6 929	7 044	7 043	7 115
	%	25.5	25.9	27.0	29.5	30.6	32.0	33.5	33.8	33.8	34.4
Total No. of Stock		41 926	41 879	25 896	24 039	22 794	21 817	20 673	20 813	20 842	20 680

* Includes storerooms, contractors offices, Mutual Aid Committee offices, advertising panels, telephone kiosks, bus regulators' offices & canteens, community halls and base stations, etc.

2. The non-domestic premises in public housing estates let for welfare services, a breakdown of their service areas and their percentage of the total number of premises let for welfare purposes in the past 5 years (from 2008-09 to 2012-13) is tabulated as follows -

Year		2008-09	2009-10	2010-11	2011-12	2012-13
Children & Youth Services	No. of Stock	244	246	247	253	252
	%	19.0	18.7	18.2	18.2	18.0
Community Services	No. of Stock	256	264	289	306	316
	%	20.0	20.0	21.3	22.0	22.6
Elderly Services	No. of Stock	270	283	291	294	295
	%	21.0	21.4	21.5	21.1	21.0
Family Welfare Services & Child Care	No. of Stock	249	257	256	260	258
	%	19.4	19.5	18.9	18.7	18.4
Rehabilitation Services	No. of Stock	226	232	235	247	249
	%	17.6	17.6	17.4	17.8	17.8
Medical Services	No. of Stock	29	29	30	31	31
	%	2.3	2.2	2.2	2.2	2.2
Others	No. of Stock	9	8	7	0	0
	%	0.7	0.6	0.5	0	0
Total No. of Stock		1 283	1 319	1 355	1 391	1 401

3. Concessionary rent will be offered to all the successful applicants for welfare lettings. In the past 5 years, a total of 191 new welfare lettings were approved. The reasons for cases that have failed included premises concerned have been allocated to other welfare organizations or reserved for other welfare use, and applicants not securing support/recommendation from relevant departments, not non-profit making organizations or self-withdrawal, etc.

Furthermore, the number of welfare letting applications at concessionary rent since the listing of The Link Real Estate Investment Trust (The Link) on 25 November 2005 is appended below -

Year	Number of Applications	Approved Cases	Refusal Cases	Reasons for Refusal				
				Not securing support from relevant government departments	Subject premises allocated to other non-government organizations	Self-withdrawal by non-government organizations	Not non-profit making organization	Subject premises reserved for other welfare use
2005-06 (Upon listing of The Link)	19	12	7	5	0	2	0	0
2006-07	66	52	14	5	7	2	0	0
2007-08	112	58	54	27	14	11	1	1
2008-09	94	31	63	24	30	6	2	1
2009-10	93	48	45	16	16	8	3	2
2010-11	68	43	25	10	7	6	1	1
2011-12	85	34	51	21	20	2	2	6
2012-13	61	35	26	9	11	2	1	3
Total	598	313	285	117	105	39	10	14

Since the listing of The Link, there are a total of about 90 600 new public housing units completed by the Hong Kong Housing Authority.

Name in block letters: D. W. PESCOD

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

Date: 17.4.2013

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

THB(H)067

Question Serial No.

5320

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:

What was the increase in PRH flats in real terms in the past 5 years (i.e. from 2008 to 2012)? What is the annual amount of reimbursement to the Government by the Hong Kong Housing Authority and how is it categorised?

	2008	2009	2010	2011	2012
Number of new PRH flats					
Number of PRH flats demolished					
Increase in PRH flats in real terms					

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The information requested in the question is tabulated as follows:

	2007-08	2008-09	2009-10	2010-11	2011-12
Number of new public rental housing (PRH) flats	13 726	19 050	15 389	13 672	11 186
Number of PRH flats demolished	5 481	2 814	5 405	0	0
Net gain in PRH flats	8 245	16 236	9 984	13 672	11 186

The construction cost of PRH is funded by the Hong Kong Housing Authority.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)068

Question Serial No.

5466

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:

Please give an account of the flat production figures for the public rental housing (PRH) estates completed over the past 5 years (from 2008-09 to 2012-13) and for those scheduled for completion in the coming 3 years. As far as these estates are concerned, what are the areas reserved for welfare lettings, the areas on the ground and first floors of PRH blocks set aside for the same purposes, the areas retained for such purposes in the welfare blocks of these estates and the areas put aside for these purposes in other locations of these estates (if any)?

Year of completion	Name of PRH estate	Flat production	Areas for welfare lettings in the estate	Areas for welfare lettings on 1/F or G/F of estate blocks	Areas for welfare lettings in social welfare blocks of the estate	Areas for welfare lettings in other locations of the estate (if any)

Asked by: Hon. CHEUNG Kwok-che

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority funds its public housing programmes with its own resources. As regards the welfare/ community facilities provided in public housing estates, they are funded by the Government. The following table lists out the requested information (on estate basis):

Year of Completion/ Estimated Year of Completion	PRH Estate / Project Name ¹	Flat Production	Areas for welfare lettings in the estate ² (m ²)	Areas for welfare lettings on 1/F or G/F of estate blocks ² (also include other lower floors) (m ²)	Areas for welfare lettings in social welfare blocks of the estate ² (m ²)	Areas for welfare lettings in other locations of the estate ² (if any) (e.g. in commercial centre, carpark, etc.) (m ²)
1999-2011	Hung Hom	2 773	269	269	-	-

Year of Completion/ Estimated Year of Completion	PRH Estate / Project Name ¹	Flat Production	Areas for welfare lettings in the estate ² (m ²)	Areas for welfare lettings on 1/F or G/F of estate blocks ² (also include other lower floors) (m ²)	Areas for welfare lettings in social welfare blocks of the estate ² (m ²)	Areas for welfare lettings in other locations of the estate ² (if any) (e.g. in commercial centre, carpark, etc.) (m ²)
2000-2010	Upper Wong Tai Sin	4 873	1 584	1 584	-	-
2002-2009	Upper Ngau Tau Kok	6 717	2 091	1 474	-	617
2002-2016	Lei Yue Mun	3 639	3 409	3 409	-	-
2004-2012	Yau Lai	8 519	1 095	794	-	301
2005-2013	Mei Tin	6 713	3 756	711	1 278	1 767
2006-2009	Ching Ho	7 162	1 047	1 047	-	-
2007-2011	Tin Ching	6 201	9 463	-	9 463	-
2008-2009	Choi Ying	3 995	813	813	-	-
2009	Lam Tin	3 036	-	-	Provided for by nearby provision.	
2009-2012	Un Chau	7 810	6 941	6 941	-	-
2009-2010	Sau Mau Ping (South)	3 995	-	-	Provided for by nearby provision.	
2010	Chai Wan	1 600	-	-	Provided for by nearby provision.	
2010	Mei Tung	1 464	-	-	Provided for by nearby provision.	
2010	Shek Mun	1 958	-	-	Provided for by nearby provision.	
2010-2011	Choi Fook	3 439	593	593	-	-
	Choi Tak	5 752	859	859	-	-
2011	Sha Tin Pass	1 278	-	-	Provided for by nearby provision.	
2011	Yan On	2 587	-	-	Provided for by nearby provision.	
2011	Shin Ming	1 974	-	-	Provided for by nearby provision.	
2011	Kwai Luen	1 470	109	109	-	-
2012	Tung Wui	1 333	2 623	-	2 623	-
2006-2012	Shek Kip Mei Redevelopment Ph. 1, 2 & 5 ³	6 087	7 104	-	7 104	-

Year of Completion/ Estimated Year of Completion	PRH Estate / Project Name ¹	Flat Production	Areas for welfare lettings in the estate ² (m ²)	Areas for welfare lettings on 1/F or G/F of estate blocks ² (also include other lower floors) (m ²)	Areas for welfare lettings in social welfare blocks of the estate ² (m ²)	Areas for welfare lettings in other locations of the estate ² (if any) (e.g. in commercial centre, carpark, etc.) (m ²)
2012-2016	Lower Ngau Tau Kok	4 805	486	486	-	-
2013	Kai Ching	5 204	1 195	-	-	1 195
2014	Tak Long	8 164	660	660	-	-
2013	Cheung Sha Wan	1 390	4 610	-	-	4 610
2013	Fung Wo	1 607	70	70	-	-
2013	Lung Yat	990	1 180	-	1 180	-
2014	Kwai Shing Circuit	1 507	500	500	-	-
2014	Wing Cheong	1 488	622	622	-	-
2014	Tseung Kwan O Area 65B	2 059	898	898	-	-
2014	Tai Pak Tin Street	839	-	-	Provided for by nearby provision.	
2015	Tung Tau Cottage Area East	990	-	-	Provided for by nearby provision.	
2015	Sheung Shui Area 36 West	1 358	1 800	-	-	1 800
2015	Shui Chuen O	11 123	7 763	7 763	-	-
2015	Hung Shui Kiu Area 13 Ph. 1-3	4 905	3 551	1 302	-	2 249
2015-2018	So Uk	6 771	5 504	5 504	-	-
2016	Chai Wan Factory Estate	195	-	-	Provided for by nearby provision.	
2016-2017	Anderson Road Site A, B, C1, C2, D & E	17 840	10 689	1 130	9 559	-
2016	Po Heung Street	483	303	-	-	303
2016	Ex-Yuen Long Estate	437	40	40	-	-
2016	Au Tau Departmental Quarters	1 203	-	-	Provided for by nearby provision.	

Notes:

- 1 Includes estates/projects with completion dates (whole or part) fall in the past 5 years (2008-09 to 2012-13) and estimated completion dates fall in the coming 3 years (up to 2015-16).
- 2 Refers to existing and reserved areas for welfare/community facilities in Internal Floor Area. Welfare/community facilities under the divested portion of the estates have been excluded.
- 3 Only Phases 1, 2 and 5 of Redevelopment of Shek Kip Mei Estate have been taken into account as other redevelopment phases are still at planning and design stage.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)069

Question Serial No.

3648

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:

Regarding the departmental records management work over the past 3 years (as at 2012):

- Please provide information on the number and ranks of officers designated to perform such work. If no officer was designated for such work, please provide information on the number of officers and the hours of work involved in records management duties, and the other duties they had to undertake in addition to records management;
- Please list in the table below information on the programme and administrative records which were closed and were pending transfer to the Government Records Service (GRS) for appraisal:

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by the GRS	Are they confidential documents

- Please list in the table below information on the programme and administrative records which were transferred to the GRS for retention:

Category of records	Years covered by the records	Number and linear metres of records	Years that the records were transferred to the GRS	Retention period approved by the GRS	Are they confidential documents

- Please list in the table below information on the records which were approved for destruction by the GRS:

Category of records	Years covered by the records	Number and linear metres of records	Years that the records were transferred to the GRS	Retention period approved by the GRS	Are they confidential documents

Asked by: Hon. HO Sau-lan, Cyd

Reply:

- At present, one Chief Executive Officer and three Senior Executive Officers in the Housing Department have been designated as the Departmental Records Manager and Assistant Departmental Records Managers respectively. In addition to records management work, they also undertake other

administrative duties. Moreover, some 860 staff members of different ranks have been deployed to assist in the records management-related work in their respective sections. It is roughly estimated that a cumulative total of about 1 020 000 work hours have been spent on records management-related work in the past 3 years. The other duties undertaken by the staff members concerned include general clerical duties and duties relating to the businesses of the HD.

2. The programme and administrative records which were closed and were pending transfer to the Government Records Service (GRS) for appraisal:

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by the GRS	Are they confidential documents
Administrative and Programme Records	1986-2013	590 nos. 18 liner metres	2-7 Years ¹ (Some of the records are being appraised by the GRS)	Partly

3. The programme and administrative records which were transferred to the GRS for retention:

Category of records	Years covered by the records	Number and linear metres of records	Years that the records were transferred to the GRS	Retention period approved by the GRS	Are they confidential documents
Administrative Records	1973-2005	80 nos. 3 liner metres	2012-13	2-5 Years ¹	No

4. The records which were approved for destruction by the GRS:

Category of records	Years covered by the records	Number and linear metres of records	Years that the records were transferred to the GRS	Retention period approved by the GRS	Are they confidential documents
Administrative and Programme Records	1956-2013	45 000 nos. 2 920 liner metres	2010-11 to 2012-13	2-12 Years ¹	No

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

¹ Established according to the "General Administrative Records Disposal Schedules" issued by the GRS.

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

THB(H)070

Question Serial No.

3630

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 those buildings targeted for prescribed inspection and, if necessary, prescribed repair under the Mandatory Building Inspection Scheme, will the Administration advise:

- a) whether assessment has been made on those buildings targeted for repair; what are the expenditure incurred and manpower involved in the repair works; and
- b) what are the additional expenditure and manpower required given that the annual target is revised to 70 buildings as from 2013, and that the target planned for 2013 is further increased to 75 buildings?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

- a) It would be impracticable to have any meaningful assessment before the inspection of the buildings in view of the variation of the size, condition and maintenance among different target buildings. Hence, no assessment has been made to the expenditure and manpower involved in the possible repair works of target buildings.
- b) Pursuant to the delegated authority from the Director of Buildings, the Independent Checking Unit (ICU) of Housing Department has implemented the Mandatory Building Inspection Scheme (MBIS) in accordance with the Buildings Ordinance over the Home Ownership Scheme courts, the Tenants Purchase Scheme estates and the public rental housing estates with divested retail and carparking facilities. Under the MBIS, the original annual target of 62 buildings is based on the number of residential buildings. The revision of the annual target from 62 buildings to 70 buildings is to include also the non-residential buildings in the selected estates and courts with a view to representing the work target in a more accurate manner. The ICU has taken into account the non-residential buildings in preparing the expenditure and manpower required for implementing the MBIS, no additional expenditure and manpower is required for the adoption of the new target.

The ICU takes the whole court or estate as the basis of building selection for the implementation of the MBIS to increase efficiency and minimize unnecessary disturbance to the occupants. Therefore the number of target buildings each year will be slightly adjusted according to the situation of the selected courts and estates. It is forecast that in 2013 the total number of buildings in the selected courts or estates will be about 75, so the target for the year has been slightly raised. The ICU will handle the relevant works within its existing resources and no extra expenditure or manpower will be involved.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)071

Question Serial No.

3631

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 estimated provision for 2013-14 is \$60.8 million, representing an increase of 53.5% over the revised financial provision for 2011-12. This is mainly due to the setting up of an enforcement authority to implement the Residential Properties (First-hand Sales) Ordinance. Please provide details of the work, the expenditure, the manpower involved, the posts to be created and the timetable.

Asked by: Hon. LEE Kok-long, Joseph

Reply:

The estimated recurrent expenditure in 2013-14 for the Sales of First-hand Residential Properties Authority (SRPA), which is set up to implement the Residential Properties (First-hand Sales) Ordinance (RPO), is \$40.78 million. The expenditure comprises staff costs, expenses of all aspects of work in relation to the implementation of the RPO, and the day-to-day office operation of the SRPA. Part of the expenditure arising from the operation of the SRPA will be offset by the savings arising from the phasing out of the existing Special Duties Unit (SDU), which was set up in December 2011 to help work out the legislative framework to regulate the sales of first-hand residential properties and set up the SRPA after the enactment of the RPO. The SDU will cease to exist shortly after the coming into operation of the SRPA. The shortfall of \$21.2 million required by the SPRA in 2013-14 after utilizing the savings arising from the phasing out of the SDU is met by an increase of \$21.2 million in the estimated provision for 2013-14 under Programme (2) as compared to the revised estimate for 2012-13.

The functions of the SRPA include issuing guidelines on the RPO, carrying out compliance checks on the sales brochures, price lists, sales arrangement announcements, register of transactions, vendors' websites and advertisements of first-hand residential properties, carrying out inspections on show flats, first-hand completed residential properties and sales offices, handling complaints and public enquiries, conducting investigations on cases which may be in contravention of the requirements of the RPO, launching public education programmes, and establishing an electronic database for public access to the sales brochures, price lists and register of transactions of individual first-hand residential developments.

The SRPA will have an establishment of 32 staff, including two directorate posts (an Administrative Officer Staff Grade B post and a Principal Executive Officer post) and 30 non-directorate posts. The non-directorate posts comprise Building Surveyor, Estate Surveyor, Executive Officer, Housing Manager, Information Officer as well as technical and administrative supporting staff. The SRPA will deploy its manpower flexibly, taking into account the actual workload on different fronts.

Our preparations for the implementation of the RPO are well under way and we are fully geared up for the full implementation of the RPO with effect from 29 April 2013.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)072

Question Serial No.

3632

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 Administration has said that it will liaise with the Hong Kong Housing Society on the implementation of its subsidised housing projects. Please set out in detail the relevant work, details of the projects, the expenditure and the manpower involved.

Asked by: Hon. LEE Kok-long, Joseph

Reply:

The Government has been maintaining liaison with the Hong Kong Housing Society (HKHS) on the implementation of subsidised housing projects. In 2012-13, the Government closely liaised with the HKHS on the implementation of the Greenview Villa project at Tsing Luk Street, Tsing Yi. The project is expected to be completed in early 2015. In view of the very favourable responses, the Government has set aside a site in Sha Tin for the HKHS to develop a similar housing project. Another site in Sha Tau Kok will also be allocated to the HKHS for rental housing development. The two projects will provide around 700 and 300 units respectively. The Government will continue to liaise with the HKHS to ensure the smooth implementation of these projects.

Liaison with the HKHS on implementation of subsidised housing projects is an on-going function of the Transport and Housing Bureau, and forms part of the duties of a team under the Deputy Secretary for Transport and Housing (Housing). We do not have a breakdown on the expenditure for this particular duty.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)073

Question Serial No.

3643

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:

Under this Programme, provision for 2013-14 is \$6.7 million higher than the revised estimate for 2012-13. Please advise how the Administration will provide support for the review of the Long Term Housing Strategy with the provision, and the details involved. What are the targets and objectives for this year?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

The support for the Long Term Housing Strategy (LTHS) review includes provision of secretariat support to the LTHS Steering Committee (chaired by the Secretary for Transport and Housing and comprising 15 non-official members and 3 official members) and the LTHS Working Group (chaired by the Permanent Secretary for Transport and Housing (Housing) and comprising representatives from relevant bureaux and departments to provide support to the LTHS Steering Committee); conducting a public consultation exercise in around mid-2013; preparing discussion papers on issues relating to the LTHS review as requested by the Legislative Council's Panel on Housing and its Subcommittee on LTHS; and carrying out all other work relating to the review.

The expenditure required for providing the above support amounts to \$6.6 million, comprising staff cost of \$3.65 million and other operating expenditure of \$2.95 million, the latter covers expenses for consultancy studies, public consultation, and other administrative expenses for the LTHS review.

The LTHS Steering Committee will issue a consultation document around mid-2013, to be followed by a three-month public consultation with a view to publishing the report on the public consultation by end-2013.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)074

Question Serial No.

4144

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:

LEUNG Chun-ying, the Chief Executive, stated in paragraph 60 of his Policy Address on 16 January: "With the concerted efforts of various departments, we have secured land for the development of about 75 000 new PRH flats over the five years from 2012-13..." And John TSANG Chun-wah, the Financial Secretary, stated in paragraph 101 of his Budget Speech on 27 February: "On public housing, we have provided the Housing Authority with adequate land to build 79 000 public rental housing flats within five years from 2012-13..."

Please inform this Committee of:

- (1) the reasons for the Government to have changed the figures within a month; which figure we should take; and
- (2) the detailed explanation for the rationale of 79 000 - 75 000 = 4 000 PRH flats.

Asked by: Hon. LEUNG Kwok-hung

Reply:

- (1) According to the Hong Kong Housing Authority's latest Public Housing Construction Programme, we have already secured adequate and suitable sites for production of about 79 000 public rental housing (PRH) flats within five years from 2012-13.
- (2) We have advanced the completion of two PRH projects involving some 3 400 flats to 2016-17. Therefore, there will be an increase in the PRH supply from 75 600 flats to 79 000 flats during the five-year period from 2012-13 to 2016-17.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)075

Question Serial No.

5453

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:

In July 2000, the Hong Kong Government announced that upon the clearance of Tai Hom Village, the vacant site would be designated for public development purpose. The first green estate with the provision of intelligent systems and environmentally-friendly installations would be constructed there so that residents could benefit from the solar photovoltaic and intelligent air-conditioning systems as well as the recycling of domestic waste water. The housing estate, comprising of more than 10 blocks and providing about 3 000 flats, would be ready for intake in 2006 at the earliest to accommodate a population of 10 000. However, according to the development scheme of Tai Hom Village recently put forward by the Government, there would mainly be luxury flats and HOS flats on the site. Would the Secretary for Development, Director of Planning and the Secretary for Transport and Housing inform this Committee of the basis on which the decision on such land use was made? Given that there are currently 210 000 PRH applicants on the waiting list and the waiting time may anyhow exceed 5 years, would the Secretary for Development, Director of Planning and the Secretary for Transport and Housing explain why the site of Tai Hom Village is not earmarked mainly for PRH development?

Asked by: Hon. LEUNG Kwok-hung

Reply:

In view of the Government's decision of removing the Sha Tin-Central Link stabling siding from Diamond Hill Comprehensive Development Area (CDA) site and the local views on the CDA site, the Planning Department (PlanD) has reviewed the land uses and development scale of the CDA site. On 8 January 2013, the Wong Tai Sin District Council (DC) was consulted on the preliminary development options. Most of the DC members supported public housing development on the CDA site and provided comments on the options. The Hong Kong Housing Authority (HA) is actively liaising with the PlanD and other concerned government departments with a view to increasing the proportion of public housing, with environmental and conservation elements, on site.

The HA has been closely liaising with concerned bureaux and government departments to identify suitable sites for public housing development throughout the whole territory. The HA will consider all sites, regardless of their size, for public housing development under the principle of optimal utilization of land resources to maintain the most cost-effective and sustainable development.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)076

Question Serial No.

5454

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:

In regard to the Planning Study on Future Land Use at Anderson Road Quarry launched in 2011, a ratio of 8:2 for private and public housing is recommended in the current plan. Will the Secretary for Development (SDEV), Director of Planning and Secretary for Transport and Housing (STH) advise on the bases for this decision on land use? Given that there are currently 210 000 public rental housing (PRH) applicants who will probably have to wait for over 5 years for the allocation of a PRH flat, will the SDEV, Director of Planning and STH advise on the reasons why the land of Anderson Road Quarry is not mainly planned for PRH development?

Asked by: Hon. LEUNG Kwok-hung

Reply:

The existing developments in the Sau Mau Ping area (the Area) adjacent to the Anderson Road Quarry are predominantly public housing developments, such as Shun Chi Court, Hiu Lai Court, Shun Lee Estate, Shun On Estate, Shun Tin Estate, Sau Mau Ping Estate, Sau Mau Ping (South) Estate and Po Tat Estate, which are either Home Ownership Scheme courts or public rental housing (PRH) estates. According to the 2011 Population Census, the existing private/public housing ratio in the Area is about 10:90. To the west and south of the Quarry is the site of the Development at Anderson Road (DAR), in which about 18 000 PRH units are under construction. Taking into account this planned PRH production the overall private/public housing ratio in the Area will be adjusted to about 7:93. Even if the private/public housing ratio of 80:20 for the proposed development at the Anderson Road Quarry is taken into account, the housing ratio in the Area will only be slightly adjusted to about 16:84. Public housing will remain predominant in the area.

Given the above considerations, a private/public housing ratio of 80:20 is therefore recommended for the proposed development at the Anderson Road Quarry so as to achieve a more balanced housing mix in the Area in the long term. This ratio was generally accepted by the public in the two stages of community engagement exercise conducted under the "Planning Study on Future Land Use at Anderson Road Quarry". It was also supported by the Kwun Tong District Council and the Housing and Environmental Hygiene Committee of the Sai Kung District Council at their meetings held on 1 and 14 March 2013 respectively.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)077

Question Serial No.

5459

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 noted that the Housing Department re-established a commercial division in 2010 to undertake the management of its newly completed shopping centres (such as "Domain" of Yau Tong). Would the Director of Housing provide information on the average rental level of these new shopping centres, the criteria for setting the rental level, and the comparison between the said rental level and that of the shopping centres under The LINK? The Director of Housing is requested to give an evaluation of the management of such new shopping centres so far.

Asked by: Hon. LEUNG Kwok-hung

Reply:

The Hong Kong Housing Authority (HA) operates its commercial properties under prudent commercial principles to provide various retail facilities such as eateries, clothing outlets, supermarkets and wet markets, etc for residents of its public rental housing (PRH) estates. Flexible leasing arrangements are made in view of market demand. We are committed to maintaining close contact with tenants of commercial properties and PRH residents, optimising tenants' business environment where appropriate, and providing daily necessities to PRH residents.

The HA's shopping centres completed in 2012-13 include "Domain" in Yau Tong and shops in Shek Kip Mei Estate Phases 2 & 5 and Lower Ngau Tau Kok Estate with over 160 shops available for letting. The average rental per square metre is around \$460.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)078

Question Serial No.

3870

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 Government has said that it will actively explore the means to revitalise the Home Ownership Scheme (HOS) Secondary Market. Will the Administration explain in detail how to revitalise the HOS Secondary Market? What are the manpower and expenditure involved?

Asked by: Hon. LEUNG Yiu-chung

Reply:

The Home Ownership Scheme (HOS) Secondary Market Scheme (SMS) 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.

The Hong Kong Housing Authority (HA) has implemented several measures to revitalise the HOS Secondary Market in 2010, 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.

In response to the home ownership aspiration of those with White Form (WF) status during the interim period from now until the first batch of new HOS flats are completed in 2016-17, we have launched an interim scheme whereby 5 000 WF buyers each year will have the chance to purchase HOS flats with premium not yet paid. The interim scheme can also facilitate the turnover of HOS flats, thereby revitalizing the HOS Secondary Market. The first round of exercise with a quota of 5 000 was open for application from 4 to 18 January this year. It is expected that the 5 000 successful applications will be announced by the HA in mid- or end-May. The HA will issue approval letters in accordance with the priority list to the first batch of 2 500 successful applicants in end-May, and to the remaining 2 500 applicants in end-December.

The above measures did not involve additional expenditure and manpower.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)079

Question Serial No.

3871

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 Government has said that it will actively explore the means to revitalise the Home Ownership Scheme (HOS) Secondary Market. Please set out in detail the timetable for completing the overall programme of revitalising the HOS Secondary Market.

Asked by: Hon. LEUNG Yiu-chung

Reply:

The Home Ownership Scheme (HOS) Secondary Market Scheme (SMS) 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.

The Hong Kong Housing Authority (HA) has implemented several measures to revitalise the HOS Secondary Market in 2010, 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.

In response to the home ownership aspiration of those with White Form (WF) status during the interim period from now until the first batch of new HOS flats are completed in 2016-17, we have launched an interim scheme whereby 5 000 WF buyers each year will have the chance to purchase HOS flats with premium not yet paid. The interim scheme can also facilitate the turnover of HOS flats, thereby revitalizing the HOS Secondary Market. The first round of exercise with a quota of 5 000 was open for application from 4 to 18 January this year. It is expected that the 5 000 successful applications will be announced by the HA in mid- or end-May. The HA will issue approval letters in accordance with the priority list to the first batch of 2 500 successful applicants in end-May, and to the remaining 2 500 applicants in end-December.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)080

Question Serial No.

5378

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 stated under Programme (5) that in 2013-14, special attention will be paid to monitor the progress of the supply of public housing sites. In this regard, the Administration is requested to provide the following information in a table form:

- (1) The respective numbers and locations of sites for the development of public housing proposed to the District Councils over the past 3 years (2010-11, 2011-12 and 2012-13), with the numbers of proposals supported and opposed by the respective District Councils;
- (2) The respective numbers and locations of sites for the development of subsidised housing proposed to the District Councils over the past 3 years (2010-11, 2011-12 and 2012-13), with the numbers of proposals supported and opposed by the respective District Councils; and
- (3) The respective administrative costs incurred in (1) and (2) above over the past 3 years (2010-11, 2011-12 and 2012-13).

Asked by: Hon. WONG Kwok-hing

Reply:

- (1) In the past three years (2010-11 to 2012-13), details of public rental housing developments that the Hong Kong Housing Authority (HA) had proposed to District Councils are as follows:

Site Location	No. of Site	No. of Site that the Locals Support	No. of Site that the Locals not yet Support
Kwun Tong	2	2	0
Wong Tai Sin	1	1	0
Sham Shui Po	4	3	1
Sha Tin	1	1	0
Kwai Tsing	1	1	0
Tuen Mun	3	3	0
North	2	2	0
Islands	2	2	0
Eastern	2	2	0

- (2) In the past three years (2010-11 to 2012-13), details of Home Ownership Scheme developments that the HA had proposed to District Councils are as follows:

Site Location	No. of Site	No. of Site that the Locals Support	No. of Site that the Locals not yet Support
Kwun Tong	2	2	0
Kowloon City	2	2	0
Sham Shui Po	1	1	0
Sha Tin	4	4	0
Kwai Tsing	1	1	0
Tsuen Wan	1	1	0
Tuen Mun	2	2	0
Yuen Long	1	1	0
Islands	2	2	0

- (3) The administrative costs incurred in (1) and (2) above are funded by the HA.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)081

Question Serial No.

5481

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:

As regards the renewable energy projects launched by the Government, does the Administration have any plan for the implementation of such projects in public rental housing estates? If so, please provide the details as well as the expenditure incurred. If not, why?

Asked by: Hon. WONG Kwok-hing

Reply:

Since 2008, the Hong Kong Housing Authority (HA) has been installing at least one solar-powered pole lamp at prominent locations in all new public rental housing estates for educational purpose in order to raise tenants' environmental awareness. Installation cost of solar-powered pole lamp varies with its design and construction to match with the outdoor landscape of the estates concerned, and is generally in the range of around \$10,000 to \$30,000 each.

To further make use of renewable energy, the HA decided in 2011 to implement grid-connected photovoltaic system for electricity generation in all new public housing developments under planning and design, providing each domestic block with at least 1.5% of the communal electricity demand. For a domestic block with about 800 flats, the installation cost is around \$700,000 and the annual cost for maintenance and replacement of parts is around \$6,400.

The HA will bear all expenditures associated with the implementation of renewable energy systems.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)082

Question Serial No.

3908

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:

How will the Housing Department improve the hygiene and living conditions of its transit centres?

What are the Housing Department's plan to secure sites for the provision of transit centres in the urban area to facilitate occupiers going to work and school?

Asked by: Hon. WONG Yuk-man

Reply:

The Housing Department (HD) endeavours to maintain good hygiene and living condition in all its transit centres. In addition to the routine cleansing, special cleansing or disinfection work would be arranged from time to time and when necessary. The HD would carry out a thorough cleansing and disinfection of beds before new occupants move in. Currently, there is no plan for the Hong Kong Housing Authority to provide a transit centre in the urban area.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)083

Question Serial No.

3909

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 estimated by the Housing Department (HD), 19 infrastructure projects will be under construction in 2013. How many public rental housing (PRH) flats will be provided from these projects? If the total provision falls short of 15 800 flats, how can HD undertake to achieve the target of completing 79 000 PRH flats within 5 years?

Asked by: Hon. WONG Yuk-man

Reply:

The Government's expenses under the Capital Works Reserve Fund Head 711 are for implementation of housing-related infrastructure projects, whilst the Hong Kong Housing Authority (HA) would fund the construction cost of public housing. Those 19 infrastructure projects consist of on-going projects and projects to be implemented in 2013-14, including site formation, construction of district open spaces, footbridges, road and drainage improvement works to support the public housing developments.

According to the HA's latest Public Housing Construction Programme, the anticipated public rental housing flat production in the five-year period starting from 2012-13 to 2016-17 is about 79 000 flats. We have already identified sufficient land to achieve the relevant production target, and the relevant projects are either under construction or at an advanced detailed design stage. As such, we expect that the flat production will not fluctuate widely.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)084

Question Serial No.

3910

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:

The community has strong views on the target of having 79 000 public rental housing units completed within 5 years. How will the Housing Department (HD) ensure the timely provision of adequate and suitable sites for the building of public housing? How will the HD seek more land for the building of public housing from the Development Bureau and other related departments?

Asked by: Hon. WONG Yuk-man

Reply:

According to the Hong Kong Housing Authority (HA)'s latest Public Housing Construction Programme, we have already secured adequate and suitable sites for providing about 79 000 public rental housing (PRH) flats within five years from 2012-13. We have advanced the completion of two PRH projects involving some 3 400 flats to 2016-17. Therefore, there will be an increase in the PRH supply from 75 600 flats to 79 000 flats during the five-year period from 2012-13 to 2016-17.

The Government will actively explore all feasible ways to increase the land for public housing production. The HA will continue to liaise closely with the Development Bureau and the relevant Government departments to identify suitable land for public housing development in different parts of the territory. The HA will also strive to relax plot ratios and building height restrictions of public housing without compromising the quality of living environment so as to optimize the development potential of the sites and to increase the supply of public housing. Also, the Steering Committee on Land Supply chaired by the Financial Secretary will co-ordinate the efforts of the bureaux and departments concerned to ensure that issues including those related to land for housing will be properly dealt with to ensure a stable and adequate supply of housing land.

Name in block letters: D.W. PESCOD

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

Date: 17.4.2013

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

THB(H)085

Question Serial No.

5191

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 provide the number of cases of tenancy dispute (with breakdowns on categories) handled by Government departments including the Rating and Valuation Department and Home Affairs Department in the past five years, i.e. from 2008-09 to 2012-13, together with the manpower and administrative cost involved.

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

The Rating and Valuation Department (RVD) provides free advisory and mediatory services on tenancy matters to landlords and tenants. Advisory services provided mainly involve enquiries relating to the contractual rights and obligations of landlords and tenants as contained in the tenancy agreements. Many of these enquiries are of general nature and do not necessarily involve tenancy disputes. Where tenancy disputes occur, mediatory services will be provided by the RVD upon request from the landlord or the tenant. The disputes mainly involve arrears of rent, refund of deposit, repairs and maintenance, termination of tenancy and surrender of tenancy, etc. In 2012-13 (up to end February 2013), mediatory services were provided in respect of 180 cases.

The number of advisory services on tenancy matters and the number of cases of mediatory services provided by the RVD to landlords and tenants in the past five years are as below:-

Year	No. of advisory services provided	No. of cases where mediatory services provided
2008-09	About 201 000	261
2009-10	About 203 000	172
2010-11	About 220 000	190
2011-12	About 203 000	173
2012-13 (as at February 2013)	About 162 000	180

Each mediation case could involve more than one disputed issue. The breakdowns in the nature of disputes involved in the mediatory services provided, together with the respective percentage of the yearly total, are set out below : -

Nature of Dispute Issue	Year				
	2008-09	2009-10	2010-11	2011-12	2012-13 (as at February 2013)
Arrears of Rent	26%	27%	30%	27%	25%
Refund of Deposit	13%	17%	14%	11%	16%
Repairs & Maintenance	8%	2%	5%	6%	9%
Termination of Tenancy	9%	11%	12%	14%	9%
Surrender of Tenancy	4%	2%	5%	8%	4%
Other Tenancy Disputes (e.g. utility charges, illegal structures and alterations in rent, etc)	40%	41%	34%	34%	37%
Total	100%	100%	100%	100%	100%

The total expenditure and manpower on services rendered by the RVD to landlords and tenants, including advisory and mediatory services, are listed below for the past five years.

Year	Total expenditure (\$)	Staff establishment (posts)
2008-09	22.8 million	66
2009-10	23.8 million	66
2010-11	24.1 million	66
2011-12	26.1 million	66
2012-13	28.3 million (estimated expenditure)	66

The Home Affairs Department is responsible for referring enquiries relating to tenancy dispute to the RVD for follow up.

Name in block letters: Mrs. Mimi BROWN

Post Title: Commissioner of Rating and Valuation

Date: 17.4.2013

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

THB(H)086

Question Serial No.

5451

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

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

Controlling Officer: Commissioner of Rating and Valuation

Director of Bureau: Secretary for Transport and Housing

Question:

I would like the Secretary for Transport and Housing and the Commissioner of Rating and Valuation to provide information relating to the data on private domestic rent for the ten years (from 1994 to 2004) before the enactment of the Landlord and Tenant (Consolidation) (Amendment) Ordinance in 2004, and those for the period after its enactment in 2004 up till now.

Asked by: Hon. LEUNG Kwok-hung

Reply:

The Rating and Valuation Department (RVD) is responsible for compiling the rental data on private residential properties. The data are uploaded onto the RVD's website on a monthly basis for public information. The average rents of private residential properties by class in 1994-2012 are at the **Appendix**.

Name in block letters: Mrs. Mimi BROWN

Post Title: Commissioner of Rating and Valuation

Date: 17.4.2013

PRIVATE DOMESTIC UNITS - AVERAGE RENTS BY CLASS

(\$ / m² per month)

Year	Saleable area less than 40 m ²				Saleable area 40 m ² to 69.9 m ²				Saleable area 70 m ² to 99.9 m ²				Saleable area 100 m ² to 159.9 m ²				Saleable area 160 m ² or above			
	Hong Kong	Kowloon	New Kowloon	New Territories	Hong Kong	Kowloon	New Kowloon	New Territories	Hong Kong	Kowloon	New Kowloon	New Territories	Hong Kong	Kowloon	New Kowloon	New Territories	Hong Kong	Kowloon	New Kowloon	New Territories
1994	229	209	184	147	243	184	196	144	322	226	227	198	369	231	250	266	381	215	217	237
1995	236	236	187	147	248	218	197	143	314	243	223	186	370	257	250	240	396	255	225	240
1996	230	205	185	142	245	174	182	129	304	204	197	176	365	212	230	219	382	229	187	202
1997	255	225	209	168	277	193	205	155	362	248	216	226	394	251	264	258	428	249	230	238
1998	219	197	181	148	220	165	173	134	282	207	198	162	315	240	208	193	354	219	190	184
1999	193	173		133	197	157		116	248	183		140	274	187		177	307	186		175
2000	192	166		130	198	149		117	252	172		144	276	195		184	316	197		174
2001	187	153		120	191	146		112	254	184		141	282	233		177	328	207		186
2002	165	134		105	168	132		101	225	164		122	247	196		156	305	190		169
2003	152	122		93	147	120		88	191	157		103	216	172		133	261	182		146
2004	167	125		99	168	134		95	213	171		114	234	188		151	275	159		165
2005	188	140		106	184	145		101	243	193		122	263	205		161	318	201		176
2006	216	154		113	207	155		107	258	198		124	298	220		171	355	197		189
2007	246	170		127	237	170		118	289	220		144	335	240		195	396	228		225
2008	278	198		146	271	202		139	336	264		170	397	291		238	473	273		261

Year	Saleable area less than 40 m ²				Saleable area 40 m ² to 69.9 m ²				Saleable area 70 m ² to 99.9 m ²				Saleable area 100 m ² to 159.9 m ²				Saleable area 160 m ² or above			
	Hong Kong	Kowloon	New Kowloon	New Territories	Hong Kong	Kowloon	New Kowloon	New Territories	Hong Kong	Kowloon	New Kowloon	New Territories	Hong Kong	Kowloon	New Kowloon	New Territories	Hong Kong	Kowloon	New Kowloon	New Territories
2009	236	181		137	226	174		126	272	230		142	304	236		182	362	244		209
2010	285	204		166	275	217		152	327	278		174	358	287		223	409	269		233
2011	331	241		184	314	240		168	359	288		190	399	299		242	469	294		253
2012*	325	237		193	304	232		175	346	281		190	391	269		249	464	293		287

* Provisional figures

Notes

- Changes in average rents between different periods in the table may be due to the variation in the characteristics of the properties being analysed, and should not be taken as indicating a general change in value over the period.
- Since 1999, New Kowloon has been combined with Kowloon and average rents for New Kowloon were no longer compiled. The then Kowloon area included Tsim Sha Tsui, Yau Ma Tei, Mong Kok, Hung Hom and Ho Man Tin; whilst the then New Kowloon area included Cheung Sha Wan, Shek Kip Mei, Kowloon Tong, Wong Tai Sin and Kwun Tong.

Source : Rating and Valuation Department

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

THB(H)087

Question Serial No.

4612

Head: 711 Capital Works Reserve Fund : Subhead (No. & title): B566CL – Development at
Housing Anderson Road

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Transport and Housing

Question:

Civil Engineering and Development Department is continuing with the land formation and infrastructure works for the Development at Anderson Road. What is the current progress of works and what are the expected completion dates of all the works? What are the estimated expenditures on the associated works in 2013-14?

Asked by: Hon. WU Chi-wai

Reply:

The progress of the project is generally satisfactory. About six hectares of the sites were handed over to the Hong Kong Housing Authority in October 2011 for public housing development and another about one hectare of the site was handed over to the Water Supplies Department in December 2011 for construction of associated water supply facilities. The remaining site formation, roadworks, watermains and drainage works are expected to be completed by end 2014. The footbridge systems are planned to be completed in phases from early 2015 to mid 2016 to tie in with the population intake of the public housing development.

The estimated works expenditure in 2013-14 is about \$423.5 million.

Name in block letters: C K HON

Post Title: Director of Civil Engineering and
Development

Date: 17.4.2013