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Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2015-16

Director of Bureau : Secretary for Transport and Housing

Session No. : 11

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CONTROLLING OFFICER'S REPLY

(Question Serial No. 0191)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the work of ensuring adequate supply and timely delivery of suitable sites for development of public housing to meet the policy pledge, please advise on the amount of resources to be deployed in 2015-16, the staffing arrangements to be involved, the estimated number of sites to be identified for public housing developments in 2015-16, and the ratio of sites for public rental housing and Home Ownership Scheme projects.

Asked by: Hon CHAN Han-pan (Member Question No. 3)

Reply:

The various land use reviews conducted by the Development Bureau have identified a total of some 150 potential housing sites, most of which may be made available for housing development in the five-year period from 2014-15 to 2018-19 for providing over 210 000 flats, with over 70 percent of which are for public housing development. The key to prompt delivery of public housing hinges essentially on resolving technical issues, securing the support of the local communities, as well as having other necessary resources, including sufficient manpower and funding for the implementation of housing-related infrastructural and community facility projects.

According to the latest projection of housing demand, the total public housing supply target for the coming 10 years (2015/16 to 2024/25) is 290 000 units, comprising 200 000 public rental housing units and 90 000 subsidised sale flats (including Home Ownership Scheme flats).

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The HA is responsible for the staff establishment and expenditure incurred in developing public housing projects. The HA would monitor the manpower requirement for the development and construction of public housing.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)002

(Question Serial No. 1648)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

What is the total number of buildings surveyed by the Independent Checking Unit in each of the past 3 years? How many advisory letters or repair orders were issued in respect of the buildings surveyed and how did the owners' corporations concerned follow up with the advisory letters or repair orders? What is the estimated number of buildings to be surveyed in 2015-16?

Asked by: Hon CHAN Kam-lam (Member Question No.41)

Reply:

Since 2004, the Independent Checking Unit (ICU) has implemented the Planned Survey Programme (PSP) for residential buildings in Home Ownership Scheme (HOS) courts and Tenants Purchase Scheme (TPS) estates. The surveys include 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 action against unauthorized building works or condition of disrepair of common areas in accordance with the Buildings Ordinance under the delegated authority from the Director of Buildings. In the past three years (i.e. 2012-2014), the ICU completed surveys of 20, 20 and 18 residential buildings respectively.

During the past three years, 3 308 advisory letters and 1 160 removal orders had been issued under the PSP requiring removal of unauthorized building works. The majority were issued to individual owners or occupants of the residential flats concerned. In the same period, 1 280 advisory letters and 1 084 removal orders were complied with (i.e. cases complied with in the past three years but these were not necessarily those which ICU had issued advisory letters or removal orders in the same period). As no serious disrepair had been identified, no repair order was issued during the period.

The ICU plans to survey 18 residential buildings in 2015.

Besides, there is another scheme operated by the ICU to investigate cantilevered canopies. In the past three years (i.e. 2012-2014), the ICU completed the cantilevered canopy investigations of 22, 20 and 18 residential buildings of HOS courts and TPS estates respectively. As no serious disrepair had been identified in the investigations, the ICU did not issue any repair order during the period. The ICU plans to investigate 18 buildings in 2015 under this scheme.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)003

(Question Serial No. 1651)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please set out in a table the projects to be launched by the Department in 2015-16, with information on the housing estates to be involved, project estimate and estimated completion date.

Asked by: Hon CHAN Kam-lam (Member Question No. 42)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Government's expenses under the Capital Works Reserve Fund Head 711 are for the implementation of housing-related infrastructural and community facility projects, while the HA would fund the construction cost of public housing.

Under the Capital Works Reserve Fund Head 711, the projects scheduled for launching in 2015-16 and their relevant information are shown in **Annex**.

<u>Item</u>	<u>Project Title</u>	<u>Related Housing Development</u>	<u>Project Estimate</u> (in money-of – the-day prices)	<u>Estimated Completion Date</u>
1	Public transport interchange and associated works at Kiu Cheong Road East, Ping Shan	Home Ownership Scheme Development at Kiu Cheong Road	\$602.2 million	Early 2018
2	Reprovisioning of Pak Tin Community Hall and special child care centre cum early education and training centre in Pak Tin Estate redevelopment site, and construction of footbridge link at Nam Cheong Street, Sham Shui Po	Pak Tin Estate, Sham Shui Po	\$318.3 million	End 2018
3	Roads and drains in Area 16 and Area 58D, Sha Tin	Public Rental Housing Development at Fo Tan (Sha Tin Area 16 & Area 58D)	\$224.6 million	Mid 2018
4	Footbridge Link at Sau Ming Road, Kwun Tong	Public Rental Housing Development at Sau Ming Road	\$130.1 million	End 2017
5	Public transport interchange at Container Port Road and junction improvement works along Kwai Chung Road adjoining Public Housing Development at ex-Kwai Chung Police Married Quarters	Public Housing Development at ex-Kwai Chung Police Married Quarters	\$72.7 million	End 2017

- End -

CONTROLLING OFFICER'S REPLY

THB(H)004

(Question Serial No. 0162)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

The provision for this Programme is \$8.1 m or 21.8% higher than the revised estimate for last year mainly due to the increase of 4 posts for implementing follow-up actions arising from the Long Term Housing Strategy and supporting site searching and co-ordination of the development of potential public housing sites. Will the Government inform this Committee of the post titles and functions of these 4 posts as well as their respective estimated annual emoluments in 2015-16?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 37)

Reply:

Two of the four additional posts under Programme (5) are time-limited non-directorate posts, including one Senior Estate Surveyor and one Estate Surveyor, created for five years, both in the Special Duties Sub-division under the Strategy Division. They will be responsible for developing and implementing the initiative to leverage the private sector's capacity to supplement the Government's efforts in providing subsidised sale flats, as well as other related initiatives. The other two are permanent posts including one Senior Planning Officer and one Planning Officer in the Planning Section under the Development and Construction Division. They will mainly be responsible for supporting site searching and co-ordinating the development of potential public housing sites, which include the co-ordination and regular reporting in relation to the progress of potential sites and liaison with the concerned bureaux/departments to ensure adequate and timely delivery of suitable sites for the development of public housing.

The total additional estimated expenditure of \$8.1 million includes an annual staff cost of about \$5.9 million, with details as follows:

Post	Personal Emolument \$M
Senior Estate Surveyor	1.7
Estate Surveyor	1.4
Senior Planning officer	1.6
Planning officer	1.2
	<u>5.9</u>

The remaining \$2.2 million are operational expenses.

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CONTROLLING OFFICER'S REPLY

THB(H)005

(Question Serial No. 0163)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Will the Government inform this Committee of the operational expenses, staff establishment and estimated expenditure on emoluments to be involved in the follow-up actions arising from the Long Term Housing Strategy in 2015-16?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 38)

Reply:

The estimated expenditure for implementing follow-up actions arising from the Long Term Housing Strategy is about \$17.42 million in 2015-16, about \$12.36 million of which is the estimated annual staff cost for 11 posts in the Special Duties Sub-division under the Strategy Division. The remaining funds are for other operational expenses. The 11 posts include (a) nine time-limited posts created in 2014-15 for a period of two years (i.e. one Administrative Officer Staff Grade C (D2); one Senior Administrative Officer; one Chief Executive Officer; one Housing Manager; one Administrative Officer; one Personal Secretary I; one Personal Secretary II; one Assistant Clerical Officer and one Clerical Assistant); and (b) two time-limited non-directorate posts newly created in 2015-16 for a period of five years (i.e. one Senior Estate Surveyor and one Estate Surveyor).

- End -

CONTROLLING OFFICER'S REPLY

THB(H)006

(Question Serial No. 3241)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

In respect of the public housing estates scheduled for completion in the next 5 years, please set out in a table the annual flat production, the area reserved for welfare purposes (including the respective areas in the housing blocks, welfare blocks and other locations of these estates for such purposes), and the areas reserved for greening, sports and recreational purposes as well as open space use in these estates.

Asked by: Hon CHAN Yuen-han (Member Question No. 24)

Reply:

As a financially autonomous public body, the Housing Authority (HA) funds its public housing programmes with its own resources. As regards the welfare/community facilities provided in public housing estates, most of them are funded by the Government. The following table lists out the information asked in the question:

Project Name ¹	Flat Production	Areas for welfare lettings in the estate ²	Areas for welfare lettings on 1/F or G/F of estate blocks ² (also include other lower floors)	Areas for welfare lettings in social welfare blocks of the estate ²	Areas for welfare lettings in other locations of the estate ² (if any) (e.g. in commercial centre, carpark, etc.)	Areas reserved for greening, sports and recreational purposes as well as open space use within the estate ^{3,4}
2014-15						
Tung Tau Cottage Area East	1 000	-	-	-	-	-
Shatin Area 52 Phase 1	3 000	-	-	-	-	8 310
Shatin Area 52 Phase 2	1 400	-	-	-	-	3 660
Sheung Shui Area 36 West	1 400	1 705	-	1 677	28	3 800
Hung Shui Kiu Area 13 Phase 1	900	-	-	-	-	1 860
Hung Shui Kiu Area 13 Phase 2	0	1 909	-	1 909	-	-
Hung Shui Kiu Area 13 Phase 3	2 300	1 284	1 284	-	-	6 330

Project Name ¹	Flat Production	Areas for welfare lettings in the estate ²	Areas for welfare lettings on 1/F or G/F of estate blocks ² (also include other lower floors)	Areas for welfare lettings in social welfare blocks of the estate ²	Areas for welfare lettings in other locations of the estate ² (if any) (e.g. in commercial centre, carpark, etc.)	Areas reserved for greening, sports and recreational purposes as well as open space use within the estate ^{3,4}
2015-2016						
Conversion of Chai Wan Factory Estate	200	-	-	-	-	-
Lower Ngau Tau Kok Estate Phase 2	600	-	-	-	-	1 620
Anderson Road Site D	3 500	375	375	-	-	9 400
Anderson Road Site E Phase 1	2 600	302	-	-	302	5 700
Anderson Road Site E Phase 2	2 500	857	857	-	-	6 430
Lei Yue Mun Phase 3	400	703	703	-	-	-
So Uk Phase 1	2 900	2 446	-	2 446	-	7 690
Shatin Area 52 Phase 2	2 100	7 915	7 915	-	-	5 990
Shatin Area 52 Phase 3	2 000	-	-	-	-	4 660
Shatin Area 52 Phase 4	2 600	-	-	-	-	6 730
Po Heung Street, Tai Po	500	304	304	-	-	1 370
Hung Shui Kiu Area 13 Phase 1	700	-	-	-	-	1 720
Hung Shui Kiu Area 13 Phase 2	600	-	-	-	-	1 650
Hung Shui Kiu Area 13 Phase 3	500	-	-	-	-	1 350
Ex-Au Tau Departmental Quarters	1 200	-	-	-	-	3 380
Ex-Yuen Long Estate	400	40	40	-	-	1 090

Project Name ¹	Flat Production	Areas for welfare lettings in the estate ²	Areas for welfare lettings on 1/F or G/F of estate blocks ² (also include other lower floors)	Areas for welfare lettings in social welfare blocks of the estate ²	Areas for welfare lettings in other locations of the estate ² (if any) (e.g. in commercial centre, carpark, etc.)	Areas reserved for greening, sports and recreational purposes as well as open space use within the estate ^{3,4}
2016-2017						
Anderson Road Site A	1 500	-	-	-	-	4 320
Anderson Road Site C1	1 400	-	-	-	-	3 680
Anderson Road Site C2 Phase 2	0	7 974	-	7 974	-	-
Anderson Road Site E Phase 2	800	-	-	-	-	1 880
So Uk Phase 1	400	3 092	3 092	-	-	960
Ex-San Po Kong Flatted Factory	900	450	450	-	-	2 470
Tung Chung Area 56	3 600	3 750	3 379	-	371	10 030
Tuen Mun Area 54 Site 2 Phase 1	2 600	-	-	-	-	7 480
Tuen Mun Area 54 Site 2 Phase 2	1 000	-	-	-	-	3 150
2017-2018						
Lin Shing Road	300	-	-	-	-	620
Anderson Road Site B Phase 1	3 100	-	-	-	-	9 350
Anderson Road Site B Phase 2	2 600	360	360	-	-	7 770
Cheung Sha Wan Wholesale Food Market Site 3	1 300	-	-	-	-	3 570
So Uk Phase 2	3 700	803	803	-	-	11 000
Pak Tin Estate Phase 9	0	800	-	-	800	-
Ex-Kwai Chung Police Quarters	900	2 708	2 614	-	93	2 400
Shek Mun (Shek Mun Phase 2)	2 300	1 456	1 456	-	-	6 240
Tung Chung Area 39	3 900	2 042	-	2 042	-	11 980
Tuen Mun Area 54 Site 2 Phase 2	1 000	513	513	-	-	3 090

Project Name ¹	Flat Production	Areas for welfare lettings in the estate ²	Areas for welfare lettings on 1/F or G/F of estate blocks ² (also include other lower floors)	Areas for welfare lettings in social welfare blocks of the estate ²	Areas for welfare lettings in other locations of the estate ² (if any) (e.g. in commercial centre, carpark, etc.)	Areas reserved for greening, sports and recreational purposes as well as open space use within the estate ^{3,4}
2018-2019						
Eastern Harbour Crossing Site Phase 7	500	998	998	-	-	590
Sau Ming Road	300	2 644	935		1709	680
Lai Chi Kok Road – Tonkin Street Phase 1	2 500	-	-	-	-	7 580
Lai Chi Kok Road – Tonkin Street Phase 2	1 300	400	-	-	400	4 180
Shek Kip Mei Phase 3	200	686	686	-	-	730
Shek Kip Mei Phase 7	200	-	-	-	-	740
Fo Tan Phase 1	4 800	2 400	2 400	-	-	13 000
Shek Mun (Shek Mun Phase 2)	700	4 688	-	4 688	-	2 410
Choi Yuen Road	1 100	2 790	-	2 790	-	3 380
Fanling Area 49	900	171	171	-	-	2 320

Notes:

- 1 Includes projects with completion dates fall within the coming five years (2014-15 to 2018-19).
- 2 Refers to areas reserved for welfare/community facilities in Internal Floor Area (m²).
- 3 Area in m².
- 4 The HA will make reference to the Hong Kong Planning Standards and Guidelines (HKPSG) to provide at least one meter square per person of local open space for active sports/recreational and passive open space uses in public housing projects for the enjoyment of residents. Taking into consideration of individual site conditions, the HA will provide about 20-30% green coverage for all new public housing projects.

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CONTROLLING OFFICER'S REPLY

THB(H)007

(Question Serial No. 2068)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

In the “Matters Requiring Special Attention in 2015-16” under Head 33 - Civil Engineering and Development Department (“CEDD”) of the Estimates, it is stated that the Department will “commence the investigation and detailed design for the development of potential housing and development sites at Lin Cheung Road in Sham Shui Po, Chung Nga Road and Area 9 in Tai Po, Wang Chau in Yuen Long, Queen’s Hill and Area 48 in Fanling”. In this connection, please inform this Committee:

- (1) whether the Government has plans for housing developments at the brownfield sites in Wang Chau, Yuen Long and an investigation and detailed design study by the CEDD;
- (2) given that in 2012, the Housing Department conducted a feasibility study on the public housing development in Wang Chau, Yuen Long and the expansion of Yuen Long Industrial Estate and the study was completed in 2014, whether the study report will be published; and if no, of the reason(s); and
- (3) why the above-mentioned feasibility study covered also the expansion of Yuen Long Industrial Estates and why the feasibility study on the expansion of Yuen Long Industrial Estate was conducted by the Housing Department.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 665)

Reply:

- (1) The Hong Kong Housing Authority (HA) currently only plans to develop a site for a public housing project of around 4 000 flats. Apart from this development, the Civil Engineering and Development Department is not conducting any other investigation and detailed design studies for public housing development in Wang Chau.

- (2) The Planning and Engineering Study for the Public Housing Site and Yuen Long Industrial Estate Extension at Wang Chau is substantially completed. Having considered the overall development and various factors, the HA only plans to develop a site for a public housing project of around 4 000 flats at this stage. Hence, the contents of the Study Report are no longer applicable.
- (3) The location of the proposed Yuen Long Industrial Estate Extension is close to the proposed public housing development site. Combining the two feasibility studies under the HA can facilitate the consideration of the feasibility of the projects as a whole and enable the study to be completed in a more effective manner.

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CONTROLLING OFFICER'S REPLY

THB(H)008

(Question Serial No. 2093)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Given that the urgent housing needs of the public have given rise to an ever increasing number of subdivided units in different regions, please inform this Committee whether the Government has any statistics on the numbers of subdivided units and their occupants by regions; if so, please set out in a table; if not, whether the Government will commence a survey on that.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 641)

Reply:

For the purpose of updating the long term housing demand projection, we commissioned the Census and Statistics Department (C&SD) to conduct a Thematic Household Survey on housing conditions under a contracting-out mode in 2014-15. The objective of the survey was to estimate the total number of subdivided units (SDUs) in private domestic/composite buildings aged 25 and above in Hong Kong. The survey estimated that there were a total of 86 400 SDUs in private domestic/composite buildings aged 25 and above in Hong Kong in 2014. This figure was taken into account in the long term housing demand projection and was published in the "Long Term Housing Strategy Implementation Milestones" in December 2014. The detailed data of the survey are being processed. C&SD will publish the survey report, which will contain more detailed statistics, in the first half of 2015.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)009****(Question Serial No. 2094)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (5) Support ServicesControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

In recent years, the Government has been actively building public rental housing (PRH) and Home Ownership Scheme (HOS) flats to meet the pressing housing needs of the public. In this regard, please advise on the following:

- (a) the number of PRH flats newly completed as well as demolished in each of the years from 2004 to 2014, with a breakdown by district;
- (b) the average construction cost per square foot of individual PRH estates/ HOS courts completed during the period from 2004 to 2014.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 641)Reply:

- (a) The number of newly completed public rental housing (PRH) and Home Ownership Scheme (HOS) flats by the Hong Kong Housing Authority (HA) in each of the past five years (2009-10 to 2013-14) by district is listed in the tables below:

PRH Production (2009-10 to 2013-14) by District

Year of Completion / District	Flat number in each district
2009-10	
Eastern	1 600
Wong Tai Sin	1 513
Kwun Tong	7 953
Sha Tin	1 958
Yuen Long	2 365
Sub-total	15 389

2010-11	
Kowloon City	1 158
Wong Tai Sin	1 278
Kwun Tong	5 205
Kwai Tsing	1 470
Sha Tin	2 587
Sai Kung	1 974
Sub-total	13 672
2011-12	
Sham Shui Po	5 540
Kowloon City	780
Wong Tai Sin	1 333
Kwun Tong	3 533
Sub-total	11 186
2012-13	
Sham Shui Po	1 390
Kowloon City	5 204
Kwun Tong	2 707
Sha Tin	2 823
Tuen Mun	990
Sub-total	13 114
2013-14	
Sham Shui Po	1 488
Kowloon City	8 164
Kwai Tsing	2 346
Sai Kung	2 059
Sub-total	14 057

There was no HOS court completed in the past five years (2009-10 to 2013-14). However, in 2009-10 and 2010-11, the HA put up surplus HOS flats completed between 2002 and 2004 with no set usage for sale. Details are as follows-

Year/ District	Flat number
2009-10	
Kwun Tong	370
Sub-total	370
2010-11	
Kwun Tong	1 110
Sub-total	1 110

The number of PRH flats demolished by the HA in each of the past five years (2009-10 to 2013-14) by district is listed in the table below:

Demolition of PRH Flats (2009-10 to 2013-14) by District

Year / District		Number of flat demolished in each district
2009-10	Kwun Tong	5 405
	Sub-total	5 405
2010-11	Nil	
2011-12	Nil	
2012-13	Sham Shui Po	2 500
	Wong Tai Sin	906
	Sub-total	3 406
2013-14	Nil	

Note: Interim Housing is excluded.

- (b) As a financially autonomous public body, the HA funds the public housing programmes with its own resources.

The average construction cost per square foot of the PRH flats completed during the period from 2009-10 to 2013-14 are set out below. As mentioned above, there was no HOS court completed during this period.

Financial Year	Average Construction Cost of PRH Flats Completed (\$/square foot)
2009-10	516
2010-11	640
2011-12	704
2012-13	786
2013-14	850

- End -

CONTROLLING OFFICER'S REPLY

THB(H)010

(Question Serial No. 2994)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

1. In respect of the public housing estates scheduled for completion in the next 3 years, please advise on the annual flat production, the area reserved for welfare purposes, the area on the ground or first floors of the housing blocks in these estates for welfare purposes, and the respective areas in the welfare blocks and other locations (if any) of these estates for such purposes.

Year of completion	Name of PRH estate	Flat production 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)	Areas for welfare lettings in the estate

Asked by: Hon CHEUNG Kwok-che (Member Question No. 2)

Reply:

As a financially autonomous public body, the Housing Authority funds its public housing programmes with its own resources. As regards the welfare/community facilities provided in public housing estates, most of them are funded by the Government. The following table lists out the information asked in the question:

Project Name ¹	Flat Production	Areas for welfare lettings in the estate ²	Areas for welfare lettings on 1/F or G/F of estate blocks ² (also include other lower floors)	Areas for welfare lettings in social welfare blocks of the estate ²	Areas for welfare lettings in other locations of the estate ² (if any) (e.g. in commercial centre, carpark, etc.)
2014-15					
Tung Tau Cottage Area East	1 000	-	-	-	-
Shatin Area 52 Phase 1	3 000	-	-	-	-
Shatin Area 52 Phase 2	1 400	-	-	-	-
Sheung Shui Area 36 West	1 400	1 705	-	1 677	28
Hung Shui Kiu Area 13 Phase 1	900	-	-	-	-
Hung Shui Kiu Area 13 Phase 2	0	1 909	-	1 909	-
Hung Shui Kiu Area 13 Phase 3	2 300	1 284	1 284	-	-
2015-2016					
Conversion of Chai Wan Factory Estate	200	-	-	-	-
Lower Ngau Tau Kok Estate Phase 2	600	-	-	-	-
Anderson Road Site D	3 500	375	375	-	-
Anderson Road Site E Phase 1	2 600	302	-	-	302
Anderson Road Site E Phase 2	2 500	857	857	-	-
Lei Yue Mun Phase 3	400	703	703	-	-
So Uk Phase 1	2 900	2 446	-	2 446	-
Shatin Area 52 Phase 2	2 100	7 915	7 915	-	-
Shatin Area 52 Phase 3	2 000	-	-	-	-
Shatin Area 52 Phase 4	2 600	-	-	-	-
Po Heung Street, Tai Po	500	304	304	-	-
Hung Shui Kiu Area 13 Phase 1	700	-	-	-	-
Hung Shui Kiu Area 13 Phase 2	600	-	-	-	-
Hung Shui Kiu Area 13 Phase 3	500	-	-	-	-
Ex-Au Tau Departmental Quarters	1 200	-	-	-	-
Ex-Yuen Long Estate	400	40	40	-	-

Project Name ¹	Flat Production	Areas for welfare lettings in the estate ²	Areas for welfare lettings on 1/F or G/F of estate blocks ² (also include other lower floors)	Areas for welfare lettings in social welfare blocks of the estate ²	Areas for welfare lettings in other locations of the estate ² (if any) (e.g. in commercial centre, carpark, etc.)
2016-2017					
Anderson Road Site A	1 500	-	-	-	-
Anderson Road Site C1	1 400	-	-	-	-
Anderson Road Site C2 Phase 2	0	7 974	-	7 974	-
Anderson Road Site E Phase 2	800	-	-	-	-
So Uk Phase 1	400	3 092	3 092	-	-
Ex-San Po Kong Flatted Factory	900	450	450	-	-
Tung Chung Area 56	3 600	3 750	3 379	-	371
Tuen Mun Area 54 Site 2 Phase 1	2 600	-	-	-	-
Tuen Mun Area 54 Site 2 Phase 2	1 000	-	-	-	-

Notes:

- 1 Includes projects with completion dates fall within the coming three years (2014-15 to 2016-17).
- 2 Refers to areas reserved for welfare/community facilities in Internal Floor Area (m²).

- End -

CONTROLLING OFFICER'S REPLY

THB(H)011

(Question Serial No. 2048)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the public housing estates completed in the past 5 years (from 2010-11 to 2014-15) and those scheduled for completion in the coming 3 years, please advise on the annual flat production, the area reserved for retail and commercial purposes, the area of retail and commercial premises on the ground or first floors of housing blocks in the public housing estate, and the area of retail premises in other locations of the public housing estate (if any, such as car parks).

Year of completion	Name of public housing estate	Number of flats in the estate	Area reserved as retail and commercial premises	Area of retail and commercial premises on the ground or first floors of housing blocks in the public housing estate	Area of retail and commercial premises in other locations of the public housing estate (if any, such as car parks)

Asked by: Hon FANG Kang, Vincent (Member Question No. 4)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority funds its public housing programmes with its own resources. The following tables set out the information asked in the question:

- **Public Housing Estates Completed in the Past Five Years (2010-11 to 2014-15) (on estate basis)**

Completion Year	Name of public housing estate	Flats completed in the year concerned	No. of flats in the estate	Area of retail and commercial premises in the public housing estate (m ²) (Internal Floor Area)	
				On the ground or first floors of housing blocks	At other locations
2010-11	Choi Fook Estate	915	3 439	118	0
2010-11	Choi Tak Estate	4 290	5 752	0	0
2010-11 to 2011-12	Yan On Estate	2 587	2 587	102	384
2010-11 to 2011-12	Shin Ming Estate	1 974	1 974	119	0
2010-11 to 2011-12	Yau Lai Estate	2 002	8 519	0	0
2010-11 to 2014-15	Mei Tung Estate	1 789	2 454	0	0
2010-11 to 2014-15	Kwai Luen Estate	2 977	2 977	52	0
2011-12	Shatin Pass Estate	1 278	1 278	53	0
2011-12	Hung Hom Estate	1 938	2 773	0	0
2011-12	Un Chau Estate	1 486	7 816	0	0
2011-12 to 2012-13	Lower Ngau Tau Kok Estate	4 238	4 238	36	371
2011-12 to 2012-13	Tung Wui Estate	1 333	1 333	20	0
2012-13	Shek Kip Mei Estate	4 054	9 240	1 282	0
2013-14	Ching Long Shopping Centre	0	0	0	8 201
2013-14	Lung Yat Estate	990	990	78	0
2013-14	Mei Tin Estate	1 216	6 713	390	0
2013-14	Cheung Sha Wan Estate	1 390	1 390	80	0
2013-14	Kai Ching Estate	5 204	5 204	184	0
2013-14	Fung Wo Estate	1 607	1 607	0	0
2013-14	Shek Lei (II) Estate	839	8 389	0	0
2013-14 to 2014-15	Tak Long Estate	8 164	8 164	64	0
2014-15	Yee Ming Estate	2 059	2 059	268	0
2014-15	Wing Cheong Estate	1 488	1 488	0	0

Apart from the area of retail and commercial premises listed above, there is no further area reserved for such purposes in the public housing estates completed in the past five years.

**Projects Scheduled for Completion in the Current and Coming Three Years
(2014-15 to 2017-18) (on project basis)**

Anticipated year of completion	Project name	Number of flats	Area reserved as retail and commercial premises (m ²) (Internal Floor Area)		
			On the ground or first floors of housing blocks in the project	In other locations of the project (if any)	Total area reserved as retail and commercial premises
2014-15	Tung Tau Cottage Area East	1 000	0	0	0
	Shatin Area 52 Phase 1	3 000	0	100	100
	Shatin Area 52 Phase 2	1 400	0	0	0
	Sheung Shui Area 36 West	1 400	724	0	724
	Hung Shui Kiu Area 13 Phase 1	900	0	0	0
	Hung Shui Kiu Area 13 Phase 2	0	0	3 439	3 439
	Hung Shui Kiu Area 13 Phase 3	2 300	0	0	0
2015-16	Conversion of Chai Wan Factory Estate	200	580	0	580
	Lower Ngau Tau Kok Estate Phase 2	600	0	0	0
	Anderson Road Site D	3 500	0	4 030	4 030
	Anderson Road Site E Phase 1	2 600	0	402	402
	Anderson Road Site E Phase 2	2 500	0	0	0
	Lei Yue Mun Phase 3	400	0	0	0
	So Uk Phase 1	2 900	0	224	224
	Shatin Area 52 Phase 2	2 100	0	7 321	7 321
	Shatin Area 52 Phase 3	2 000	0	0	0
	Shatin Area 52 Phase 4	2 600	0	0	0
	Po Heung Street, Tai Po	500	673	0	673
	Hung Shui Kiu Area 13 Phase 1	700	0	0	0
	Hung Shui Kiu Area 13 Phase 2	600	0	0	0
	Hung Shui Kiu Area 13 Phase 3	500	0	0	0
	Ex-Au Tau Departmental Quarters	1 200	0	672	672
	Ex-Yuen Long Estate	400	367	0	367

Anticipated year of completion	Project name	Number of flats	Area reserved as retail and commercial premises (m ²) (Internal Floor Area)		
			On the ground or first floors of housing blocks in the project	In other locations of the project (if any)	Total area reserved as retail and commercial premises
2016-17	Anderson Road Site A	1 500	0	0	0
	Anderson Road Site C1	1 400	0	0	0
	Anderson Road Site E Phase 2	800	0	0	0
	So Uk Phase 1	400	95	0	95
	Ex-San Po Kong Flatted Factory	900	248	0	248
	Tung Chung Area 56	3 600	587	2 383	2 970
	Tuen Mun Area 54 Site 2 Phase 1	2 600	521	0	521
	Tuen Mun Area 54 Site 2 Phase 2	1 000	0	3 993	3 993
2017-18	Lin Shing Road	300	0	0	0
	Anderson Road Site B Phase 1	3 100	2 451	901	3 352
	Anderson Road Site B Phase 2	2 600	0	0	0
	Cheung Sha Wan Wholesale Food Market Site 3	1 300	748	89	837
	So Uk Phase 2	3 700	4 057	0	4 057
	Ex-Kwai Chung Police Quarters	900	132	684	816
	Shek Mun (Shek Mun Phase 2)	2 300	4 822	0	4 822
	Tung Chung Area 39	3 900	0	3 170	3 170
	Tuen Mun Area 54 Site 2 Phase 2	1 000	0	0	0

- End -

CONTROLLING OFFICER'S REPLY

THB(H)012

(Question Serial No. 2807)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the work to “monitor the progress on supply and timely availability of public housing sites” as stated in Matters Requiring Special Attention, will the Government inform this Committee of the sites (with exact location) expected to be available for public rental housing development, as well as the number and distributions of units to be provided in each of the 18 District Council districts of Hong Kong in the next 5 years?

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 13)

Reply:

The estimated number of units and the location of the public rental housing projects under the Hong Kong Housing Authority to be completed in the coming five years (2014-15 to 2018-19) are set out at the **Annex**.

Hong Kong Housing Authority's Public Rental Housing (PRH) Production Annex

Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2014-2015				
Urban	Wong Tai Sin	Tung Tau Cottage Area East	1 000	1 000
Extended Urban	Sha Tin	Shatin Area 52 Phase 1	3 000	4 400
		Shatin Area 52 Phase 2	1 400	
New Territories	North	Sheung Shui Area 36 West	1 400	1 400
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	900	3 200
		Hung Shui Kiu Area 13 Phase 3	2 300	
			Sub-total	9 900
2015-2016				
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200
	Kwun Tong	Lower Ngau Tau Kok Estate Phase 2	600	9 600
		Anderson Road Site D	3 500	
		Anderson Road Site E Phase 1	2 600	
		Anderson Road Site E Phase 2	2 500	
		Lei Yue Mun Phase 3	400	
Sham Shui Po	So Uk Phase 1	2 900	2 900	
Extended Urban	Sha Tin	Shatin Area 52 Phase 2	2 100	6 700
		Shatin Area 52 Phase 3	2 000	
		Shatin Area 52 Phase 4	2 600	
New Territories	Tai Po	Po Heung Street, Tai Po	500	500
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	700	3 400
		Hung Shui Kiu Area 13 Phase 2	600	
		Hung Shui Kiu Area 13 Phase 3	500	
		Ex-Au Tau Departmental Quarters	1 200	
		Ex-Yuen Long Estate	400	
			Sub-total	23 300
2016-2017				
Urban	Kwun Tong	Anderson Road Site A	1 500	3 600
		Anderson Road Site C1	1 400	
		Anderson Road Site E Phase 2	800	
	Sham Shui Po	So Uk Phase 1	400	400
	Wong Tai Sin	Ex-San Po Kong Flatted Factory	900	900
Extended Urban	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	3 700
		Tuen Mun Area 54 Site 2 Phase 2	1 000	
			Sub-total	12 100

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2017-2018				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Site B Phase 1	3 100	5 700
		Anderson Road Site B Phase 2	2 600	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	5 000
So Uk Phase 2		3 700		
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	2 300	2 300
	Islands	Tung Chung Area 39	3 900	3 900
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 2	1 000	1 000
			Sub-total	19 000
2018-2019				
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800
		Sau Ming Road	300	
	Sham Shui Po	Lai Chi Kok Road - Tonkin Street Phase 1	2 500	4 300
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300	
		Shek Kip Mei Phase 3	200	
	Shek Kip Mei Phase 7	200		
Extended Urban	Sha Tin	Fo Tan Phase 1	4 800	5 500
		Shek Mun (Shek Mun Estate Phase 2)	700	
New Territories	North	Choi Yuen Road	1 100	2 000
		Fanling Area 49	900	
			Sub-total	12 800
			Total	77 100

Note : Figures may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)013

(Question Serial No. 2808)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the plot ratio of aged public housing estates, will the Government provide this Committee with a list of public housing estates aged 30 years or above that have not fully utilised the plot ratio permitted in the respective outline zoning plans, with information on the actual and statutory plot ratios of individual estates, and the estimated PRH flat increase in each of these aged public housing estates if the permitted plot ratio is fully utilised?

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 14)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. To ensure the efficient use of land resources, the HA will optimise the development potential of each housing site under the principle of optimal utilisation of land resources. In addition, under various planning and engineering studies, we will liaise with the Planning Department with a view to adopting a flexible approach to seek relaxation of 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.

For public housing estates developed in early years, they were planned according to population density rather than the calculation of the plot ratio or permissible floor area. In addition, the existing plot ratio and the built floor area of the relevant estates could be changed due to alteration and extension works according to residents' needs after the completion of the estates. We need to scrutinise in details the particular setting and circumstances of the individual estates against the prevailing planning standards and the Buildings Ordinance to confirm the existing plot ratio.

As for the maximum plot ratio of individual estates that could be fully utilised, we have to assess this based on the particular site characteristics of individual estates. To do so, we conduct a series of studies including various technical and environmental impact assessments, local master planning, urban design and the development intensity, visual impact assessment, etc. We also need to carry out a preliminary review on various ancillary facilities such as community, welfare, transport and educational facilities, etc. Upon completion of the preliminary review, where planning and infrastructure capacity permit and without compromising the living environment, we can then request the relevant bureaux and departments to relax the plot ratio of individual estates and seek approval from the Town Planning Board through planning applications.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)014

(Question Serial No. 2809)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the Home Ownership Scheme (HOS), will the Government inform this Committee of the exact location of sites available for HOS development and the number of units to be provided in each of 18 District Council districts of Hong Kong in the next 5 years?

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 15)

Reply:

The estimated number of units and the location of the subsidised sale housing projects under the Hong Kong Housing Authority to be completed in the coming five years (2014-15 to 2018-19) are set out at the Annex.

Hong Kong Housing Authority's Subsidised Sale Flat Production

Annex

Year of Completion/ District	Sub-district	Subsidised Sale Flat Project	Planned Flat Number	Planned Flat Number By Sub-district
2016-2017				
Extended Urban	Kwai Tsing	Ching Hong Road	500	500
	Tsuen Wan	Sha Tsui Road	1 000	1 000
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C	200	500
		Pik Tin Street, Sha Tin Area 4D	300	
New Territories	Yuen Long	Wang Yip Street West	200	200
			Sub-total	2 200
2017-2018				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31	200	200
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan	2 400	2 400
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			Sub-total	4 100
2018-2019				
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300
		Sheung Lok Street	600	
	Kwun Tong	Choi Hing Road, Choi Hung	1 300	1 300
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	1 700
			Sub-total	4 300
			Total	10 600

Note : Figures may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)015

(Question Serial No. 2810)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of “co-ordinating the collection and checking the accuracy of overall public and private housing statistics and providing necessary data and analysis to relevant bureaux and departments for infrastructure and land supply planning” as stated in the Brief Description, will the Government inform this Committee of the latest statistics in respect of the following:

- (1) the number of public rental housing flats; the population and number of households living in public rental housing;
- (2) the number of subsidised home ownership flats (under HOS, SCHS and TPS respectively); the population and number of households living in subsidised home ownership flats; and among them, the number of flats left vacant and the vacancy rates;
- (3) the numbers of HOS flats and TPS flats with the premium paid; and among them, the number of flats left vacant and the vacancy rates; and
- (4) the number of private permanent housing flats; and among them, the number of private flats left vacant and the number of private flats aged over 30 years and aged over 40 years respectively?

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 16)

Reply:

- (1) As at the end of 2014, there were in total about 782 400 public rental units¹ under the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS).

¹ This includes public rental housing (PRH) and interim housing units of the HA, as well as PRH units and flats of Senior Citizen Residences Scheme estates of the HKHS.

According to the estimate of the Census and Statistics Department (C&SD), as at the fourth quarter of 2014, the number of households in public rental units under the HA and the HKHS amounted to about 752 400, with a population of about 2.11 million.

- (2) Subsidised sale flats refer to those units with premium not yet paid, hence still being subsidised by the Government. Those units with premium paid/no need to pay premium², which can be transacted in the open market are not included. As at the end of 2014, there were about 395 000 subsidised sale flats³ under the HA and the HKHS, including about 252 200 units under the HA's Home Ownership Scheme (HOS)⁴, about 127 100 units under the HA's Tenants Purchase Scheme (TPS)⁵, about 9 000 units under the HKHS's Flat for Sale Scheme and about 6 700 units under the HKHS's Sandwich Class Housing Scheme. According to the estimate of the C&SD, as at the fourth quarter of 2014, there were about 381 300 households living in subsidised sale flats under the HA and HKHS, accommodating about 1.20 million persons. We do not have statistics on the vacancy situation of subsidised sale flats.
- (3) As at the end of 2014, there were about 72 000 HOS units and 1 600 TPS units with premium paid/no need to pay premium under the HA. As mentioned above, we do not have statistics on the vacancy situation of subsidised sale flats.
- (4) Based on the latest record of the Rating and Valuation Department, as at end of 2014, there were about 1 136 400 private residential units (excluding village housing), of which about 43 260 units were vacant. About 371 700 and 180 400 private residential units were aged over 30 years and 40 years respectively.

- End -

2 For HOS flats before Phase 3B in 1982, the owners are free to dispose of their flats on the open market after the expiry of the five-year alienation restriction period, and no premium payment is required.

3 Figures may not add up to total due to rounding.

4 HOS flats include flats under HA's HOS, Private Sector Participation Scheme, Middle Income Housing Scheme, Buy or Rent Option Scheme and Mortgage Subsidy Scheme.

5 Figure does not include sold TPS units with premium paid and PRH flats in TPS estates which were not yet sold.

CONTROLLING OFFICER'S REPLY

THB(H)016

(Question Serial No. 2811)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

In the Brief Description, it is stated that the work involves “administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711 ... from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and within budget.” Will the Government inform this Committee of the Housing Authority’s expenditure on public rental housing (PRH) development in each of the past 3 years and estimated expenditure in each of the coming 3 years, as well as the average cost for a PRH unit and the number of jobs created/ to be created in each of these years?

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 17)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Government’s expenses under the Capital Works Reserve Fund Head 711 are for the implementation of housing-related infrastructural and community facility projects.

The expenditure under the Capital Works Reserve Fund Head 711 for 2015-16 is estimated to be about \$577.1 million

According to the current five-year rolling Public Housing Construction Programme of the HA, the estimated public rental housing (PRH) production during the five-year period starting from 2014-15 (i.e. 2014-15 to 2018-19) is about 77 100 flats. In this five-year period, the average estimated job creation is about 8 200 jobs per year. In the past three years (i.e. 2011-12, 2012-13 and 2013-14), the average construction cost of PRH flats completed is \$704, \$786 and \$850 per square foot respectively.

As mentioned above, the HA would fund the construction cost of public housing. The Housing Department, as the executive arm of the HA, would report the construction costs, expenditure and progress, etc., in relation to the construction of the public housing to the HA on a regular basis.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)017

(Question Serial No. 2812)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the Home Ownership Scheme (HOS) developments, will the Government inform this Committee of the expenditure involved, the estimated expenditure to be incurred, the average unit cost of HOS flats and the number of jobs created/ to be created in respect of HOS production in the past year and in each of the coming 3 years?

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 18)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds the public housing programmes with its own resources.

During the four-year period starting from 2014-15 (i.e. 2014-15 to 2017-18), the estimated average construction cost of each Home Ownership Scheme (HOS) unit based on the major HOS developments with normal site conditions is about \$1.15 million. In this four-year period, the estimated job creation in relation to HOS developments is about 1 520 jobs per year.

As mentioned above, the HA would fund the construction cost of public housing. The Housing Department, as the executive arm of the HA, would report the construction costs, expenditure and progress, etc., in relation to the development of the public housing to the HA on a regular basis.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)018

(Question Serial No. 2813)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Will the Government inform this Committee of the number of complaints against estate agents received in the past 2 years, the number of people who obtained an estate agent licence upon passing the professional qualification examination and the number of agents with their licence revoked by the Estate Agents Authority (EAA) in the past 2 years and the major reason for revocation, and the specific work to be carried out by the EAA in the coming year to enhance the quality and professional standard of estate agents and the expenditure to be involved?

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 19)

Reply:

In 2013-14 to 2014-15 (as at February 2015), 6 147 persons passed the qualifying examinations and obtained estate agent or salesperson licences. During the same period, the Estate Agents Authority (EAA) received 820 complaints against licencees. Due to various reasons, licencees of 71 licencees were revoked as they were considered by the EAA to be not fit to continue to hold a licence, including 37 licencees whose licences were revoked due to conviction of criminal offences.

The EAA is committed to enhancing the professionalism and service standard of estate agents. In 2015-16, the EAA will continue to review the contents of the qualifying examinations; update the existing practice circulars or issue new ones in the light of the latest situation and laws; educate the trade on new standards and regulations; and monitor their compliance through regular inspections of estate agencies. The EAA will also step up the monitoring of licencees' conduct in relation to the sale of first-hand residential properties; enhance the voluntary Continuing Professional Development Scheme through launching more pragmatic courses; and review and update the content of the "Notes on Signing a Tenancy Agreement" booklet published in 2008, if necessary.

Moreover, the EAA will continue to take disciplinary actions against licencees who are found to have breached the Estate Agents Ordinance, the Code of Ethics or practice circulars issued by the EAA. The EAA will review the effectiveness of these measures from time to time and introduce new measures as necessary.

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

- End -

CONTROLLING OFFICER'S REPLY

THB(H)019

(Question Serial No. 2814)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

In Paragraph 26 of the Budget Speech, it mentions that “(the Government will) pay one month’s rent for lower income tenants living in the rental units of the Hong Kong Housing Authority (HKHA) and the Hong Kong Housing Society (HKHS). Involving an expenditure of \$1.1 billion, this measure will not apply to tenants who are required to pay additional rent to HKHA and non-elderly tenants of the HKHS Group B estates.” In this connection, will the Government inform this Committee of the breakdown on the expenditure for paying rent for different tenants as mentioned above; of the earliest possible time for rent waiving; and whether the Government will consider paying one month’s rent for the tenants of Tai Hang Sai Estate, which is the only private low-cost housing estate in Hong Kong; if no, of the reasons?

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 20)

Reply:

The Government will seek funding approval from the Finance Committee (FC) of the Legislative Council upon the passage of the 2015 Appropriation Bill for the initiative. Experience indicates that upon FC’s approval, it will take about one and a half months for the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) to implement the initiative.

During the period between now and the implementation of the initiative, the exact amount to be paid by the Government on behalf of the public rental housing (PRH) tenants is subject to change for reasons including intake to 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”, etc. Therefore, at this stage, we do not know the exact amount that the Government will pay on behalf of various types of tenants / licencees. As a reference, based on information as at December

2014, the proposal to pay one month's rent for lower income tenants living in the public rental units of the HA and the HKHS by the Government would involve expenditure of approximately \$1.1 billion. The estimated expenditure is as follows –

Payment to the HA	
For paying one month's rent ¹ for tenants / licencees ² who are paying normal rent	About \$1.097 billion
Payment to the HKHS	
For paying one month's rent for tenants of Group A estates and tenants of Elderly Persons' Flats in Group B estates	About \$49 million
Total	About \$1.1 billion

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

- End -

Note¹ Normal rent of PRH includes net rent plus rate.

Note² Including tenants / licencees of PRH units who receive rent reduction under HA's Rent Assistance Scheme. Licencees mainly include those households living in HA's interim housing.

CONTROLLING OFFICER'S REPLY

THB(H)020

(Question Serial No. 2815)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

In regard to the studies on housing-related policies conducted by the Government, will the Government inform this Committee of the details of the studies conducted in the past 2 years including the expenditure involved and the institution(s) commissioned in each of the studies; and the studies planned to be conducted in the next 2 years as well as the estimated expenditure for each of the studies?

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 21)

Reply:

In 2013-14, the following two studies were conducted –

- (i) “Focus Group Study on Long Term Housing Strategy” – the main objective was to collect views from specific groups in the community on housing needs and related matters. The cost for the study was \$1.4 million. The institution conducting the study was The Hong Kong Polytechnic University; and
- (ii) “Survey on Subdivided Units (SDUs) in Hong Kong” – the main objective was to estimate the total number of SDUs in private domestic/composite buildings aged 25 and above in Hong Kong and the total population residing therein. Information on the socio-economic characteristics and housing conditions of households residing in these SDUs was also collected in the survey. The cost for the study was about \$1.2 million. The institution conducting the survey was Policy 21 Limited.

In 2014-15, for the purpose of updating the long term housing demand projection, we commissioned the Census and Statistics Department to conduct a “Thematic Household Survey on Housing Conditions in 2014” under a contracting-out mode in order to update the

statistics and related information on SDUs. The cost was about \$1.4 million. The institution conducting the survey was Policy 21 Limited.

In 2015-16, we will continue to commission the Census and Statistics Department to conduct a Thematic Household Survey on SDUs. We have earmarked a provision of \$1.4 million for the purpose. Currently, we have no plan to commission new studies in 2016-17.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)021****(Question Serial No. 2816)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (3) Appeal Panel (Housing)Controlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Regarding the number of public rental housing flats recovered, will the Government inform this Committee of the number of flats recovered in the past 3 years, with a breakdown by reason of recovery (including voluntary surrender of flats by tenants, issue of a Notice-to-quit, purchase of Home Ownership Scheme/ Tenants Purchase Scheme flats with premium not yet paid under the Secondary Market Scheme, transfer and others)?

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 22)Reply:

In the past three years, a breakdown on the numbers of public rental housing (PRH) flats recovered by the Hong Kong Housing Authority (HA) is set out as follows –

Year / Reason	2011-12	2012-13	2013-14
Voluntary Surrender	4 560	4 732	4 720
Issuance of Notice-to-Quit	1 403	1 246	1 395
Purchase of Home Ownership Scheme (HOS) flats offered by the HA and Purchase of HOS/Tenants Purchase Scheme flats from HOS Secondary Market with premium not yet paid	1 188	1 328	1 243
Transfer and others*	7 331	5 719	5 721
Total	14 482	13 025	13 079
Reserved for sitting PRH tenants for transfer and others*	7 331	5 719	5 721
Net Recovery	7 151	7 306	7 358

*Including flats recovered from sitting PRH tenants who applied for PRH with their relatives (non-PRH residents) and are allocated another PRH flats, etc.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)022

(Question Serial No. 2817)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the completions of various classes of private domestic flats, will the Government advise this Committee on the total completions in the past 5 financial years and estimated total completions in the coming year, with a breakdown by the Government's current classification of flats (namely Class A (saleable area less than 40 square metres), Class B (saleable area of 40 to 69.9 square metres), Class C (saleable area of 70 to 99.9 square metres), Class D (saleable area of 100 to 159.9 square metres) and Class E (saleable area of 160 square metres or above)), and the distribution of various classes of flats completed or to be completed by District Council districts.

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 23)

Reply:

The breakdown on the number of private domestic flats by class and district, including annual completions in the past five years (only calendar year figures are available) as well as the forecast completions in 2015, are set out in **Table I** and **Table II** respectively.

Table I: Annual completions by class and district in the past five years

District	2010					2011				
	A	B	C	D	E	A	B	C	D	E
Central and Western	13	70	30	2	-	33	237	11	51	44
Wan Chai	145	-	2	74	33	-	48	48	218	23
Eastern	-	-	-	-	-	135	158	19	5	-
Southern	1	159	237	235	132	-	4	5	11	19
Yau Tsim Mong	192	133	395	342	4	257	247	361	212	10
Sham Shui Po	96	-	53	-	-	-	-	-	-	-
Kowloon City	-	-	13	21	25	211	76	85	132	6
Wong Tai Sin	58	973	735	360	22	-	-	-	-	-
Kwun Tong	-	-	-	-	-	-	-	-	-	-
Kwai Tsing	-	-	-	-	-	-	-	-	-	-
Tsuen Wan	40	365	136	6	5	-	-	-	-	-
Tuen Mun	-	-	20	10	12	-	108	135	145	71
Yuen Long	58	2 643	857	72	-	-	774	132	1	-
North	-	-	-	-	16	-	-	-	-	-
Tai Po	-	1	30	47	1	-	-	-	-	-
Sha Tin	86	1 382	1 354	13	6	-	1 321	1 338	19	22
Sai Kung	-	1 016	672	-	2	-	1 613	761	65	8
Islands	-	-	-	-	-	-	-	206	60	4
OVERALL	689	6 742	4 534	1 182	258	636	4 586	3 101	919	207

Remarks:

The figures above are provided by the Rating and Valuation Department.
All figures exclude village houses.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table I: Annual completions by class and district in the past five years (Cont'd)

District	2012					2013				
	A	B	C	D	E	A	B	C	D	E
Central and Western	79	175	71	198	54	14	46	104	27	39
Wan Chai	333	151	78	19	5	-	-	-	2	7
Eastern	31	74	3	-	-	112	83	1	90	2
Southern	-	23	37	296	125	-	-	-	-	5
Yau Tsim Mong	652	547	148	142	6	-	-	-	-	-
Sham Shui Po	212	82	-	2	-	-	390	222	1	1
Kowloon City	123	232	113	147	33	103	36	10	87	31
Wong Tai Sin	-	656	266	44	2	-	-	-	-	-
Kwun Tong	-	-	-	-	-	-	77	46	1	-
Kwai Tsing	-	-	-	-	-	-	-	-	-	-
Tsuen Wan	-	-	-	-	-	-	-	-	-	17
Tuen Mun	35	899	143	39	95	-	-	-	-	-
Yuen Long	46	220	57	14	51	1 194	1 684	388	252	78
North	-	-	-	-	-	-	-	-	107	146
Tai Po	-	70	289	654	210	-	24	95	6	3
Sha Tin	-	467	248	254	12	-	571	341	-	16
Sai Kung	-	900	267	1	-	-	1 777	-	-	1
Islands	-	-	-	17	2	-	-	-	-	17
OVERALL	1 511	4 496	1 720	1 827	595	1 423	4 688	1 207	573	363

Remarks:

The figures above are provided by the Rating and Valuation Department.
All figures exclude village houses.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table I: Annual completions by class and district in the past five years (Cont'd)

District	2014				
	A	B	C	D	E
Central and Western	402	240	51	52	5
Wan Chai	160	450	37	3	22
Eastern	136	335	7	5	-
Southern	-	-	-	-	12
Yau Tsim Mong	273	537	567	209	28
Sham Shui Po	361	387	10	36	1
Kowloon City	267	150	89	80	53
Wong Tai Sin	-	-	-	-	-
Kwun Tong	-	182	111	6	-
Kwai Tsing	-	-	-	-	-
Tsuen Wan	-	1 695	414	22	21
Tuen Mun	62	770	71	27	60
Yuen Long	220	1 369	460	14	7
North	83	709	48	31	1
Tai Po	196	337	507	20	11
Sha Tin	-	611	199	39	16
Sai Kung	-	674	1 636	122	3
Islands	-	-	-	-	-
OVERALL	2 160	8 446	4 207	666	240

Remarks:

The figures above are provided by the Rating and Valuation Department.
All figures exclude village houses.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table II: Forecast completions by class and district in 2015

District	A	B	C	D	E
Central and Western	273	144	184	134	72
Wan Chai	632	798	115	39	78
Eastern	69	290	98	135	3
Southern	-	-	-	6	18
Yau Tsim Mong	150	66	1	1	-
Sham Shui Po	445	379	20	2	13
Kowloon City	474	628	177	838	364
Wong Tai Sin	-	-	-	-	-
Kwun Tong	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Tsuen Wan	-	-	-	4	1
Tuen Mun	-	-	-	-	2
Yuen Long	305	924	119	69	75
North	-	-	-	-	-
Tai Po	47	334	330	476	183
Sha Tin	-	1 147	740	139	60
Sai Kung	-	-	-	-	16
Islands	-	786	509	315	59
OVERALL	2 395	5 496	2 293	2 158	944

Remarks:

The figures above are provided by the Rating and Valuation Department (RVD).

All figures exclude village houses.

The figures are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2015" in April 2015.

Class A - saleable area less than 40 m²

Class B - saleable area of 40 m² to 69.9 m²

Class C - saleable area of 70 m² to 99.9 m²

Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

- End -

CONTROLLING OFFICER'S REPLY

THB(H)023

(Question Serial No. 2818)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

In the Brief Description, it is stated that the work involves “administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711 ... from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and within budget.” Will the Government inform this Committee of the projects to be launched by the Department in the coming 2 financial years, including the name, location, nature, estimated cost and anticipated completion date of each of the projects?

Asked by: Hon FUNG Kin-kee, Frederick (Member Question No. 24)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Government's expenses under the Capital Works Reserve Fund Head 711 are for the implementation of housing-related infrastructural and community facility projects, while the HA would fund the construction cost of public housing.

Under The Capital Works Reserve Fund Head 711, there are five infrastructural projects which we plan to seek funding approval from the Legislative Council (LegCo) in 2015 and the details of these projects are set out in **Annex**.

Similar infrastructural projects in the future will be processed according to the government resource allocation and LegCo funding application procedures.

	<u>Name of Projects and Location</u>	<u>Nature</u>	<u>Estimated Cost</u> (in money-of-the-day prices)	<u>Anticipated Completion Date</u>
1.	Public transport interchange and associated works at Kiu Cheong Road East, Ping Shan	Roads and Drains	\$602.2 million	Early 2018
2.	Reprovisioning of Pak Tin Community Hall and special child care centre cum early education and training centre in Pak Tin Estate redevelopment site, and construction of footbridge link at Nam Cheong Street, Sham Shui Po	Building and Transport	\$318.3 million	End 2018
3.	Roads and drains in Area 16 and Area 58D, Sha Tin	Roads and Drains	\$224.6 million	Mid 2018
4.	Footbridge Link at Sau Ming Road, Kwun Tong	Transport	\$130.1 million	End 2017
5.	Public transport interchange at Container Port Road and junction improvement works along Kwai Chung Road adjoining Public Housing Development at ex-Kwai Chung Police Married Quarters	Roads and Drains	\$72.7 million	End 2017

- End -

CONTROLLING OFFICER'S REPLY

THB(H)024

(Question Serial No. 1836)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

The projected Indicator for infrastructure projects obtaining funding approval from the Legislative Council (LegCo) in 2015-16 is 5, while the Indicator for 2013 and 2014 was only 1 and 2 respectively. Will the Government inform this Committee of the following:

- 1) details of the infrastructure projects included in this year's Indicator;
- 2) whether the above Indicator for infrastructure projects is set taking into account the factor of filibusters by some LegCo Members at the meetings of the Finance Committee and the Public Works Subcommittee of the LegCo; if yes, whether the set target for projects is too optimistic;
- 3) if the factor of filibusters by LegCo Members has not been taken into account in setting the above Indicator, the reason(s) for that?

Asked by: Hon IP Kwok-him (Member Question No. 29)

Reply:

- 1) The details of the five infrastructure projects which are planned to seek funding approval from the Legislative Council (LegCo) in 2015 under Head 711 are shown in the following table:

Name of Projects	Location	Type of Works
Roads and Drains in Area 16 and Area 58D, Sha Tin	Sha Tin	Roads and Drains
Reprovisioning of Pak Tin Community Hall and Special Child Care Centre-cum-Early Education and Training Centre in Pak Tin Estate Redevelopment Site, and construction of Footbridge Link at Nam Cheong Street, Sham Shui Po	Sham Shui Po	Building and Transport
Public Transport Interchange and associated works at Kiu Cheong Road East, Ping Shan	Ping Shan	Roads and Drains
Public Transport Interchange at Container Port Road and Junction Improvement Works along Kwai Chung Road adjoining Public Housing Development at ex-Kwai Chung Police Married Quarters	Kwai Chung	Roads and Drains
Footbridge Link at Sau Ming Road, Kwun Tong	Kwun Tong	Transport

2) & 3) In considering when to include the individual projects into the Capital Works Reserve Fund Head 711, the decision is mainly based on the allocation of government resources, the actual progress in planning of the projects and the relevant public housing developments. We cannot assume whether the funding of the projects would be approved by LegCo or not, or when it would be approved. But the timing of the implementation of the projects and public housing developments is interrelated. Among the five items under the Capital Works Reserve Fund Head 711 in 2015, the completion of four of them will affect the completion or population intake of public housing developments. On 4 February 2015, we have submitted supplementary information paper to LegCo Panel on Housing as per their earlier request. The paper contains the following table which sets out the new public housing projects that may be affected by funding approval in 2014-15 as set out in the following table.

Items to seek funding approval in 2014-15	Relevant public housing projects	No. of flats involved (about)
Roads and Drains in Area 16 and Area 58D, Sha Tin	Fo Tan Phase 1	4 800 PRH units
Re-provisioning of Pak Tin Community Hall and Special Child Care Centre-cum-Early Education and Training Centre in Pak Tin Estate Redevelopment Site, and Construction of Footbridge Link at Nam Cheong Street	Redevelopment of Pak Tin Estate	700 PRH units
Public Transport Interchange and Associated Works at Kiu Cheong Road East, Ping Shan	Kiu Cheong Road East, Ping Shan	2 400 HOS units
Public Transport Interchange at Container Port Road and Junction Improvement Works along Kwai Chung Road, Kwai Chung	Ex-Kwai Chung Police Quarters	900 PRH units
	Total	8 800 public housing units

- End -

CONTROLLING OFFICER'S REPLY

THB(H)025

(Question Serial No. 0296)

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

Question:

It is indicated in Programme (5) that 18 infrastructure projects were under construction in 2014. In this connection, will the Government inform this Committee:

- (1) of the staff establishment of the Clerk of Works, Building Services Inspector and Works Supervisor grades of the Housing Department involved in each of the sites of these 18 infrastructure projects under construction; whether the current site staff level meets the minimum manpower requirement;
- (2) of the number of workers employed for these 18 infrastructure projects under construction and the expenditure involved; whether any request has been made for importing workers due to labour shortage, and if yes, of the details and total expenditure involved; of the number of industrial accidents occurring in the sites of these projects and the information on accidents?

Asked by: Hon KWOK Wai-keung (Member Question No. 28)

Reply:

- (1) Among the 18 infrastructure projects, 10 projects have been substantially completed without any further works on site. They are listed in **Annex A**. In regard to the other eight projects with works on site in 2014, their locations and establishment of the government site supervision staff are set out in **Annex B**. The number of government site supervision staff for these projects is adequate.
- (2) The average number of workers employed each day, related expenditure and the number of industrial accidents for the above eight projects under construction in 2014 are also set out in **Annex B**. There is no application for importation of workers due to labour shortage for all these projects.

Projects substantially completed without any further works on site in 2014

Item	Project Title
1	Tin Shui Wai further development – road junction improvement, site formation and main engineering infrastructure
2	Development near Choi Wan Road and Jordan Valley
3	Development at Anderson Road – consultants’ fees and site investigation
4	Development near Choi Wan Road and Jordan Valley – consultants’ fees and site investigation
5	Primary school in Area 101, Tin Shui Wai
6	Secondary school in Area 101, Tin Shui Wai
7	Reprovisioning of the Police Dog Unit and Force Search Unit from the Burma Lines Site to Sha Ling
8	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
9	Mainlaying within development near Choi Wan Road and Jordan Valley
10	Remaining waterworks for development near Choi Wan Road and Jordan Valley

Projects with works on site in 2014

Item	Project Title	Project Location	Government Site Supervision Staff Establishment			Average No. of Workers Employed per Day	Average Expenditure Involved for the Workers per Day	Number of Industrial Accidents
			Number of Clerk of Works or Equivalent Grade	Number of Building Services Inspector or Equivalent Grade	Number of Works Supervisor or Equivalent Grade			
1	Development at Anderson Road	Kwun Tong	7	0	13	250	\$271,500	4*
2	Main engineering infrastructure in association with the proposed developments at Area 56, Tung Chung	Tung Chung	1	0	1	9	\$21,000	0
3	Public transport interchange at Area 3A, Tung Chung	Tung Chung	0#	0#	0#	17	\$25,500	0
4	District open space adjoining Lower Ngau Tau Kok Public Housing Redevelopment	Ngau Tau Kok	3	3	2	29	\$29,551	1*
5	Community Hall at Sau Ming Road, Kwun Tong	Kwun Tong	1	0	2	14	\$12,250	0
6	Public transport interchange at Area 13, Hung Shui Kiu	Hung Shui Kiu	4	1	2	20	\$20,000	0
7	Water supply to housing development at Anderson Road	Kwun Tong	1	0	3	66	\$52,800	0
8	Mainlaying within development at Anderson Road	Kwun Tong	1	0	2	12	\$13,000	0

Remarks:

* *Minor industrial accidents.*

Under the land sale conditions of Area 3A, Tung Chung, the developer is responsible for the design and construction of the public transport interchange and the associated works. Therefore, no government site supervision staff is involved on site.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)026

(Question Serial No. 0302)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under Programme (1), it is stated that the Independent Checking Unit (ICU) of the Housing Department is responsible for carrying out building control duties in Home Ownership Scheme (HOS) and Tenants Purchase Scheme (TPS) buildings. In this connection, will the Government inform this Committee:

- (1) of the number of buildings and flats (under ICU's portfolio) surveyed by ICU in each of the past 3 years (2012-13, 2013-14 and 2014-15);
- (2) of the numbers of advisory letters or repairs orders issued during surveys in each of the past 3 years (2012-13, 2013-14 and 2014-15); the progress made by the departments or organisations concerned in compliance with the advisory letters or repairs orders; whether cases involving unauthorised subdivided units or rental flats with premium not yet paid were detected, and if yes, of the details; and
- (3) given there were reports that in view of the soaring rent and insufficient supply in the private rental residential market, some HOS or TPS flat owners had illegally let their flats or sub-let their flats without paying the premium, whether the Government has any plans to allocate additional resources for inspection, monitoring and publicity work, and handling reports from members of the public in 2015-16 to rectify the situation and to safeguard the interests of the residents concerned; and if yes, of the detailed budget and the staff establishment to be involved?

Asked by: Hon KWOK Wai-keung (Member Question No. 8)

Reply:

- (1) Since 2004, the Independent Checking Unit (ICU) has implemented the Planned Survey Programme (PSP) for residential buildings in Home Ownership Scheme (HOS) courts and Tenants Purchase Scheme (TPS) estates. The surveys include 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 action against unauthorized building works (UBWs) or condition of disrepair of common areas in accordance with the Buildings Ordinance under the delegated authority from the Director of Buildings. In the past three years (i.e. 2012-2014), the ICU completed surveys of 20, 20 and 18 residential buildings (involving 10 687, 8 544 and 9 185 flats) respectively.

- (2) During the past three years, 3 308 advisory letters and 1 160 removal orders had been issued under the PSP requiring removal of UBWs. The majority were issued to individual owners or occupants of the residential flats concerned. In the same period, 1 280 advisory letters and 1 084 removal orders were complied with (i.e. cases complied with in the past three years but those were not necessarily those which ICU had issued advisory letters or removal orders in the same period). As no serious disrepair had been identified, no repair order was issued during the period. Investigations of whether there are subdivided units in the buildings and whether there are illegal letting of flats do not fall within the scope of work of the PSP.

Besides, there is another planned scheme operated by the ICU to investigate cantilevered canopies. In the past three years (i.e. 2012-2014), the ICU completed the cantilevered canopy investigations of 22, 20 and 18 residential buildings of HOS courts and TPS estates respectively. As no serious disrepair had been identified in the investigations, the ICU did not issue any repair orders during the period.

- (3) The HD conducts random surveillance and investigation against HOS or TPS flat owners who illegally let their flats or sub-let their flats without paying the premium. In addition, in-depth investigation would be carried out on suspected cases reported by the public and prosecution actions will be taken against owners who have violated the restrictions. The said enforcement action is one of the many daily duties of the staff concerned of the HD, and we do not have a breakdown on the respective expenditure spent. Currently we do not have plan to allocate additional resources to the relevant surveillance action and publicity work.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)027

(Question Serial No. 0313)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under this Programme, there was a surge in the number of prosecution cases referred to the Buildings Department against failure to comply with removal orders last year. In this connection, will the Government inform this Committee:

- (1) of the classification of the 58 prosecutions processed in 2014; of the existing staff establishment, posts and expenses involved in processing the prosecutions; whether the Government has any plans to provide additional resources in 2015-16 in view of the significant increase in workload;
- (2) of the number of successful prosecutions among the above cases involved upon referral to the Buildings Department, and the total amount of fines and penalties imposed; whether there were cases involving the allotment of points and even the termination of tenancy as a result of tightening the policy against tenancy abuse; if yes, of the details; and
- (3) given the estimated number of removal orders to be issued in 2015-16 is similar to that in the past, whether the Government plans to increase publicity resources in this financial year to deter unauthorised alterations or additions by tenants so as to alleviate the workload of staff in monitoring work; if yes, of the details; if no, of the reason(s)?

Asked by: Hon KWOK Wai-keung (Member Question No. 27)

Reply:

The Independent Checking Unit (ICU) exercises building control on Home Ownership Scheme courts and Tenants Purchase Scheme estates; buildings in the Hong Kong Housing Authority's Public Rental Housing Estates with divested retail and carparking facilities in accordance with the Buildings Ordinance (BO) and the policy and guidelines of Buildings

Department (BD) under the delegated authority of the Director of Buildings. The scope of works covers the handling of various building problems including unauthorized building works (UBWs), building disrepair and defective drainage pipes.

(1), (2) & (3) All the 58 cases referred to BD for prosecution in 2014 are concerned with UBWs. Among these cases, 13 cases have been adjudicated. All the defendant owners had pleaded guilty and were fined a total amount of \$44,530. The prosecution of another one case was dropped because the defendant owner was deceased. The remaining 44 cases are still under process. The prosecution of non-compliance with removal orders is under the purview of BD. Therefore, it does not involve the manpower of and provision to ICU.

The increase in number of prosecution cases in 2014 was due to the increase in the number of cases not complying with the removal orders during the period. The ICU will closely monitor the trend in the number of cases and the relevant manpower requirements. The ICU anticipates that the workload in handling UBWs in 2015 is roughly the same as in the past. Therefore, the ICU will maintain the existing establishment of 29 posts (including 6 Professionals, 18 Technical or Site Supervisory staff and 5 Clerical staff) and expenditure in the coming year, and there is no plan to strengthen the publicity resources in this respect.

Besides, the work against tenancy abuse is not related to the implementation of work under the BO so it does not fall within the scope of work under this programme.

The Housing Department (HD) has not compiled the statistics of cases involving the termination of tenancies of public rental housing (PRH) tenants as a result of tenancy abuse. It is mainly because in the course of investigation into abuse cases, some PRH households might voluntarily surrender their flats to the HD. Others may simply abandon the flat and cease to pay rent upon finding out that they are being investigated, knowing that their tenancies will be terminated. The HD eventually terminated their tenancies because of rent-arrears. Therefore it is difficult to classify the relevant cases.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)028

(Question Serial No. 1195)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Was there any increase in the number of posts in the establishment of the Independent Checking Unit (ICU) in the past 3 financial years? If yes, what were the details and reason(s) for increasing the staff establishment? In addition, please provide in the table below data on the Housing Authority projects checked by the ICU according to the Buildings Ordinance:

	2012	2013	2014
Number of construction projects checked			
Number of plans approved			
Number of Consents on Commencement of Building Works issued			
Number of Occupation Permits issued for building projects			

Asked by: Hon LEUNG Che-cheung (Member Question No. 30)

Reply:

The Independent Checking Unit (ICU) exercises building control over the following three types of properties in accordance with Buildings Ordinance under the delegated authority from the Director of Buildings, and the corresponding staff establishments are funded under Head 62 of the Government:-

- The Hong Kong Housing Authority (HA)'s divested retail and carparking facilities; and public rental housing and properties within the same lot(s);
- Properties sold under the Home Ownership Scheme;
- Properties sold under Tenants Purchase Scheme; and public rental housing and properties within the same lot(s).

In the past three years, the ICU processed the following applications in connection with the above three types of properties:

	2012	2013	2014
Number of construction projects checked	190	212	192
Number of plans approved [#]	552	571	581
Number of Consents on Commencement of Building Works issued	576	492	496
Number of Occupation Permits issued for building projects*	211	233	307

Notes:

[#] A project may result in several plan approvals including first approval of plan & subsequent approvals of amendment plans.

* Figures include the number of certificates of completion.

In the past three financial years, the new posts created in the ICU funded under Head 62 of the Government are detailed as follows:

- In 2012-13, three new posts were created for implementing the Minor Works Control System.
- In 2013-14, no new post was created.
- In 2014-15, 26 new posts were created including 14 posts for implementing the Minor Works Control System and 12 posts for implementing the Mandatory Building Inspection Scheme and the the Mandatory Window Inspection Scheme.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)029

(Question Serial No. 1196)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

What was the total number of buildings surveyed by the Independent Checking Unit in each of the past 3 years? In respect of the buildings surveyed, how many advisory letters or repairs orders were issued against non-domestic premises? What is the progress made in compliance with these advisory letters or repairs orders? What is the estimated number of buildings to be surveyed in the coming year? Please advise the reason(s) if fewer buildings will be surveyed.

Asked by: Hon LEUNG Che-cheung (Member Question No. 31)

Reply:

Since 2004, the Independent Checking Unit (ICU) has implemented the Planned Survey Programme (PSP) for residential buildings in Home Ownership Scheme (HOS) courts and Tenants Purchase Scheme (TPS) estates. The surveys include 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 action against unauthorized building works or condition of disrepair of common areas in accordance with the Buildings Ordinance under the delegated authority from the Director of Buildings. In the past three years (i.e. 2012-2014), the ICU completed surveys of 20, 20 and 18 residential buildings respectively.

During the past three years, 3 308 advisory letters and 1 160 removal orders had been issued under the PSP requiring removal of unauthorized building works. The majority were issued to individual owners or occupants of the residential flats concerned. In the same period, 1 280 advisory letters and 1 084 removal orders were complied with (i.e. cases complied with in the past three years but these were not necessarily those which ICU had issued advisory letters or removal orders in the same period). As no serious disrepair had been identified, no repair order was issued during the period.

Same as in 2014, the ICU plans to survey 18 residential buildings in 2015.

Besides, there is another scheme operated by the ICU to investigate cantilevered canopies. In the past three years (i.e. 2012-2014), the ICU completed the cantilevered canopy investigations of 22, 20 and 18 residential buildings of HOS courts and TPS estates respectively. As no serious disrepair had been identified in the investigations, the ICU did not issue any repair order during the period. Same as in 2014, the ICU plans to investigate 18 buildings in 2015 under this scheme.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)030

(Question Serial No. 1197)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Fifteen and 58 prosecutions against failure to comply with removal orders were referred to the Buildings Department (BD) in 2013 and 2014 respectively. In this connection, will the Government advise on the following:

- (a) of these 73 prosecutions, the number of cases which involved the non-domestic commercial premises or car parks;
- (b) the average processing time for these 73 prosecutions from issuing the first advisory letter to referring the case to the BD for prosecution;
- (c) whether the BD will or has to re-investigate the unauthorised buildings works referred to it before initiating a prosecution;
- (d) the manpower and expenditure involved in handling unauthorised buildings works in the past 3 years?

Asked by: Hon LEUNG Che-cheung (Member Question No. 32)

Reply:

The Independent Checking Unit (ICU) carries out building control on buildings in Home Ownership Scheme courts, Tenants Purchase Scheme estates; buildings in the Hong Kong Housing Authority's Public Rental Housing Estates with divested retail and carparking facilities in accordance with the Buildings Ordinance and the policy and guidelines of the Buildings Department (BD) under the delegated authority from the Director of Buildings. The scope of works covers the handling of various building problems including unauthorised building works (UBWs), building disrepair and defective drainage pipes.

(a), (b) and (c) In general, the ICU will issue an advisory letter to the owner/occupier of the premises concerned advising him/her to remove the UBWs. If the advisory letter is not complied with, the ICU will issue a removal order to the owner. If the removal order is not complied with, the ICU will issue a warning letter to the owner. In case the UBWs are still not removed, the ICU will refer the case to BD for the consideration of whether to initiate prosecution. During this process, the ICU needs to carry out on-site inspections and prepare inspection reports, to carry out ownership check on the name and address of the owner at the Land Registry, to prepare a case summary and the required documents for referral, to answer enquires raised by the owner, etc.

In 2013 and 2014, the ICU had referred 15 and 58 non-compliance cases respectively (a total of 73 cases) to BD for prosecution. None of these cases involves non-domestic commercial premises or car parks. Among these 73 prosecution cases, the average processing time from the issue of the first advisory letter to the referral to BD for prosecution is about 70 weeks. In general, BD will not re-investigate the UBWs referral. However, if BD requires further information or needs to ascertain the latest condition of the UBWs concerned, they will ask the ICU to supplement further details or carry out on-site inspections.

(d) In 2013 and 2014, a total of 29 staff members of the ICU (including 6 Professionals, 18 Technical or Site Supervisory staff and 5 Clerical staff) were involved in the aforesaid building control works. Apart from the staff cost, the total operation expenditure for the above building control works in the past three years (from 2012 to 2014) is about \$1.5m per year.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)031

(Question Serial No. 1198)

Head: (62) Housing Department

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

Programme: (3) Appeal Panel (Housing)

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

Director of Bureau: Secretary for Transport and Housing

Question:

- (a) Under Programme (3), the revised financial provision for 2014-15 is almost 30% higher than the original estimate. Please advise on the reason(s) for the increase.
- (b) The Indicator under this Programme shows that the number of appeals heard in 2013 and 2014 was 416 and 450 respectively. What was the number of appeals allowed in each of these 2 years?
- (c) Further to the above question, what was the average time for processing an appeal from lodging to conclusion of the appeal, and for recovering a rental flat from dismissal of the appeal to recovery in 2013 and 2014 respectively?

Asked by: Hon LEUNG Che-cheung (Member Question No. 33)

Reply:

- (a) The financial provision of the Appeal Panel (Housing) is required for meeting the staff cost of its Secretariat, the rental cost of the hearing venue and other incidental expenses (such as fee for security services, photocopying fee, postage and other administrative expenses). The increase in the 2014-15 revised estimate is mainly due to the increase in staff cost arising from the 2014-15 civil service pay adjustment, the planned filling of vacant post in the Secretariat and the replacement of contract staff by civil servants upon the formers' termination of service.
- (b) Of the appeals heard in 2013 and 2014, the number of notices-to-quit (NTQ) cancelled or amended by the Appeal Tribunals is 179 and 192 respectively.
- (c) In 2013 and 2014, the average time for processing an appeal from lodging to determination is 103 and 96 calendar days respectively. The Housing Department

does not have the breakdown of the average time taken for flat recovery for unsuccessful appeal cases. The Hong Kong Housing Authority (HA) will withhold the recovery of Public Rental Housing (PRH) flat if the household has lodged an appeal against the NTQ. If the Appeal Panel (Housing) confirms the NTQ concerned, the HA will issue a notice to the occupier to inform him/her to deliver vacant possession of the PRH flat in 7 days, failing which the HA will commence eviction action to recover the flat.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)032

(Question Serial No. 1199)

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

The Indicator under Programme (4) shows that the number of bedspaces provided in transit centres in both 2013 and 2014 was 416. What were the occupancy rate of these bedspaces and management expenditures involved in 2013 and 2014 respectively? Has the Government considered adjusting the number of bedspaces in transit centres?

Asked by: Hon LEUNG Che-cheung (Member Question No. 35)

Reply:

The occupancy position of transit centres fluctuates frequently. Depending on the occurrence of incidents, the occupancy rate at different periods of time would vary greatly. Therefore, the Housing Department (HD) has not kept the required statistics. We expect the Po Tin Transit Centre (TC) in Tuen Mun and the Lung Tin TC in Tai O should be adequate to meet the temporary accommodation needs. The HD currently has no plan to adjust the number of bedspaces in the transit centres.

The respective operating expenses of the transit centres under the HD in 2013-14 and 2014-15 (as at end December 2014) were some \$1.34m and \$0.93m which were charged to the Hong Kong Housing Authority's account.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)033

(Question Serial No. 1202)

Head: (62) Housing Department

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

Programme: (3) Appeal Panel (Housing)

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise on the following:

- (a) the number of public rental housing flats recovered by the Government in each of the past 5 years, with a breakdown by reason of recovery;
- (b) the number of cases in which the flat was recovered after completing all the appeal procedures in the past 5 years;
- (c) the number of recovered flats reserved for allocation to households on the Waiting List in the past 5 years.

Asked by: Hon LEUNG Che-cheung (Member Question No. 38)

Reply:

- (a) A breakdown on the numbers of public rental housing (PRH) flats recovered by the Hong Kong Housing Authority (HA) in the past five years is set out as follows:

	Reasons / Year	2009-10	2010-11	2011-12	2012-13	2013-14
I	Voluntary Surrender	4 850	5 145	4 560	4 732	4 720
II	Issuance of Notice-to-Quit	1 518	1 359	1 403	1 246	1 395
III	Purchase of Home Ownership Scheme (HOS) flats offered by the HA and Purchase of HOS/Tenants Purchase Scheme flats from HOS Secondary Market with premium not yet paid	1 710	3 433	1 188	1 328	1 243
IV	Transfer and other*	6 918	6 535	7 331	5 719	5 721
	Total	14 996	16 472	14 482	13 025	13 079
	Less figures from Item IV as there is no net gain in housing stock	6 918	6 535	7 331	5 719	5 721
	Net Recovery	8 078	9 937	7 151	7 306	7 358

* Other refers to PRH flats recovered from sitting PRH tenants who submitted a fresh PRH application together with relatives who were not PRH residents and are allocated another PRH flats.

- (b) The Housing Department does not maintain data on the cases in question.
- (c) At the beginning of each fiscal year, the Housing Department will prepare a Public Rental Housing Allocation Plan based on that year's estimated PRH flat supply and demand from various rehousing categories. The Allocation Plan will be submitted to the Subsidised Housing Committee of the HA for consideration and endorsement. Estimated flat supply includes newly built flats and recovered flats. As public housing resources need to be flexibly deployed to cater for the changing needs of applicants under different rehousing categories, the proposed allocation for various rehousing categories will not be further classified into newly built flats or recovered flats.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)034

(Question Serial No. 1203)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

The Brief Description of Programme (2) mentions the work of “implementing the Residential Properties (First-hand Sales) Ordinance (Cap. 621) to regulate the sale of first-hand residential properties”. In this connection, please inform this Committee:

- (a) of the number of sales documents of first-hand residential properties examined by the Government in 2014, with a breakdown by sales brochure, price list, document containing sales arrangements, printed advertisement and register of transactions;
- (b) of the number of inspections conducted by the Government to sales offices and show flats of first-hand residential properties in 2014 and the number of development projects involved; and
- (c) of the number of contraventions of the Residential Properties (First-hand Sales) Ordinance detected in the “examinations” and “inspections” as mentioned in questions (a) and (b), with a breakdown by nature of contravention.

Asked by: Hon LEUNG Che-cheung (Member Question No. 40)

Reply:

The Sales of First-hand Residential Properties Authority (“SRPA”) came into full operation on 29 April 2013. The functions of the SRPA include implementing the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (“the Ordinance”), educating the stakeholders and the public on matters relating to the provisions of the Ordinance, handling complaints and public enquiries, conducting investigations on cases suspected of non-compliance with the Ordinance and maintaining the Sales of First-hand Residential Properties Electronic Platform.

- (a) The SRPA examines all the sales brochures (including the revised sales brochures), price lists, documents containing the sales arrangements, registers of transactions, and printed advertisements of first-hand residential properties in major newspapers. Besides, the SRPA inspects all of the sales offices and show flats of first-hand residential properties.

For the period from 29 April 2013 to 31 December 2014, the SRPA examined about 700 sales brochures, about 1 700 price lists, about 1 000 documents containing the sales arrangements, about 5 500 printed advertisements, and about 2 300 registers of transactions. Yearly statistical figures are as follows:

	Number of examinations	
	29 April 2013 to 31 December 2013 (about 8 months)	1 January 2014 to 31 December 2014
Sales brochures	200	500
Price lists	300	1 400
Documents containing the sales arrangements	200	800
Printed advertisements	1 600	3 900
Registers of transactions	600	1 700

- (b) For the period from 29 April 2013 to 31 December 2014, the SRPA conducted about 1 800 inspections on sales offices and show flats involving about 160 developments. Yearly statistical figures are as follows:

	Number of inspections	
	29 April 2013 to 31 December 2013 (about 8 months)	1 January 2014 to 31 December 2014
Sales offices and show flats	700	1 100

- (c) The SRPA spared no effort in implementing the Ordinance and carrying out investigations on persons suspected of having contravened the Ordinance. The SRPA carried out investigations on suspected contraventions of the Ordinance detected during compliance checks/inspections and those arising from complaints or media enquiries. The SRPA looked into cases which were suspected of contravening the Ordinance seriously. It takes time to conduct investigations and collect evidence. The SRPA has been referring investigation reports on suspected contraventions to the Prosecutions Division of the Department of Justice for consideration. It is not the proper time to disclose the details at this stage.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)035

(Question Serial No. 1233)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

In 2013 and 2014, the number of buildings selected by the Government for issuing notices of mandatory building inspection was 84 and 55 respectively, while the number of flats selected for issuing notices of mandatory window inspection was 73 776 and 54 403 respectively. However, the Government actually did not issue any notice of inspection in 2013, and issued only 17 notices of mandatory building inspection and 12 980 notices of mandatory window inspection in 2014. In this connection, will the Government inform this Committee:

- (a) of the reasons for the large discrepancy between the target number of inspection notices to be issued and the actual number of notices issued;
- (b) of the estimated time when mandatory inspection notices are issued to meet the original target;
- (c) whether there is any plan to request for additional manpower and resources to achieve the annual target of selecting 70 buildings for mandatory building inspection and 68 700 flats for mandatory window inspection;
- (d) with regard to the 17 notices of mandatory building inspection and 12 980 notices of mandatory window inspection issued in 2014, of the number of notices discharged, withdrawn, not yet expired, expired without being discharged, with the period for discharge extended, and expired without being discharged and against which prosecution action is being taken?

Asked by: Hon LEUNG Che-cheung (Member Question No. 15)

Reply:

(a) and (b) In accordance with the practice of the Buildings Department (BD), the Independent Checking Unit (ICU) issues pre-notification letters to the owners or Incorporated Owners (IO) of the selected target buildings before serving statutory notices to them under the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS), alerting them to prepare for organizing the prescribed inspection and repairs. Since the two new schemes were yet to be well-known to the public, the ICU arranged briefing sessions and took part in briefing sessions organized by district offices of the Home Affairs Department for the general public in different districts to pave the way for smooth implementation of the two schemes. By adopting a lenient and flexible approach, the ICU had only started issuing MBIS and MWIS statutory notices to the owners of the first batch of selected target buildings in the second half of 2014. Moreover, if the owners or IO, after receiving pre-notification letters by the ICU, took the initiative to complete the prescribed inspection and repairs for their buildings or windows according to the requirements under the MBIS or the MWIS; or if ICU approved the owner's or IO's applications for deferring the issuance of statutory notices with legitimate reasons, the ICU would not serve statutory notices to the owners concerned. As a result, the actual number of statutory notices issued in 2014 was less than the estimates in the indicators. Nonetheless, concerning target buildings selected for issuance of pre-notification letters for each year, there was no significant difference between the average numbers of target building selected and the respective targets in 2013 and 2014.

By making reference to the practice of the BD, the ICU regularly selects target buildings for the MBIS and the MWIS and issues pre-notification letters, and serves statutory notice to the owners or IO concerned according to the sequence of selection. Currently, ICU arranges target building selection exercise once in about every half year and schedules to issue statutory notices to the relevant owners or IO according to the selection sequence of the target buildings and in batches every half year. As at the end of 2014, the ICU had issued statutory notices to the owners of the first batch of target buildings. The ICU plans to issue statutory notices to the owners of the second and the third batches of target buildings in 2015.

(c) The ICU created 12 additional posts in 2014-15 for implementing the MBIS and the MWIS.

(d) With regard to the 17 notices of mandatory building inspection and 12 980 notices of mandatory window inspection issued in 2014, up to the end of January 2015, the number of notices discharged, withdrawn, not yet expired, expired without being discharged and with the extension of time granted are shown as follows:

	Number of notices discharged (*)	Number of notices withdrawn	Number of notices not yet expired	Number of notices expired without being discharged	Number of notices with extension of time granted	Total
MBIS notices	0	0	17	0	0	17
MWIS notices	10415	0	2563	0	2	12980

(*) Including those cases with specified forms submitted to ICU but pending processing

- End -

CONTROLLING OFFICER'S REPLY

THB(H)036

(Question Serial No. 1234)

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

Question:

What is the maximum number of rehousing applications requiring verification of eligibility that can be handled in 2015-16 if the target of verifying rehousing eligibility within 8 weeks is maintained? Which type of housing subsidies is classified as "other housing benefits"?

Asked by: Hon LEUNG Che-cheung (Member Question No. 34)

Reply:

The duration of eight weeks for verification of the eligibility for rehousing applications is a work target, which is irrelevant to the number of applications we can verify. While eight weeks is a target, the actual time required for verifying each case depends on the degree of its complexity and the number of cases required to be processed concurrently. We will flexibly deploy our resources in accordance with the situation. The categories classified as 'other housing benefits' include those opting for 'Green Form Certificate' and applying for purchase of Home Ownership Scheme flats or flats in the Secondary Market Scheme, and those opting for singleton or doubleton allowance in lieu of rehousing to public rental housing.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)037

(Question Serial No. 1236)

Head: (62) Housing Department

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

Programme: (3) Appeal Panel (Housing)

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise on the total number of tenancy abuse cases investigated in the past 3 years, the number of tenants under investigation who have lodged an appeal to the Appeal Panel against termination of tenancy, and the number of flats eventually recovered?

Asked by: Hon LEUNG Che-cheung (Member Question No. 39)

Reply:

In the past three financial years, the Housing Department (HD) has conducted on average some 8 000 investigations of suspected tenancy abuse cases annually. In the course of investigation into abuse of public rental housing (PRH) cases, some PRH households might voluntarily surrender their flats to the HD. Others may simply abandon the flat and cease to pay rent upon finding out that they are being investigated, knowing that the flat will be recovered due to PRH abuse. The HD eventually recovered the flat because of rent-arrears. As it is difficult to classify the relevant cases, the HD does not keep the breakdown of the statistics of the number of flats recovered due to the investigations of tenancy abuse.

There were 1 103 appeals lodged with the Appeal Panel (Housing) in relation to the abuse of PRH in the past three years (from 2012 to 2014).

- End -

CONTROLLING OFFICER'S REPLY

THB(H)038

(Question Serial No. 1179)

Head: (62) Housing Department

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

Programme: ()

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

Director of Bureau: Secretary for Transport and Housing

Question:

There is no definite plan for the redevelopment of Tai Hang Sai Estate. As the Chief Executive stated in the Policy Address that the Government must actively explore ways to increase the supply of sale flats through a multi-pronged approach by engaging public or non-profit-making organisations including the Hong Kong Housing Authority, the Hong Kong Housing Society, the Urban Renewal Authority and the Hong Kong Settlers Housing Corporation Limited (HKSHCL), the redevelopment of Tai Hang Sai Estate has become an issue of public concern again. In this regard, will the Government advise on the following:

1. the amount of resources deployed for studies on and promotion of the redevelopment of Tai Hang Sai Estate in the past 3 years and the expenditure involved;
2. the amount of resources to be deployed for studies on, promotion and implementation of the redevelopment of Tai Hang Sai Estate in the coming 3 years, and the expenditure and the staff establishment to be involved, given that a member of the Board of HKSHCL has publicly announced a preliminary redevelopment plan for the Estate.

Asked by: Hon LEUNG Mei-fun, Priscilla (Member Question No. 34)

Reply:

Tai Hang Sai Estate is a private rental housing estate, which is built and managed by the Hong Kong Settlers Housing Corporation Limited (HKSHCL). The Estate is neither owned nor managed by the Hong Kong Housing Authority (HA). The redevelopment of the Estate is not a project of the HA. The Government has exchanged views with HKSHCL on the modification of lease conditions as well as the compliance with planning requirements of the lot concerned so as to enable HKSHCL to take forward its proposed redevelopment in a way that will continue to address the housing needs of residents of Tai

Hang Sai Estate on the one hand and increase the number of flats through redevelopment on the other. As the redeveloper, HKSHCL is responsible for rehousing the sitting tenants of Tai Hang Sai Estate. HKSHCL is still considering various feasible options. Upon the submission of a more concrete proposal by HKSHCL, the Government will consider matters on the modification of lease conditions and compliance with planning requirements of the lot concerned according to the applicable policies.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)039

(Question Serial No. 0873)

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under Programme (4), it is noted that there is a rising trend in the actual and target numbers of clearances requiring rehousing as a result of the Government's programmed squatter clearances or emergency clearances. In this connection, will the Government inform this Committee:

- (1) in respect of the public rental housing (PRH) allocated to the clearances by the Government in 2013 and 2014, of the situation of those whose PRH waiting list (WL) applicant status had been verified and their average waiting time, the type of PRH units allocated by the Government and their distribution by district; and whether the Government has redeployed manpower from other departments to provide support in the past 2 years in view of the increasing workload; and if yes, of the details;
- (2) given that the Government anticipates an increase in the number of households of squatters and illegal rooftop structures requiring rehousing as a result of clearances in 2015-16 while the number of WL applicants has exceeded 270 000 with insufficient vacant units available for interim housing or allocation, whether the Government has any plans to strengthen the staff establishment to identify land for the provision of interim or transitional housing to accommodate the WL applicants and households affected by clearances, redevelopment and operations against illegal structures; and if yes, of the estimated expenditure and details?

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. 32)

Reply:

- (1) Housing Department (HD) has not compiled statistics on the waiting time, flat type and district of allocation for public rental housing (PRH) applicants who are affected by clearance programmes. For those affected by clearance programmes, apart from

being able to gain access to PRH in accordance with the clearance policies, if the clearerees are prevailing PRH applicants and their applications are expected to be due for flat allocation within one year, HD will advance flat allocation for them in their chosen district upon confirmation of their eligibility for PRH. If they are willing to accept a refurbished flat, they are eligible for a one-grade-up allocation. For example, those registered for the New Territories can opt for the Extended Urban district. In other words, clearerees who are prevailing PRH applicants can enjoy not only a shortened waiting time, but also additional district choices for allocation. Despite the increasing workload relating to rehousing clearerees in the past two years, HD will flexibly deploy staff resources to deal with the workload.

- (2) According to experience, eligible households affected by clearance programmes/operations can usually gain access to PRH through different means. Some of the clearerees receive Singleton/Doubleton Allowance in lieu of rehousing or purchase subsidised sales flats with green form status. Therefore, we expect the Po Tin Interim Housing and Transit Centre in Tuen Mun, and the Lung Tin Transit Centre in Tai O should be able to meet the interim and temporary rehousing needs of those households who are affected by clearances and operations against illegal structures. Currently, the HD does not have plan to acquire land to build new interim housing or other temporary accommodation.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)040

(Question Serial No. 0913)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under Programme (5), it is stated that the provision for 2015-16 will increase to provide support for planning and implementing the recommendations of the Long Term Housing Strategy review on housing developments. In this connection, will the Government inform this Committee:

- (1) of the current recruitment situation of the 20 new posts planned to be created in 2014-15, the number of these posts with funding approval from the Legislative Council sought, and the information on successful recruitment;
- (2) of the number of staff holding the same posts as these 20 posts in 2014-15, the staff-related expenses, their wastage rate and scope of work; the number of existing staff promoted to fill these posts, and the relevant changes in expenses; and
- (3) of the detailed scope of work and the expenses to be involved in respect of the 4 new posts planned to be created in 2015-16 for implementing follow-up actions arising from the Long Term Housing Strategy?

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. 31)

Reply:

- (1) The Legislative Council approved the funding requirement for the 20 additional posts last year. Among the 20 additional posts in 2014-15, 11 posts are for the administration of the housing-related infrastructural projects under the Capital Works Reserve Fund Head 711. Except for one general grade post, 10 posts have been successfully filled. Among these 10 posts, two posts are filled by recruitment, four posts are filled by promotion of existing staff and four posts are filled by redeployment of staff within the Government and the Housing Department (HD).

For the remaining nine posts, they are time-limited posts created for two years in the Special Duties Sub-division under the Strategy Division. Since the incumbents are all redeployed within the Government and the HD, there is no need to conduct any recruitment exercise.

- (2) Among the 11 new posts created in 2014-15, there are one chief engineer, two senior engineers (civil), three engineers (civil), two technical grade staff and three general grade staff. Total estimated annual staff cost of the 10 posts which have been successfully filled in 2014-15 is about \$9.9 million. There is no wastage since the creation of the posts. Their work involves liaison with departments concerned to implement the housing related infrastructural and community facility projects at various stages from project inception, feasibility study, funding approval, detailed design and construction, and monitor the delivery of projects according to schedule and budget. Four of the posts are filled by the promotion of existing staff, for which the estimated annual staff cost is about \$5.6 million.

The nine time-limited posts created in the Special Duties Sub-division under the Strategy Division in 2014-15 include one Administrative Officer Staff Grade C (D2); one Senior Administrative Officer; one Chief Executive Officer; one Housing Manager; one Administrative Officer; one Personal Secretary I; one Personal Secretary II; one Assistant Clerical Officer and one Clerical Assistant. They are responsible for implementing follow-up actions arising from the Long Term Housing Strategy. The revised estimated annual staff cost for the nine posts is about \$9.33 million in 2014-15. The incumbent posts are all filled by redeployment within the Government and the HD. There is no wastage since the creation of the posts.

- (3) Among the four additional posts in 2015-16, two will be responsible for developing and implementing the initiative to leverage the private sector's capacity to supplement the Government's efforts in providing subsidised sale flats, as well as other related initiatives. The total estimated annual staff cost for the two posts is about \$3.1 million.

The remaining two posts will mainly support site searching and co-ordinate the development of potential public housing sites to ensure adequate and timely delivery of suitable sites for the development of public housing. The total estimated annual staff cost for the two posts is about \$2.8 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)041

(Question Serial No. 3244)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is proposed in the Policy Address that PRH flats should be sold to Green Form applicants in the form of a pilot scheme with mainly sitting PRH tenants and PRH applicants who have passed the detailed vetting and are due for flat allocation as target buyers. It is also stated in this Programme that there is an additional provision of \$2.4 million for expenses in 2015-16. In this connection, will the Government advise this Committee:

- (a) on details of the staffing establishment engaged in the construction process of public rental housing and Home Ownership Scheme; given the proposed pilot scheme, whether there is any plan to increase manpower for researches and studies, detailed planning and implementation work in 2015-16; if yes, on the details; and
- (b) on information about the subsidised housing under construction and under planning as per the tables below:

Production of Public Rental Housing (PRH) flats (2014-15 to 2019-20)				
Year of Completion	District	PRH Project	Number of Flats to be Provided	Number of Flats to be Provided by District

Production of Home Ownership Scheme (HOS) flats (2014-15 to 2019-20)				
Year of Completion	District	HOS Project	Number of Flats to be Provided	Number of Flats to be Provided by District

Domestic Gross Floor Area (GFA), and Number of Public Rental Housing Flats and Home Ownership Scheme Flats by Flat Types (2014-15 to 2018-19)							
Year of Completion/ Region	Flat Type						Domestic GFA (m ²)
	1/2-person Flat	2/3-person Flat	4 or more-person Flat	1-bedroom Flat	2-bedroom Flat	3-bedroom Flat	

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. 33)

Reply:

- (a) As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The HA is also responsible for the staff establishment engaged in the construction process of public rental housing (PRH) and Home Ownership Scheme (HOS). The Development and Construction Division of the Housing Department is responsible for the implementation of the HA's public housing projects. There are about 2 300 staff members in the Division. Handling matters pertaining to the construction process of PRH and HOS flats are part of the routine duties of the Development and Construction Division and we do not have separate breakdown of the staff establishment and expenditure involved in this particular area of work.

The HA is now working on the implementation details for the Green Form Subsidised Home Ownership Pilot Scheme, including eligibility criteria, price setting mechanism, resale arrangements, site selection principle, etc., and will announce the details at an appropriate time when they are finalised .

- (b) According to the HA's Public Housing Construction Programme, the production, number of flats by flat types and other relevant information on the PRH and HOS projects for completion from 2014-2015 to 2018-2019 is set out in the **Annex A** and **Annex B** respectively.

For projects with completion in 2019-2020 and onwards, most of them are still at the preliminary planning and design stage and are subject to various factors such as change of land use, consultation with local communities, land matters, infrastructure construction, site formation works and having other necessary resources, including sufficient manpower and funding for the implementation of housing-related infrastructural and community facility projects. Besides, most of the land for these projects are still subject to feasibility and investigation and some of the housing sites may involve land resumption matter. As these projects are yet to be finalised and subject to change, it is difficult to list out the detailed information and production programme at this stage. Nonetheless, such information will be released when appropriate as we roll forward the five-year production programme.

HA's PRH Production

Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2014-2015				
Urban	Wong Tai Sin	Tung Tau Cottage Area East	1 000	1 000
Extended Urban	Sha Tin	Shatin Area 52 Phase 1	3 000	4 400
		Shatin Area 52 Phase 2	1 400	
New Territories	North	Sheung Shui Area 36 West	1 400	1 400
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	900	3 200
		Hung Shui Kiu Area 13 Phase 3	2 300	
			Sub-total	9 900
2015-2016				
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200
	Kwun Tong	Lower Ngau Tau Kok Estate Phase 2	600	9 600
		Anderson Road Site D	3 500	
		Anderson Road Site E Phase 1	2 600	
		Anderson Road Site E Phase 2	2 500	
		Lei Yue Mun Phase 3	400	
Sham Shui Po	So Uk Phase 1	2 900	2 900	
Extended Urban	Sha Tin	Shatin Area 52 Phase 2	2 100	6 700
		Shatin Area 52 Phase 3	2 000	
		Shatin Area 52 Phase 4	2 600	
New Territories	Tai Po	Po Heung Street, Tai Po	500	500
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	700	3 400
		Hung Shui Kiu Area 13 Phase 2	600	
		Hung Shui Kiu Area 13 Phase 3	500	
		Ex-Au Tau Departmental Quarters	1 200	
		Ex-Yuen Long Estate	400	
			Sub-total	23 300
2016-2017				
Urban	Kwun Tong	Anderson Road Site A	1 500	3 600
		Anderson Road Site C1	1 400	
		Anderson Road Site E Phase 2	800	
	Sham Shui Po	So Uk Phase 1	400	400
Wong Tai Sin	Ex-San Po Kong Flatted Factory	900	900	
Extended Urban	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	3 700
		Tuen Mun Area 54 Site 2 Phase 2	1 000	
			Sub-total	12 100

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2017-2018				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Site B Phase 1	3 100	5 700
		Anderson Road Site B Phase 2	2 600	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	5 000
		So Uk Phase 2	3 700	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	2 300	2 300
	Islands	Tung Chung Area 39	3 900	3 900
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 2	1 000	1 000
			Sub-total	19 000
2018-2019				
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800
		Sau Ming Road	300	
	Sham Shui Po	Lai Chi Kok Road - Tonkin Street Phase 1	2 500	4 300
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
Extended Urban	Sha Tin	Fo Tan Phase 1	4 800	5 500
		Shek Mun (Shek Mun Estate Phase 2)	700	
New Territories	North	Choi Yuen Road	1 100	2 000
		Fanling Area 49	900	
			Sub-total	12 800
			Total	77 100

Note : Figures may not add up to the total due to rounding.

HA's Subsidised Sale Flat Production

Year of Completion / District	Sub-district	Subsidised Sale Flat Project	Planned Flat Number	Planned Flat Number By Sub-district
2016-2017				
Extended Urban	Kwai Tsing	Ching Hong Road	500	500
	Tsuen Wan	Sha Tsui Road	1 000	1 000
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C	200	500
		Pik Tin Street, Sha Tin Area 4D	300	
New Territories	Yuen Long	Wang Yip Street West	200	200
			Sub-total	2 200
2017-2018				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31	200	200
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan	2 400	2 400
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			Sub-total	4 100
2018-2019				
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300
		Sheung Lok Street	600	
	Kwun Tong	Choi Hing Road, Choi Hung	1 300	1 300
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	1 700
			Sub-total	4 300
			Total	10 600

Note : Figures may not add up to the total due to rounding.

**Domestic Gross Floor Area (GFA) and Number of PRH Flats by Flat Types
(2014-2015 to 2018-2019)**

Year of Completion/ District	Flat Type				Domestic GFA (m ²)
	1/2-person Flat	2/3-persons Flat	1-bedroom Flat	2-bedroom Flat	
2014/2015					
Urban	200	200	500	100	41 000
Extended Urban	1 000	800	2 000	600	173 000
New Territories	1 100	1 100	1 800	600	185 000
Sub-total	2 200	2 100	4 300	1 300	399 000
2015/2016					
Urban	2 300	3 600	5 400	1 400	574 000
Extended Urban	1 500	1 200	3 400	700	271 000
New Territories	700	900	1 800	500	170 000
Sub-total	4 500	5 600	10 600	2 600	1 014 000
2016/2017					
Urban	700	1 300	1 700	1 100	230 000
Extended Urban	600	900	1 600	500	163 000
New Territories	600	900	900	1 200	159 000
Sub-total	1 900	3 100	4 300	2 800	551 000
2017/2018					
Urban	1 800	1 900	3 600	3 600	525 000
Extended Urban	900	2 000	1 700	2 300	326 000
New Territories	100	200	300	400	45 000
Sub-total	2 900	4 100	5 700	6 300	896 000
2018/2019					
Urban	1 200	1 000	1 500	1 500	220 000
Extended Urban	1 200	1 400	1 400	1 500	259 000
New Territories	300	600	700	400	103 000
Sub-total	2 600	3 100	3 600	3 400	582 000

Note: The actual figures on flat numbers and domestic GFA may be subject to changes at the detailed design stage, especially for those figures in 2018-2019.

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

Domestic Gross Floor Area (GFA) and Number of HOS Flats by Flat Types (2014-2015 to 2018-2019)

Year of Completion/ District	Flat Type					Domestic GFA (m ²)
	1/2-person Flat	2/3-persons Flat	1-bedroom Flat	2-bedroom Flat	3-bedroom Flat	
2016/2017						
Extended Urban	0	0	100	1 900	0	104 000
New Territories	0	0	0	200	0	14 000
Sub-total	0	0	100	2 100	0	118 000
2017/2018						
Urban	0	0	300	500	0	46 000
Extended Urban	0	0	0	200	0	15 000
New Territories	0	0	1 500	800	200	124 000
Islands	0	0	400	200	100	36 000
Sub-total	0	0	2 100	1 800	200	221 000
2018/2019						
Urban	0	200	2 400	1 300	500	238 000
Sub-total	0	200	2 400	1 300	500	238 000

Note: The actual figures on flat numbers and domestic GFA may be subject to changes at the detailed design stage, especially for those figures in 2018-2019.
Figures may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)042

(Question Serial No. 0938)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

The Government has indicated the increase of the public housing production target for the next 10 years to 480 000 units. However, in the past 2 years, I have received complaints from staff of the Housing Department about the acute shortage of frontline manpower, which makes them worry that the investigation works in early stage and supervision during construction of the projects will be affected. In this connection, will the Government inform this Council:

- (1) of the staff establishment of and expenditure for the Clerk of Works Grade in the Housing Department in the past 3 years (2012-13, 2013-14 and 2014-15), and its initially anticipated additional manpower, the final growth and expenditure in 2014-15;
- (2) of the staff establishment of and expenditure for the Building Services Inspector Grade in the Housing Department in the past 3 years (2012-13, 2013-14 and 2014-15), and its initially anticipated additional manpower, the final growth and expenditure in 2014-15; and
- (3) of the staff establishment of and expenditure for the Works Supervisor Grade in the Housing Department in the past 3 years (2012-13, 2013-14 and 2014-15), and its initially anticipated additional manpower, the final growth and expenditure in 2014-15?

Asked by: Hon TANG Ka-piu (Member Question No. 10)

Reply:

According to the latest housing demand projection, the total housing supply target for the coming 10 years (2015-16 to 2024-25) is 480 000 units, including 290 000 public housing units (ie. 200 000 public rental housing units and 90 000 subsidised sale flats).

The establishment of the three grades concerned in the past three years, and the estimated number of posts to be created, actual number of posts created and estimated staff cost in 2014-15 are listed in the table below:

	Clerk of Works (COW)	Building Services Inspector	Works Supervisor (Construction)	Works Supervisor (Building Services)	Works Supervisor (Civil)
Establishment (as at end-March 2013)	618	344	298	233	27
Establishment (as at end-March 2014)	637	358	297	231	34
Establishment (as at end-March 2015)	674 (projected)	375 (projected)	297 (projected)	234 (projected)	36 (projected)
Estimated no. of posts to be created in 2014-15	34 posts ^{Note}	17 posts	7 posts ^{Note}	3 posts	2 posts
Actual no. of posts created in 2014-15 and the estimated staff cost	37 posts ^{Note} \$24,090,549	17 posts \$12,298,682	0 posts ^{Note} \$0	3 posts \$1,248,456	2 posts \$625,146

Most of these posts are funded by the Hong Kong Housing Authority and not included under Head 62. The Housing Department does not have readily available information on the breakdown of actual staff expenditure by grade and rank.

Note : To meet operational needs, seven Works Supervisor (Construction) posts to be created in 2014-15 have been changed to COW posts. As there were four existing COW posts available for redeployment, the actual number of COW posts created in 2014-15 was 37 (i.e. 34-4+7).

- End -

CONTROLLING OFFICER'S REPLY

THB(H)043

(Question Serial No. 3181)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

During 2015-16, the Independent Checking Unit (ICU) will continue with the programme of the Planned Survey in Home Ownership Scheme/ Tenants Purchase Scheme buildings. In this connection, will the Government inform this Committee:

- (1) of the total number of buildings surveyed by ICU, number of advisory letters and removal orders issued and expenditure incurred by the Planned Survey in each of the past 3 years; and
- (2) of the estimated number of buildings to be surveyed, manpower requirement and expenditure to be incurred in 2015-16?

Asked by: Hon TIEN Pei-chun, James (Member Question No. 249)

Reply:

Since 2004, the Independent Checking Unit (ICU) has implemented the Planned Survey Programme (PSP) for residential buildings in Home Ownership Scheme (HOS) courts and Tenants Purchase Scheme (TPS) estates. The surveys include 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 action against unauthorized building works (UBWs) or condition of disrepair of common areas in accordance with the Buildings Ordinance under the delegated authority from the Director of Buildings.

In the past three years (i.e. 2012 to 2014), the ICU completed surveys of 20, 20 and 18 residential buildings respectively under the PSP, and had issued 3 308 advisory letters and 1 160 removal orders requiring removal of UBWs. The majority were issued to individual owners or occupants of the residential flats concerned. In the same period, 1 280 advisory

letter and 1 084 removal orders were complied with (i.e. cases complied with in the past three years but those were not necessarily those to which ICU had issued advisory letters or removal orders in the same period). As no serious disrepair had been identified, no repair order was issued during the period.

At present, the ICU has an establishment of 29 staff (including six Professionals, 18 Technical or Site Supervisory staff and five Clerical staff) to carry out the aforesaid building control works. Apart from the staff cost, the total operation expenditure for the above building control works in the past three years (i.e. 2012 to 2014) is about \$1.5m each year. However, the ICU does not have the breakdown of expenditure solely for implementing the PSP.

Same as in 2014, the ICU plans to survey 18 residential buildings in 2015. The required manpower and estimated expenditure are roughly the same as in 2014.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)044

(Question Serial No. 3082)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Given that the common areas and facilities in Tenants Purchase Scheme estates are still under the management of the Housing Department (HD), will the Government set aside a recurrent provision for management of these common areas and facilities, including upgrading the HD facilities in Lei Tung Estate and Wah Kwai Estate? If yes, what are the details? If no, what are the reasons? What is the estimated expenditure for the works in this respect?

Asked by: Hon TO Kun-sun, James (Member Question No. 60)

Reply:

The Hong Kong Housing Authority (HA) has already set up a Maintenance Fund for each Tenants Purchase Scheme (TPS) estate and injected an amount of \$14,000 for each residential flat in a one-off manner in order to cover the expenses arising from Major Maintenance Works in the common areas and facilities of the estate. As the owner of the unsold flats, HA settles the management fee with other owners based on the apportioned management shares for the maintenance works of the common parts of the estate.

Lei Tung Estate and Wah Kwai Estate are TPS estates. Facilities in the common areas therein are managed by the respective Incorporated Owners. As in other TPS estates, being the owner of the unsold TPS flats, the HA settles the management fee with other owners based on the apportioned management shares for the maintenance works of the common parts of the two Estates.

Separately, the management and maintenance of the carving out area (Estate Common Area (ECA)) in Wah Kwai Estate is under the joint responsibility of Smart Essence Development Limited (Smart Essence) and the HA. The budget regarding the general management and maintenance of the ECA will be prepared and agreed by Smart Essence and the HA. With

regards to budget for 2015-2016, a fund has been reserved in the Wah Kwai ECA management fund for the routine maintenance and repair on slopes, lifts and recreational and sport facilities.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)045

(Question Serial No. 3207)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Will the Government expedite the redevelopment of Wah Fu Estate and adopt an approach of “resolving the simple issues before the difficult ones” in prioritising the construction of public housing on non-contentious sites which do not require rezoning? If yes, what are the detailed arrangements? If no, what are the reasons? What is the estimated expenditure for the works involved?

Asked by: Hon TO Kun-sun, James (Member Question No. 62)

Reply:

As announced in the 2014 Policy Address, the development moratorium at the south of Pok Fu Lam, i.e. the area close to Wah Fu Estate will be lifted. This area will be used for public housing development and the future redevelopment of Wah Fu Estate. In early 2015, the Government commenced the feasibility study on five Government sites (i.e. Wah Fu North, Wah King Street, Near Chi Fu Road, Wah Lok Path and Kai Lung Wan), which are mainly in support of the Wah Fu Estate redevelopment. The study is expected to take about one year to complete. After the completion of the detailed study, local consultation and relevant planning procedures for the five public housing sites, we will be able to formulate the flat production and programme for the individual public housing developments, followed by the study on Wah Fu Estate redevelopment and its programme.

The Government has engaged engineering consultants to undertake the feasibility study for the five public housing sites with an estimated cost of about \$17 million.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)046

(Question Serial No. 1116)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

1. In 2014, the Department issued 17 notices under Mandatory Building Inspection Scheme (MBIS) but none was discharged, and 12 980 notices under Mandatory Window Inspection Scheme (MWIS) but only 4 733 were discharged. Please advise on the reason(s) for the low discharge rate. Was it due to insufficient manpower and resources to cope with the work? Has the Department reviewed its performance in this aspect in 2014-15? If yes, please provide the details; if no, please give the reasons;
2. It is estimated that in 2015, the number of MBIS notices to be issued and discharged is 4 500 and 20 respectively, while the number of MWIS notices to be issued and discharged is 46 000 and 29 000 respectively. However, the Department will not allocate additional provision and manpower to cope with the work under this Programme in 2015. What are the reasons and basis for the Department's estimation for 2015 and what specific measures will be taken by the Department to achieve the desired targets?

Asked by: Hon TSE Wai-chuen, Tony (Member Question No. 13)

Reply:

The Independent Checking Unit (ICU) had issued the first batch of statutory notices under the Mandatory Building Inspection Scheme (MBIS) in the second half of 2014 as scheduled. In accordance with the practice of the Buildings Department (BD), the ICU allowed the Incorporated Owners (IO) 12 months from the date of issuance of the statutory notice to carry out the prescribed inspection and repairs to their buildings. By the end of 2014, there was still more than half a year before the expiry of the dates specified on the statutory notices. Hence, it was within ICU's contemplation that there was no statutory notice discharged by that time.

Regarding the Mandatory Window Inspection Scheme (MWIS), the ICU had also issued the first batch of statutory notices in the second half of 2014. As the scope of works under the MWIS is simpler than that under the MBIS, the ICU allowed the owners and IO 6 months from the date of issuance of the statutory notice to carry out the prescribed inspection and repairs to the windows of their premises. As the dates specified in the statutory notices were yet to expire by the end of 2014, it was within ICU's contemplation that there was a relatively small number of statutory notices discharged by that time.

In 2015, the numbers of statutory notices to be issued under the MBIS and the MWIS by the ICU are estimated to be about 4 500 and 46 000 respectively. Regarding the MBIS, the ICU will issue statutory notices for the second and the third batch of target buildings. As there are projections at the external walls outside individual flats of some of these buildings, MBIS notices will also be served to the individual owners of these premises apart from the IO to whom MBIS notices will be served for the common part of these buildings. Thus the number of notices is expected to increase significantly. For the MWIS, the ICU will also issue statutory notices for the second and the third batch of target buildings. As the number of flats involved in these two batches is much larger than that involved in the first batch, the number of MWIS notices to be issued is expected to increase correspondingly. To cope with the increased workload, the ICU had created 12 posts in 2014-15 to implement the MBIS and the MWIS.

As the MBIS and the MWIS are still at their initial stage of implementation, the ICU has yet to consolidate practical experience and sufficient statistics from the enforcement of these two schemes at the moment. The estimated figures stated in the Controlling Officer's Report are ballpark figures.

The ICU would continue to keep a close watch on the implementation of the MBIS and the MWIS, examine the resources requirement and conduct regular review with a view to accomplishing the tasks more efficiently.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)047

(Question Serial No. 1117)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated that the number of buildings targeted for prescribed inspection and, if necessary, prescribed repair under the Mandatory Building Inspection Scheme in 2015 is 40 and the number of flats targeted for prescribed window inspection and, if necessary, prescribed window repair under the Mandatory Window Inspection Scheme is 37 900. In this connection, please advise on the following:

- (1) given the Department's explanation that the decrease in numbers is due to redeployment of resources, the number of buildings targeted in 2013 and 2014 but not yet been served with inspection notices and the number of new cases in 2015;
- (2) the manpower currently deployed to carry out the work, the posts involved and their terms of appointment; whether the Department has assessed the adequacy of existing manpower; if yes, the results of the assessment;
- (3) in view of the fact that the target for 2015 is higher than that for 2014, whether the Department will increase its manpower in 2015; if yes, the number of staff and posts to be involved and their terms of appointment, as well as the expenditure to be involved; if no, the reason(s) and how the Department will achieve the set target.

Asked by: Hon TSE Wai-chuen, Tony (Member Question No. 14)

Reply:

- (1) In accordance with the practice of the Buildings Department (BD), the Independent Checking Unit (ICU) issues pre-notification letters to the owners or Incorporated Owners (IO) of the selected target buildings before serving statutory notices to them under the Mandatory Building Inspection Scheme (MBIS) and

Mandatory Window Inspection Scheme (MWIS), alerting them to prepare for organizing the prescribed inspection and repairs. Since the two new schemes were yet to be well-known to the public, the ICU arranged briefing sessions and took part in briefing sessions organized by district offices of the Home Affairs Department for the general public in different districts to pave the way for smooth implementation of the two schemes. By adopting a lenient and flexible approach, the ICU had only started issuing MBIS and MWIS statutory notices to the owners of the first batch of selected target buildings in the second half of 2014. Moreover, if the owners or IO, after receiving pre-notification letters by the ICU, took the initiative to complete the prescribed inspection and repairs for their buildings or windows according to the requirements under the MBIS or the MWIS; or if ICU approved the owner's or IO's applications for deferring the issuance of statutory notices with legitimate reasons, the ICU would not serve statutory notices to the owners concerned. As a result, the actual number of statutory notices issued in 2014 was less than the estimates in the indicators.

Nonetheless, concerning target buildings selected for issuance of pre-notification letters for each year, there was no significant difference between the average numbers of target buildings selected and the respective targets in 2013 and 2014.

Currently, the number of target buildings and flats selected and with pre-notification letters issued in 2013 and 2014 but not yet been served with statutory notices are as follows:

	2013	2014
MBIS (no. of buildings)	84	55
MWIS (no. of flats)	73 776	54 403

For 2015, the ICU plans to select 40 buildings and 37 900 flats as targets for the MBIS and the MWIS respectively. All of these are new cases.

- (2)&(3) The ICU had created 12 posts in 2014-15 to implement the MBIS and the MWIS. The current staff establishment in ICU responsible for MBIS and MWIS is 22, including one senior professional, five professionals, 14 technical staff and two clerical staff. These are all civil service posts which are subject to civil service terms of appointment and conditions of service. The ICU would continue to keep a close watch on the actual implementation of these two schemes, examine the resources requirement and conduct regular review with a view to accomplishing the tasks more efficiently.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)048

(Question Serial No. 1121)

Head: (62) Housing Department

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

Programme: (4) Rehousing of Occupants upon Clearance

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under this Programme, it is stated that the Housing Department (HD) provides rehousing assistance to eligible clearerees affected by government actions in land clearance and illegal rooftop structure clearance, and victims of natural disasters and other emergency incidents. In this connection, please advise on the following:

1. details of the operating expenses of the transit centres under the HD in each of the past 3 years;
2. details of the clearance programmes to be carried out by the Lands Department (LandsD) and the Buildings Department (BD) in 2015 and the estimated number of persons to be affected;
3. details of the HD's existing manpower, establishment and personal emoluments involved in the work under this Programme;
4. whether the HD has assessed if there will be an increase in the demand for transit centres as a result of the stepping up of prosecution actions by the LandsD and the BD to eradicate subdivided units in industrial buildings and clear illegal rooftop structures and squatters, etc. in 2015-16 with a view to strengthening the management of government land; if yes, of the result of assessment; if no, of the reason(s);
5. in view of the establishment of new development areas, redevelopment of old buildings and enhanced enforcement actions against illegal rooftop structures, etc., whether the Department will provide additional resources and manpower to cope with the work; if yes, of the specific details; and in respect of the additional manpower to be provided, the number of new posts to be created and the number of vacant posts to be filled.

Asked by: Hon TSE Wai-chuen, Tony (Member Question No. 18)

Reply:

1. The respective operating expenses of the transit centres under the Housing Department (HD) in the past three years (i.e. 2012-13, 2013-14 and 2014-15 (as at end December 2014)) were some \$1.23M, \$1.34M and \$0.93M which were charged to the Housing Authority's account.
2. Details of the clearance programmes of the Lands Department (LandsD) and Buildings Department (BD) in 2015 will only be made public when LandsD conducts the pre-clearance registration or when BD issues the Statutory Order, in order to ensure that the occupants to be rehoused are the ones who are genuinely affected. This being the case, LandsD and BD are unable to provide the relevant information.
3. There is a staff establishment of 29 non-directorate posts in the HD to undertake duties relating to Programme (4) of Head 62. Related staff cost in 2015-16 is estimated to be \$20.4 million.
4. We expect that the bedspaces currently available at the Po Tin Transit Centre (TC) in Tuen Mun and the Lung Tin TC in Tai O should be adequate to meet the temporary accommodation needs arising from the various clearance programmes and enforcement actions to be conducted by LandsD and BD in 2015-16.
5. The HD will flexibly deploy staff to handle work relating to rehousing clearances as a result of Government's clearance programmes for the development of new areas and enforcement actions against illegal rooftop structures. The HD has not sought additional funds and manpower for this work in 2015-16.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)049

(Question Serial No. 0599)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

In Programme (5), the information given by the Government shows that both the number of infrastructure projects obtaining funding approval from the Legislative Council (LegCo) and the number of infrastructure projects under construction in 2014 are different from the original estimate. In this connection, will the Government inform this Committee:

- (1) of the reason(s) why the number of infrastructure projects obtaining funding approval from the LegCo in 2014 is 1 fewer than the original estimate, the details of the project involved and the reason(s) for failing to obtain funding approval; whether the project involved has been included in the estimates for 2015-16; and if yes, whether the progress of the infrastructure projects will be affected and whether additional staffing provision and expenditure will be required;
- (2) whether the reason for an additional infrastructure project under construction in 2014-15 is a delay in works; if yes, of the reason(s) and whether additional expenditure will be required; if no, of the reason(s);
- (3) of the location and type of infrastructure projects which are expected to obtain funding approval from the LegCo in 2015-16, the staffing provision and expenditure to be involved (with information set out in a table)?

Asked by: Hon WONG Kwok-hing (Member Question No. 21)

Reply:

- (1) There was one project (i.e. "Reprovisioning of Pak Tin Community Hall and special child care centre cum early education and training centre in Pak Tin Estate redevelopment site, and construction of footbridge link at Nam Cheong Street, Sham Shui Po") scheduled for obtaining funding approval from the Legislative Council

(LegCo) in 2014 original estimate but it could not be considered by LegCo in 2014 as a result of the progress of processing applications for funding approval by LegCo. This project is thus included in the estimates for 2015-2016. There is no increase in staffing provision and staff cost.

- (2) There was an additional “infrastructure project under construction in 2014” not because of delay in works but due to the following reasons:
 - i) there were two projects (i.e. “Primary school in Area 101, Tin Shui Wai, Yuen Long” and “Secondary school in Area 101, Tin Shui Wai, Yuen Long”) included after completion of their final accounts in 2014 which were originally scheduled for completion in 2013; and
 - ii) there was one project (i.e. “Reprovisioning of Pak Tin Community Hall and special child care centre cum early education and training centre in Pak Tin Estate redevelopment site, and construction of footbridge link at Nam Cheong Street, Sham Shui Po”) omitted as its funding approval was not considered by LegCo in 2014.
- (3) The location and type of infrastructure projects which are scheduled for obtaining funding approval from LegCo in 2015 are set out in **Annex**. There is an establishment of 16 staff for administering the housing-related infrastructural projects under the Capital Works Reserve Fund Head 711, including professional, technical and general grade staff. They are also responsible for other duties. The related staff costs are about \$18 million per annum.

	Name of Projects	Location	Type of Works
(i)	Reprovisioning of Pak Tin Community Hall and Special Child Care Centre cum Early Education and Training Centre in Pak Tin Estate Redevelopment Site, and Footbridge Link at Nam Cheong Street, Sham Shui Po	Sham Shui Po	Building and Transport
(ii)	Public Transport Interchange and associated works at Kiu Cheong Road East, Ping Shan	Ping Shan	Roads and Drains
(iii)	Public Transport Interchange at Container Port Road and Junction Improvement Works along Kwai Chung Road adjoining Public Housing Development at ex-Kwai Chung Police Married Quarters	Kwai Chung	Roads and Drains
(iv)	Footbridge Link at Sau Ming Road, Kwun Tong	Kwun Tong	Transport
(v)	Roads and Drains in Area 16 and Area 58D, Sha Tin	Sha Tin	Roads and Drains

- End -

CONTROLLING OFFICER'S REPLY

THB(H)050

(Question Serial No. 0605)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

When The Link divested a number of its shopping centres and carparking premises in 2014, did the Housing Department conduct any reviews on the land leases in respect of these shopping centres and carparking premises so as to fulfil the monitoring role of the Government? If yes, what is the staff establishment involved in monitoring The Link? Did the authorities concerned issue, in the Government's capacity, advisory or warning letters, etc. to The Link, demanding it to fulfil the obligations stipulated in the land leases to ensure that the rights of public housing tenants to use shopping centres and carparks will not be undermined? If yes, what are the details and the staff establishment involved? Do the work of the staff involved include performing monitoring functions jointly with the Lands Department? If no, what are the reasons?

Asked by: Hon WONG Kwok-hing (Member Question No.24)

Reply:

The Hong Kong Housing Authority divested its retail and carpark facilities through The Link Real Estate Investment Trust (The Link) in 2005. Just like other private property owners, The Link and other relevant owners are obliged to comply with the relevant legislation and the conditions of government leases (ie. land leases).

The Lands Department (LandsD) is the land administration body, responsible for the management of government leases to ensure the use of land complies with the lease conditions, and will take lease enforcement actions against breaches of lease conditions. The management of government leases is the work of LandsD and involves the manpower establishment of LandsD.

Daily estate management of public housing estates with divested commercial facilities is part of the routine duties of the Housing Department. We do not keep a breakdown of the manpower establishment in respect of this duty.

– End –

CONTROLLING OFFICER'S REPLY

THB(H)051

(Question Serial No. 3212)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated by the Government that the public housing production target for the next 10 years is 480 000 flats, and it is necessary to keep a close watch on the supply situation of public housing sites. In this connection, please provide, in tabular form, the following information:

- (1) with regard to the proposed sites for public housing development put forward to District Councils (DCs) in the past 5 years (2010-11, 2011-12, 2012-13, 2013-14 and 2014-15), a breakdown of the sites by 18 districts, with location of sites, and planned number of flats to be provided, as well as the number of sites supported or not supported by respective DCs;
- (2) with regard to the proposed sites for subsidised housing development put forward to DCs in the past 5 years (2010-11, 2011-12, 2012-13, 2013-14 and 2014-15), a breakdown of the sites by 18 districts, with location of sites, planned number of flats to be provided, as well as the number of sites supported or not supported by respective DCs;
- (3) total number of working hours spent by staff on district consultation in respect of items (1) and (2) above in the past 5 years (2010-11, 2011-12, 2012-13, 2013-14 and 2014-15), and the estimated additional manpower to be recruited and expenditure to be involved in 2015-16.

Asked by: Hon WONG Kwok-hing (Member Question No. 27)

Reply:

- (1) In the past five years (2010-11 to 2014-15), details of public rental housing developments that the Hong Kong Housing Authority (HA) had proposed to District Councils are as follows.

District Council	No. of Site	Site Location	Estimated Flat No. (About)
Kwun Tong	5	Sau Ming Road	300
		Anderson Road Sites A, B and C	8 600
		Eastern Harbour Crossing Site Ph. 7	500
		Hiu Ming Street	1 100
		Choi Wing Road	800
Wong Tai Sin	4	San Po Kong Flatted Factory	900
		Fung Shing Street	750
		Diamond Hill	3 100
		Tung Tau Estate Phase 8	1 000
Sham Shui Po	5	Pak Tin Estate Redevelopment	5 900
		Lai Chi Kok Road – Tonkin Street	3 900
		Shek Kip Mei Phs. 3, 6 and 7	1 500
		North West Kowloon Reclamation Site 6	3 300
		Cheung Sha Wan Wholesale Food Market Site 3	1 300
Sha Tin	3	Fo Tan	4 800
		Shek Mun	3 000
		Ma On Shan Area 86B	1 600
Kwai Tsing	2	Ex-Kwai Chung Police Married Quarters	900
		Tai Wo Hau Road	800
Tuen Mun	4	Tuen Mun Area 18	1 000
		Tuen Mun Area 29 West	800
		Tuen Mun Area 54 Sites 1 - 4	13 000
		San Hing Road	1 500
North	3	Fanling Area 49	900
		Choi Yuen Road	1 100
		Queen's Hill	9 000
Islands	2	Tung Chung Area 56	3 600
		Tung Chung Area 39	3 900
Eastern	2	Lin Shing Road	300
		Chai Wan Factory Estate Conversion	200
Yuen Long	1	Wang Chau	4 000
Tai Po	1	Tai Po Area 9	4 850
		Chung Nga Road East	700
		Chung Nga Road West	950

Apart from the projects of San Hing Road in Tuen Mun and Chung Nga Road East and West in Tai Po, other projects are either supported or not objected by the respective District Councils.

- (2) In the past five years (2010-11 to 2014-15), details of Home Ownership Scheme developments that the HA had proposed to District Councils are as follows.

District Council	No. of Site	Site Location	Estimated Flat No. (About)
Kwun Tong	2	Choi Hing Road	1 300
		Pik Wan Road South	500
Wong Tai Sin	1	Diamond Hill	900
Kowloon City	2	Kai Tak Site 1G1(B)	700
		Sheung Lok Street	600
Sham Shui Po	2	Cheung Sha Wan Wholesale Food Market Site 5	2 500
		Fat Tseung Street West	800
Sha Tin	6	Mei Mun Lane, Sha Tin Area 4C	200
		Pik Tin Street, Sha Tin Area 4D	300
		Hin Tin Street, Sha Tin Area 31	200
		Wo Sheung Tun Street	800
		Ma On Shan Road, Northern Portion	1 000
		Ma On Shan Road, Southern Portion	700
Kwai Tsing	2	Ching Hong Road	500
		Texaco Road	500
Tsuen Wan	1	Sha Tsui Road	1 000
Tuen Mun	2	Tuen Mun Area 54 Site 5	500
		Tuen Mun Area 2	300
North	1	Queen's Hill	3 200
Yuen Long	2	Wang Yip Street West	200
		Kiu Cheong Road East	2 400
Islands	3	Ngan Kwong Wan Road East	200
		Ngan Kwong Wan Road West	500
		Tung Chung Area 27	1 200
Sai Kung	1	Tseung Kwan O Area 65C2	1 400

Apart from the Texaco Road project in Kwai Tsing, other projects are either supported or not objected by the respective District Councils.

- (3) As a financially autonomous public body, the HA funds its public housing programmes with its own resources. The HA is responsible for the staff establishment and expenditure incurred in (1) and (2). The Development and Construction Division (DCD) of the Housing Department is responsible for the implementation of the HA's public housing projects. Carrying out district consultation is part of the DCD's routine duties. There are about 2 300 staff members in the DCD and the estimated staff cost for 2014-15 is about \$2.055billion. The HA would closely monitor the manpower requirement for the development of public housing.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)052

(Question Serial No. 0669)

Head: (62) Housing Department

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

Programme: (3) Appeal Panel (Housing)

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the Appeal Panel, please advise on the number of its members and staff members of its Secretariat, the total meeting time, the expenditure involved and the actual number of cases required to be heard and their types (and give a list of the top 10 public housing estates with the largest number of cases) in the past 3 years (2012-13, 2013-14 and 2014-15). Please state the reason(s) why both the number of cases required to be heard and the number of hearings conducted in 2014-15 are higher than the estimated figures, the manpower implications and whether the Government has any plans to increase the staff establishment in this respect.

Asked by: Hon WONG Kwok-kin (Member Question No. 12)

Reply:

In the past three financial years (2012-13, 2013-14 and 2014-15), the number of members of the Appeal Panel (Housing) (including the Chairman) is 96, 92 and 93 respectively; and the expenditure involved is \$9.4 million (actual), \$8.3 million (actual) and \$10.6 million (revised estimate) respectively. The establishment of its Secretariat is 16 in each of the past three financial years.

We do not keep the statistics of the total duration of hearings conducted. In the past three years (i.e. 2012-14), the number of hearing sessions conducted is 191, 164 and 173 respectively. The normal duration of each hearing session is about three hours.

In the past three years (i.e. 2012-2014), the numbers of cases heard with a breakdown by category are as follows:

	<u>2012</u>	<u>2013</u>	<u>2014</u>
Rent arrears	48	73	84
Non-occupation of the flat/ Unauthorised occupation of the flat	271	229	261
Others (including divorce, redevelopment, Marking Scheme and storage of illicit drugs, etc)	158	114	105
Total	477	416	450

The top ten public rental housing estates with the largest number of cases are, in descending order, Po Tin Estate, Kwai Chung Estate, Pak Tin Estate, Yat Tung (II) Estate, Kwai Shing East Estate, Tai Hing Estate, Tin Ching Estate, Tung Tau (I) Estate, Po Tin Interim Housing and Po Tat Estate

The estimate of the number of hearings arranged and the number of cases heard in 2014 was projected from the estimated number of appeals received in 2014 and the rate of withdrawal of appeals in the first nine months of 2013. This is because at the time of the preparation of the estimate of 2014, the figure of the whole year of 2013 was not yet available but only the figure for the first nine months in 2013 was available. Since the actual rate of withdrawal of appeals in 2014 was lower than estimated, the actual number of hearings arranged and the number of cases heard in 2014 were greater than the original estimate.

While we rely on the annual estimate for initial planning, the number of appeals received and the consequential number of hearings/ hearing sessions arranged would vary from year to year without direct correlation with past figures. We will closely monitor the situation, and adjust the number of hearings/ hearing sessions as necessary to ensure effective handling of appeals. We have no plan to increase the establishment of the Appeal Panel (Housing) Secretariat.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)053

(Question Serial No. 2627)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

As regards the implementation of Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS), please advise on the following:

1. the reasons why only 12 980 MWIS notices were issued in 2014 as the Housing Department (the Department) originally planned to issue 17 000;
2. the list of building issued with MBIS and MWIS notices; in which quarter(s) of 2015 the Department will issue MBIS and MWIS notices to the second and the third batches of selected buildings; the District Council(s) to be involved in respect of the buildings selected;
3. the number of MWIS notices already issued but expired without being discharged; whether the Department has issued any penalty notices or instigated any prosecutions;
4. the number of seminars on implementation of MBIS and MWIS organised by the Department for the local community; details of the seminars including the dates, venues and number of participants; the estimated number of seminars to be held in the coming year.

Asked by: Hon WU Chi-wai (Member Question No. 22)

Reply:

1. In accordance with the practice of the Buildings Department, the Independent Checking Unit (ICU) issues pre-notification letters to the owners or Incorporated Owners (IO) of the selected target buildings before serving statutory notices to them under the Mandatory Window Inspection Scheme (MWIS), alerting them to prepare for organizing the prescribed inspection and repairs. Since the new scheme was yet to be well-known to the

public, the ICU arranged briefing sessions and took part in briefing sessions organized by district offices of the Home Affairs Department (HAD) for the general public in different districts to pave the way for smooth implementation of the schemes. By adopting a lenient and flexible approach, the ICU had only started issuing MWIS statutory notices to the owners of the first batch of selected target buildings in the second half of 2014. Moreover, if the owners or IO, after receiving pre-notification letters by the ICU, took the initiative to complete the prescribed inspection and repairs for their windows according to the requirements under the MWIS; or if ICU approved the owner's or IO's applications for deferring the issuance of statutory notices with legitimate reasons, the ICU would not serve statutory notices to the owners concerned. As a result, the actual number of statutory notices issued in 2014 was less than the estimates in the indicators.

Nonetheless, concerning target building selected for issuance of pre-notification letters for each year, there was no significant difference between the average numbers of target building selected and the respective targets in 2013 and 2014.

2. Courts/Estates with statutory notices issued under the Mandatory Building Inspection Scheme (MBIS) and the MWIS are as follows:

Courts/Estates with statutory notices issued under MBIS	District
Oi Man Estate	Kowloon City
Sui Wo Court	Sha Tin

Courts/Estates with statutory notices issued under MWIS	District
Ka Lung Court	Southern
Fu Keung Court	Wong Tai Sin
Hong Wah Court	Kwun Tong
Po Lai Court	Sham Shui Po
Yin Lai Court	Kwai Tsing
San Wai Court	Tuen Mun
Sui Wo Court	Sha Tin
Kam Hay Court	Sha Tin
Yan Ming Court	Sai Kung

ICU will issue the second and third batches of statutory notices under the MBIS and the MWIS in the first and second half of 2015 respectively. The districts involved are as follows:

Target buildings under the MBIS	Target buildings under the MWIS
Eastern	Eastern
Wong Tai Sin	Southern
Kwun Tong	Wong Tai Sin
Sham Shui Po	Kwun Tong
Kwai Tsing	Sham Shui Po
Tuen Mun	Kowloon City

North	Kwai Tsing
Sha Tin	Tuen Mun
	Yuen Long
	North
	Sha Tin
	Sai Kung
	Tai Po
	Islands

3. There was yet any overdue MWIS statutory notice up to end of January 2015. Nevertheless, the ICU will monitor and review any overdue cases. The ICU will give due consideration of any reasonable defence and follow up.

4. The details of the community briefings arranged by the ICU or jointly organized with the HAD are as follows:

Date	Venue	Number of Participants
17 th Jan 2013	Lung Cheung Office Block	27
18 th Jan 2013	Lung Cheung Office Block	6
26 th Apr 2013	Wong Tai Sin Community Hall	12
6 th May 2013	Quarry Bay Community Hall	2
28 th May 2013*	Tuen Mun Town Hall	approx. 90
28 th Nov 2013	Fu Heng Neighborhood Community Centre	150
29 th Nov 2013	Kai Yip Community Hall	20
14 th Jan 2014*	Cheung Fat Community Hall	approx. 40
4 th Mar 2014*	Sha Kok Community Hall	approx. 60
17 th Mar 2014*	Lee On Community Hall	approx. 170
23 rd May 2014	Wong Tai Sin Community Hall	5
30 th May 2014	Sha Kok Community Hall	8
6 th Jul 2014*	Lek Yuen Community Hall	11
24 th Jul 2014*	Tai Po Community Centre	approx. 15
17 th Oct 2014*	Wong Tai Sin Community Centre	approx. 50
21 st Nov 2014	Tin Yiu Community Hall	56
27 th Nov 2014	Kwun Tong Community Centre	13

* Community briefings jointly organized with HAD

To let the public gain a better understanding and prepare for both the MBIS and the MWIS, the ICU will continue to liaise with HAD in different districts to organize community briefings on these two schemes.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)054

(Question Serial No. 2628)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Pursuant to the "Refined Policy on Redevelopment of Aged Public Rental Housing (PRH) Estate", the HA has completed a review of the redevelopment potential of 22 non-divested aged public housing estates at the end of 2013, and will conduct a series of detailed technical studies of PRH redevelopment.

1. What are the staff establishment involved and the expenditure incurred in the above studies?
2. Given the announcement of the redevelopment of Wah Fu Estate in the Policy Address last year, what is the current progress of the studies and when the announcement of the second redevelopment project is expected to make?
3. Has the Government set any targets for the studies, such as timetables or priorities for redevelopment of PRH covered by the studies? Will the Government inform the Legislative Council and the public of the progress and findings of the studies?

Asked by: Hon WU Chi-wai (Member Question No. 23)

Reply:

1. As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The HA is responsible for the staff establishment and expenditure incurred in studies relating to redevelopment of public rental housing (PRH) estates. The Development and Construction Division of the Housing Department is responsible for the implementation of the HA's public housing projects. There are about 2 300 staff members in the division and the estimated staff cost for 2014-15 is about \$2.055 billion. Studies relating to redevelopment of PRH estates are part of the routine work of the Development and Construction Division and we do not have

separate breakdown of the staff establishment and expenditure involved in this particular area of work. The HA would closely monitor the manpower requirement for the development of public housing.

2. As announced in the 2014 Policy Address, the development moratorium at the south of Pok Fu Lam, i.e. the area close to Wah Fu Estate will be lifted. This area will be used for public housing development and the future redevelopment of Wah Fu Estate. In early 2015, the Government commenced the feasibility study on five Government sites (i.e. Wah Fu North, Wah King Street, Near Chi Fu Road, Wah Lok Path and Kai Lung Wan), which are mainly in support of the Wah Fu Estate redevelopment. The study is expected to take about one year to complete. After the completion of the detailed study, local consultation and relevant planning procedures for the five sites, we will be able to formulate the flat production and programme for the individual public housing developments, followed by the study on Wah Fu Estate redevelopment and its programme.
3. The Government promulgated the Long Term Housing Strategy (LTHS) in December 2014, which included an analysis on the redevelopment of public housing estates. As stated in the LTHS document, while redevelopment may increase PRH supply over the long term, it will in the short term reduce PRH stock available for allocation. This will inevitably add further pressure on the HA's ability in maintaining the target of making the first flat offer at around three years for general applicants (i.e. family and elderly one person applicants). The net gain in flat supply from redevelopment will take a long time to realise, very often towards the latter if not the last phase of the redevelopment. Hence, redevelopment could at best serve as a supplementary source of PRH supply. It is also not advisable to carry out any massive redevelopment programme which will result in freezing a large number of PRH units that may otherwise be allocated to needy households, given the current high demand for PRH. The HA will continue to consider redevelopment on an estate-by-estate basis in accordance with its established policies and criteria.

According to the "Refined Policy on Redevelopment of Aged Public Rental Housing Estates" formulated by the HA in 2011, the HA will consider redevelopment of individual estates with reference to four basic principles, viz. structural conditions of buildings, cost-effectiveness of repair works, availability of suitable rehousing resources in the vicinity of the estates to be redeveloped, and build-back potential upon redevelopment.

In considering proposals for redeveloping individual estates, the HA will conduct a series of detailed technical studies and consultations with relevant government bureaux and departments, the District Councils and local communities to determine the associated ancillary facilities such as community, welfare, transport and educational facilities in the wider context of the districts concerned. Upon completion of the detailed technical studies and if it is decided to proceed with redevelopment, the HA will give sufficient advance notice to affected tenants and provide them with financial and other assistance. The HA will normally make formal announcement for redevelopment three years before the clearance operation.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)055****(Question Serial No. 1650)**Head: (162) Rating and Valuation DepartmentSubhead (No. & title): (-) Not specifiedProgramme: (4) Landlord and Tenant ServicesControlling Officer: Commissioner of Rating and Valuation (TANG Ping Kwong)Director of Bureau: Secretary for Transport and HousingQuestion:

Please inform the Committee of the number of cases of tenancy enquiries and mediatory services provided by the Rating and Valuation Department in the last three years, and how many of the mediation cases result in a successful outcome.

Asked by: Hon CHAN Kam-lam (Member Question No. 40)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. 2012-13 to 2014-15) are as below:

<u>Year</u>	<u>Number of advisory services provided</u>	<u>Number of mediatory services provided</u>
2012-13	About 176 000	198
2013-14	About 163 000	140
2014-15 (up till February 2015)	About 142 000	157

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

- End -

CONTROLLING OFFICER'S REPLY**THB(H)056****(Question Serial No. 1200)**Head: (162) Rating and Valuation DepartmentSubhead (No. & title): (-) Not specifiedProgramme: (4) Landlord and Tenant ServicesControlling Officer: Commissioner of Rating and Valuation (TANG Ping Kwong)Director of Bureau: Secretary for Transport and HousingQuestion:

- (a) Please inform the Committee the number of notices of new letting or lease renewal endorsed in the last three years, and how many of them are processed online?
- (b) What is the actual average time taken in endorsing the notices of new letting or lease renewal in the last three years? Will the Department consider shortening the target timeframe of endorsing the notices?
- (c) What is the number of notices of new lettings or lease renewal endorsed in the last five years which could not meet the target timeframe of one month?

Asked by: Hon LEUNG Che-cheung (Member Question No. 36)Reply:

- (a) The number of notices of new letting or lease renewal processed by the Rating and Valuation Department (RVD) in the last three years is listed below -

Year	No. of Notices processed	No. of Notices submitted online*
2012-13	About 51 000	About 13 000
2013-14	About 51 500	About 14 400
2014-15 (up to end February 2015)	About 47 500	About 14 200

* Around 60% of the applicants requested endorsed notices in hard copy. For the remaining cases, endorsed notices in soft copy were requested.

- (b) The actual average time taken to endorse a notice of new letting or lease renewal in the last three years is listed below -

Year	Average time taken to endorse each Notice (Number of calendar days)
2012-13	24
2013-14	23
2014-15 (up to end February 2015)	22

In view of the resources required to process applications for notices of new letting or lease renewal received, there is no plan at present to shorten the target timeframe for endorsing the notices. RVD will keep the target under regular review.

- (c) The number of notices of new letting or lease renewal which were endorsed beyond the target timeframe of one month in the last five years is listed below -

Year	Number of notices which took more than one month to endorse
2010-11	7
2011-12	15
2012-13	7
2013-14	4
2014-15 (up to end February 2015)	9

- End -

CONTROLLING OFFICER'S REPLY

THB(H)057

(Question Serial No. 1201)

Head: (162) Rating and Valuation Department

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

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (TANG Ping Kwong)

Director of Bureau: Secretary for Transport and Housing

Question:

As mentioned in the Brief Description under Programme (4), “providing the public with advisory and mediatory services on tenancy matters” is one of the main activities. In this regard, please inform this Committee:

- (a) of the number of cases of mediatory services provided by the Department in 2014-15?
- (b) whether the Department will collect comments from service users in the coming year regarding their views on the mediatory services and the outcome, with a view to enhancing the services? If not, what are the reasons?

Asked by: Hon LEUNG Che-cheung (Member Question No. 37)

Reply:

- (a) Up to end February 2015, the Rating and Valuation Department (RVD) has provided mediatory services in respect of 157 cases in 2014-15.
- (b) In the course of conducting the mediation, the RVD is generally aware of users' views on the mediatory service, such as whether it has enhanced their understanding on tenancy issues.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)058-1

(Question Serial No. 0083)

Head: (711) Capital Works Reserve Fund: Housing

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

Programme: (-) Not specified

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Transport and Housing

Question:

Concerning 566CL - Development at Anderson Road, the latest estimates state that the actual expenditure of the project was only HK\$2,456.9 million as at 31 March 2014. However, according to the LegCo paper PWSC(2007-08)57, the Administration should have spent HK\$3,115 million by the end of 2013/14. Will the Administration inform this Committee the reasons for the below-par spending on the project? What is the latest progress and estimated completion date of the project?

Asked by: Hon Abraham SHEK Lai-him (Member Question No. 7)

Reply:

According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

Expenditure charged to the Capital Works Reserve Fund do not form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are not relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.

The actual expenditure of Project 566CL as at end of March 2014 being less than the forecast shown in the LegCo PWSC paper is mainly due to the lower tender price than expected. As at end of February 2015, the works of the Development at Anderson Road project are about 94% completed. The project is anticipated to be completed substantially in mid-2015.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)058-2

(Question Serial No. 0103)

Head: (711) Capital Works Reserve Fund: Housing

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

Programme: (-) Not specified

Controlling Officer: Director of Civil Engineering and Development (C K HON)

Director of Bureau: Secretary for Transport and Housing

Question:

Concerning 566CL - Development at Anderson Road, the latest estimates state that the actual expenditure of the project was only HK\$2,456.9 million as at 31 March 2014. However, according to the LegCo paper PWSC(2007-08)57, the Administration should have spent HK\$3,115 million by the end of 2013/14. Will the Administration inform this Committee the reasons for the below-par spending on the project? What is the latest progress and estimated completion date of the project?

Asked by: Hon Abraham SHEK Lai-him (Member Question No. 33)

Reply:

According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

Expenditure charged to the Capital Works Reserve Fund do not form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are not relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.

The actual expenditure of Project 566CL as at end of March 2014 being less than the forecast shown in the LegCo PWSC paper is mainly due to the lower tender price than expected. As at end of February 2015, the works of the Development at Anderson Road project are about 94% completed. The project is anticipated to be completed substantially in mid-2015.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)059-1

(Question Serial No. 6199)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide details on the public housing estates currently proposed by the Housing Authority for redevelopment, including the name and site area of the estates, number of residential units available, planned year of redevelopment and number of residential units to be provided upon redevelopment.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 273)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds the public housing programmes with its own resources. The HA is responsible for the expenditure of redevelopment of aged public rental housing estates.

The Government promulgated the Long Term Housing Strategy (LTHS) document in December 2014, which has included an analysis over the redevelopment of public housing estates. As stated in the LTHS document, while redevelopment may increase public rental housing (PRH) supply over the long term, it will in the short term reduce PRH stock available for allocation. This will inevitably add further pressure on the HA's ability in maintaining the target of making the first flat offer at around three years for general applicants (i.e. family and elderly-one person applicants). The net gain in flat supply from redevelopment will take a long time to realise, very often towards the latter if not the last phase of the redevelopment. Hence, redevelopment could at best serve as a supplementary source of PRH supply. It is also not advisable to carry out any massive redevelopment programme which will result in freezing a large number of PRH units that may otherwise be allocated to needy households, given the current high demand for PRH. The HA will continue to consider redevelopment on an estate-by-estate basis in accordance with established policies and criteria.

According to the “Refined Policy on Redevelopment of Aged Public Rental Housing Estates” formulated by the HA in 2011, the HA will consider redevelopment of individual estates with reference to four basic principles, viz. structural conditions of buildings, cost-effectiveness of repair works, availability of suitable rehousing resources in the vicinity of the estates to be redeveloped, and build-back potential upon redevelopment.

In considering proposals for redeveloping individual estates, the HA will conduct a series of detailed technical studies and consultations with relevant government bureaux and departments, the District Councils and local communities to determine the associated ancillary facilities such as community, welfare, transport and educational facilities in the wider context of the districts concerned. Upon completion of the detailed technical studies and if it is decided to proceed with redevelopment, the HA will give sufficient advance notice to affected tenants and provide them with financial and other assistance. The HA will normally make formal announcement for redevelopment three years before the clearance operation.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)59-2

(Question Serial No. 6200)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide details of the public housing estates aged 40 or above but not included in the redevelopment programme of the Housing Authority, including the name and site area of the estates, as well as the number of residential units available.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 274)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds the public housing programmes with its own resources. The HA is responsible for the expenditure of redevelopment of aged public rental housing estates.

The Government promulgated the Long Term Housing Strategy (LTHS) document in December 2014, which has included an analysis over the redevelopment of public housing estates. As stated in the LTHS document, while redevelopment may increase public rental housing (PRH) supply over the long term, it will in the short term reduce PRH stock available for allocation. This will inevitably add further pressure on the HA's ability in maintaining the target of making the first flat offer at around three years for general applicants (i.e. family and elderly-one person applicants). The net gain in flat supply from redevelopment will take a long time to realise, very often towards the latter if not the last phase of the redevelopment. Hence, redevelopment could at best serve as a supplementary source of PRH supply. It is also not advisable to carry out any massive redevelopment programme which will result in freezing a large number of PRH units that may otherwise be allocated to needy households, given the current high demand for PRH. The HA will continue to consider redevelopment on an estate-by-estate basis in accordance with established policies and criteria.

According to the "Refined Policy on Redevelopment of Aged Public Rental Housing Estates"

formulated by the HA in 2011, the HA will consider redevelopment of individual estates with reference to four basic principles, viz. structural conditions of buildings, cost-effectiveness of repair works, availability of suitable rehousing resources in the vicinity of the estates to be redeveloped, and build-back potential upon redevelopment.

In considering proposals for redeveloping individual estates, the HA will conduct a series of detailed technical studies and consultations with relevant government bureaux and departments, the District Councils and local communities to determine the associated ancillary facilities such as community, welfare, transport and educational facilities in the wider context of the districts concerned. Upon completion of the detailed technical studies and if it is decided to proceed with redevelopment, the HA will give sufficient advance notice to affected tenants and provide them with financial and other assistance. The HA will normally make formal announcement for redevelopment three years before the clearance operation.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)060-1

(Question Serial No. 5368)

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

Question:

Please advise on the number of complaints received by the Sales of First-hand Residential Properties Authority each year since the commencement of the Residential Properties (First-hand Sales) Ordinance, as well as the number of cases substantiated, under investigation and not substantiated.

Asked by: Hon KWOK Ka-ki (Member Question No. 187)

Reply:

The Sales of First-hand Residential Properties Authority ("SRPA") came into full operation on 29 April 2013.

For the period from 29 April 2013 to 31 December 2013, the SRPA received 35 complaints. In 2014, the SRPA received 72 complaints.

Of the 107 complaints aforementioned, 79 complaints are related to the Residential Properties (First-hand Sales) Ordinance ("the Ordinance"), while the remaining 28 complaints are not. Amongst those 79 complaints relating to the Ordinance, 70 complaints are not substantiated. The SRPA is still taking follow-up action on the remaining nine complaints.

Contraventions of the provisions in the Ordinance are criminal offences. The SRPA carries out investigations on cases which are suspected of contravening the Ordinance and, depending on the investigation results, refers cases to the Prosecutions Division of the Department of Justice for follow-up action as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)060-2

(Question Serial No. 6108)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide details of the complaints found substantiated by the Sales of First-hand Residential Properties Authority since the commencement of the Residential Properties (First-hand Sales) Ordinance, the follow-up actions taken and the penalties imposed on non-compliant persons or developers.

Asked by: Hon KWOK Ka-ki (Member Question No. 207)

Reply:

The Sales of First-hand Residential Properties Authority ("SRPA") came into full operation on 29 April 2013.

For the period from 29 April 2013 to 31 December 2013, the SRPA received 35 complaints. In 2014, the SRPA received 72 complaints.

Of the 107 complaints aforementioned, 79 complaints are related to the Residential Properties (First-hand Sales) Ordinance ("the Ordinance"), while the remaining 28 complaints are not. Amongst those 79 complaints relating to the Ordinance, 70 complaints are not substantiated. The SRPA is still taking follow-up action on the remaining nine complaints.

Contraventions of the provisions in the Ordinance are criminal offences. The SRPA carries out investigations on cases which are suspected of contravening the Ordinance and, depending on the investigation results, refers cases to the Prosecutions Division of the Department of Justice for follow-up action as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)064

(Question Serial No. 3887)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is learnt that the Government plans to redevelop some of the existing public housing estates in various districts, such as Cheung Shan Estate and Shek Wai Kok Estate in Tsuen Wan. Some residents have thus expressed their wish to be rehoused locally. In this connection, will the Government inform this Committee whether the residents will be consulted on transfer arrangements; if yes, of the manpower and expenditure to be involved; if not, of the reason(s)?

Asked by: Hon CHAN Han-pan (Member Question No. 50)

According to the "Refined Policy on Redevelopment of Aged Public Rental Housing Estates" formulated by the Hong Kong Housing Authority (HA) in 2011, the HA will consider redevelopment of individual estates with reference to four basic principles, viz. structural conditions of buildings, cost-effectiveness of repair works, availability of suitable rehousing resources in the vicinity of the estates to be redeveloped, and build-back potential upon redevelopment.

In considering proposals for redeveloping individual estates, the HA will conduct a series of detailed technical studies and consultations with relevant government bureaux and departments, the District Councils and local communities to determine the associated ancillary facilities such as community, welfare, transport and educational facilities in the wider context of the districts concerned. Upon completion of the detailed technical studies and if it is decided to proceed with redevelopment, the HA will give sufficient advance notice to affected tenants and provide them with financial and other assistance. The HA will normally make formal announcement for redevelopment three years before the clearance operation.

After making announcement of the redevelopment of an individual estate, the HA will explain the rehousing arrangements to all affected tenants and will provide them with

suitable reception housing. Where resources permit, they will be rehoused to public rental housing (PRH) flats within the same district, or they can choose PRH flats in other districts.

Explaining the rehousing arrangements to tenants affected by redevelopment is part of the routine duties of the Housing Department. We do not have breakdown of the manpower involved and the estimated expenditure.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)065

(Question Serial No. 3900)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise whether the Government will explore and consider the measures to provide financial assistance to various types of tenants of the Hong Kong Housing Society. If yes, please advise on the manpower and expenditure to be involved and the detailed arrangements. If no, please give the reason(s).

Asked by: Hon CHAN Han-pan (Member Question No. 63)

Reply:

The Hong Kong Housing Society (HKHS) is an independent, financially autonomous, self-financing and not-for-profit organisation. It does not receive direct subsidy from the Government. With respect to the development of subsidised housing, the Government grants land to HKHS at concessionary land premium with restricted conditions, so as to assist HKHS in achieving its specific construction target for the provision of affordable housing to the public.

In the 2015-16 Budget, the Government proposes to pay one month's rent for lower income tenants living in the public rental units of the Hong Kong Housing Authority and the HKHS. During the period between now and the implementation of the initiative later this year, the exact amount to be paid by the Government on behalf of the tenants concerned is subject to change for reasons such as intake to new estates; sitting tenants moving out of the public rental units, etc. Therefore, at this stage, we do not know the exact amount that the Government will pay on behalf of the tenants. For reference purpose, based on information as at December 2014, the expenditure arising from the proposal to pay one month's rent for lower income tenants living in the public rental units of the HKHS by the Government is estimated to be approximately \$49 million.

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.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)066

(Question Serial No. 4285)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under this Programme, it is stated that the Government will implement the Residential Properties (First-hand Sales) Ordinance to regulate the sale of first-hand residential properties. Will the Government advise this Committee on the following:

- (1) the number of complaints related to the sales practices of private residential properties received by the Sales of First-hand Residential Properties Authority (SRPA) of the Housing Department in the past year, and among these complaints, the number of cases investigated and the number of cases with final advice given to the Department of Justice (DoJ) for prosecution;
- (2) the number of self-initiated investigations undertaken by the SRPA in the past year, and in respect of these investigations, the number of cases with final advice given to the DoJ for prosecution;
- (3) the operational expenses, staff establishment and estimated expenditure on personal emoluments of the SRPA in the coming year;
- (4) whether the SRPA has set any quantifiable performance indicators for its work in 2015-16; if yes, the details; if no, the reasons?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 92)

Reply:

The Sales of First-hand Residential Properties Authority ("SRPA") came into full operation on 29 April 2013. The functions of the SRPA include implementing the Residential Properties (First-hand Sales) Ordinance (Cap. 621) ("the Ordinance"), educating the stakeholders and the public on matters relating to the provisions of the Ordinance, handling complaints and public enquiries, conducting investigations on cases suspected of

non-compliance with the Ordinance and maintaining the Sales of First-hand Residential Properties Electronic Platform.

The SRPA examines all the sales brochures (including the revised sales brochures), price lists, documents containing the sales arrangements, registers of transactions, and printed advertisements of first-hand residential properties in major newspapers. Besides, the SRPA inspects all of the sales offices and show flats of first-hand residential properties.

(1) and (2)

For the period from 29 April 2013 to 31 December 2013, the SRPA received 35 complaints. In 2014, the SRPA received 72 complaints.

For the period from 29 April 2013 to 31 December 2014, the SRPA examined about 700 sales brochures, about 1 700 price lists, about 1 000 documents containing the sales arrangements, about 5 500 printed advertisements, and about 2 300 registers of transactions. Yearly statistical figures are as follows:

	Number of examinations	
	29 April 2013 to 31 December 2013 (about 8 months)	2014
Sales brochures	200	500
Price lists	300	1 400
Documents containing the sales arrangements	200	800
Printed advertisements	1 600	3 900
Registers of transactions	600	1 700

For the period from 29 April 2013 to 31 December 2014, the SRPA conducted about 1 800 inspections on sales offices and show flats involving about 160 developments. Yearly statistical figures are as follows:

	Number of inspections	
	29 April 2013 to 31 December 2013 (about 8 months)	2014
Sales offices and show flats	700	1 100

The SRPA spared no effort in implementing the Ordinance and carrying out investigations on persons suspected of having contravened the Ordinance. The SRPA carried out investigations on suspected contraventions of the Ordinance detected during compliance checks/inspections and those arising from complaints or media enquiries. The SRPA looked into cases which were suspected of contravening the Ordinance seriously. It takes time to conduct investigations and collect evidence. The SRPA has been referring investigation reports on suspected contraventions to the Prosecutions Division of the Department of Justice for consideration. It is not the proper time to disclose the details at this stage.

- (3) The estimated total recurrent expenditure of the SRPA in 2015-16 is \$40.24 million (of which \$11.25 million is for estimated operational expenses and \$28.99 million is for estimated personal emoluments). The SRPA has an establishment of 32 staff.
- (4) In 2015-16, the SRPA will step up its efforts to conduct compliance checks/inspections, handle complaints, carry out investigations, educate the trade and the public, with a view to further enhancing the transparency and fairness in the sales of first-hand residential properties, strengthening consumer protection, and providing a level playing field for vendors of first-hand residential properties.

The SRPA has not set any quantifiable performance indicators on its work because there are practical difficulties in setting such indicators. The number of compliance checks/inspections to be conducted by the SRPA in a financial year depends mainly on the number of sales brochures, price lists, documents containing the sales arrangements and registers of transactions which are made available to the public by vendors of first-hand residential properties, the number of printed advertisements published, and the number of sales offices and show flats. The number of complaints and enquiries to be handled by the SRPA depends on the number of complaints and enquiries received during that period of time. The number of investigations to be carried out depends on the number of suspected contraventions of the Ordinance during that period of time. Educating stakeholders and the public on matters relating to the provisions of the Ordinance is part of the routine duties of the SRPA, and is carried out through various means.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)067

(Question Serial No. 4286)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Under this Programme, it is stated that 4 posts will be created for implementing follow-up actions arising from the Long Term Housing Strategy. Will the Government inform this Committee of the post titles and functions of these 4 posts and their respective estimated annual personal emoluments?

Asked by: Hon CHAN Wai-yip, Albert (Member Question No. 93)

Reply:

Two of the four additional posts under Programme (5) are time-limited non-directorate posts, including one Senior Estate Surveyor and one Estate Surveyor, created for five years, both in the Special Duties Sub-division under the Strategy Division. They will be responsible for developing and implementing the initiative to leverage the private sector's capacity to supplement the Government's efforts in providing subsidised sale flats, as well as other related initiatives. The other two are permanent posts including one Senior Planning Officer and one Planning Officer in the Planning Section under the Development and Construction Division. They will be mainly responsible for supporting site searching and co-ordinating the development of potential public housing sites, which include the co-ordination and regular reporting in relation to the progress of potential sites and liaison with the concerned bureaux/departments to ensure adequate and timely delivery of suitable sites for the development of public housing.

The total annual staff cost of the four posts is about \$5.9 million, with details as follows:

Post	Personal Emolument \$M
Senior Estate Surveyor	1.7
Estate Surveyor	1.4
Senior Planning officer	1.6
Planning officer	1.2
	<hr/>
	5.9
	<hr/> <hr/>

- End -

CONTROLLING OFFICER'S REPLY

THB(H)068

(Question Serial No. 5438)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise on the actual increase in the number of public rental housing (PRH) flats in the past 5 years and set out in a table the numbers of PRH flats completed and demolished, as well as the actual increase each year.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 108)

Reply:

The information requested in the question is set out as follows:

	2009-10	2010-11	2011-12	2012-13	2013-14
Number of new public rental housing (PRH) flats	15 389	13 672	11 186	13 114	14 057
Number of PRH flats demolished	5 405	0	0	3 406	0
Number of new public PRH flats less number of PRH flats demolished	9 984	13 672	11 186	9 708	14 057

- End -

CONTROLLING OFFICER'S REPLY

THB(H)069

(Question Serial No. 5475)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

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

- (1) the number of non-domestic premises in public housing estates, and the respective numbers and percentages of such premises used for various purposes (such as commercial uses, welfare services and councillors' ward offices) in the past 10 years;
- (2) the number of non-domestic premises in public housing estates for welfare services by service type (such as elderly services, family and child welfare, rehabilitation and medical social services, youth services and probation services) in the past 5 years and their respective percentages;
- (3) the number and percentage of successful applications by non-governmental organisations (NGOs) for welfare lettings at concessionary rents in the past 5 years, and for unsuccessful applications, the reason(s) for refusal;

Since the listing of The Link, the number of public housing units completed, and the number of applications by NGOs for welfare lettings at concessionary rents and the number of successful cases as well as the reason(s) for refusal, with a breakdown by year set out in table form.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 146)

Reply:

- (1) The number of non-domestic premises in public housing estate, and the number of such premises being used for various purposes and their percentage in the past 10 years (from 2005-06 to 2014-15) is set out as follows –

Year		2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Retail	No. of Stock	3 240	3 148	3 051	2 996	2 720	2 720	2 731	2 852	2 987	2 971
	%	12.5	13.1	13.4	13.7	13.2	13.1	13.1	13.8	14.3	14.1
Councillor's Office	No. of Stock	303	273	275	285	293	297	308	311	318	319
	%	1.2	1.1	1.2	1.3	1.4	1.5	1.5	1.5	1.5	1.5
Factory Buildings	No. of Stock	13 068	11 269	10 204	9 350	8 526	8 541	8 541	8 163	8 163	8 163
	%	50.5	46.9	44.8	42.8	41.2	41.0	41.0	39.4	39.1	38.8
Educational Use	No. of Stock	638	614	599	580	552	525	496	491	491	493
	%	2.5	2.6	2.6	2.7	2.7	2.5	2.4	2.4	2.3	2.3
Welfare Use	No. of Stock	1 341	1 342	1 347	1 283	1 319	1 355	1 391	1 404	1 429	1 452
	%	5.2	5.6	5.9	5.9	6.4	6.5	6.6	6.8	6.8	6.9
Government Lettings	No. of Stock	298	299	342	343	334	331	332	331	328	311
	%	1.1	1.2	1.5	1.6	1.6	1.6	1.6	1.6	1.6	1.5
Miscellaneous*	No. of Stock	7 008	7 094	6 976	6 980	6 929	7 044	7 043	7 148	7 191	7 347
	%	27.0	29.5	30.6	32.0	33.5	33.8	33.8	34.5	34.4	34.9
Total No. of Stock		25 896	24 039	22 794	21 817	20 673	20 813	20 842	20 700	20 907	21 056

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

- (2) The non-domestic premises in public estates let for welfare services, with a breakdown of their service areas and respective percentages in the past five years (i.e. from 2010-11 to 2014-15) is set out as follows -

Year		2010-11	2011-12	2012-13	2013-14	2014-15
Children & Youth Services	No. of Stock	247	253	252	252	255
	%	18.2	18.2	18.0	17.6	17.6
Community Services	No. of Stock	289	306	317	330	333
	%	21.3	22.0	22.6	23.1	22.9
Elderly Services	No. of Stock	291	294	295	300	305
	%	21.5	21.1	21.0	21.0	21.0
Family Welfare Services & Child Care	No. of Stock	256	260	259	261	262
	%	18.9	18.7	18.4	18.3	18.1
Rehabilitation Services	No. of Stock	235	247	250	255	266
	%	17.4	17.8	17.8	17.8	18.3
Medical Services	No. of Stock	30	31	31	31	31
	%	2.2	2.2	2.2	2.2	2.1
Others	No. of Stock	7	0	0	0	0
	%	0.5	0	0	0	0
Total No. of Stock		1 355	1 391	1 404	1 429	1 452

- (3) Concessionary rent will be offered to all the successful applicants for welfare lettings. In the past five years, a total of 207 new welfare lettings were approved. The reasons for refusal included premises concerned have been allocated to other welfare organisations or reserved for other welfare use, applicants failing to secure support/recommendation from relevant government departments, applicants not being a non-profit making organisation or self-withdrawal, etc.

(4) The number of welfare letting applications for premises under the Hong Kong Housing Authority (HA) 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-governmental organisations	Self-withdrawal by non-governmental organisations	Not non-profit making organisations	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
2013-14	94	46	48	10	21	7	0	10
2014-15	107	49	58	4	18	15	3	18
Total	799	408	391	131	144	61	13	42

Since the listing of The Link up to end 2014, there were a total of about 120 000 new public housing units completed by the HA.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)070

(Question Serial No. 6198)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide by household size the number of households in Hong Kong with income levels below the income limits for public rental housing in the past 5 years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 272)

Reply:

The Housing Department (HD) does not have the number of households with income levels below the income limits for public rental housing (PRH) by household size in Hong Kong. However, during the review of PRH income limits in the recent five years, the HD provided the Subsidised Housing Committee of the Housing Authority with the estimated number of non-owner occupied households living in private accommodation with income lower than the PRH income limits for 2011-12, 2012-13, 2013-14, 2014-15 and 2015-16 based on the latest available statistics at the time of review (i.e. the results of the Census and Statistics Department's General Household Survey as at the fourth quarter of 2010, 2011, 2012, 2013 and 2014). The relevant information is set out in the table below –

Household size	Year				
	2011-12	2012-13	2013-14	2014-15	2015-16
1	43 400	35 000	38 600	43 600	37 200
2 or above	87 700	77 800	86 600	103 500	100 300

However, the above figures are of limited reference value. The number of non-owner occupied households living in private accommodation will change over time, so will the proportion of them eligible for PRH. Households meeting the income limits may not necessarily be able to meet other eligibility criteria (e.g. the assets limits, residence requirement, etc). Eligible households may choose not to apply for PRH while some eligible households may have already applied for PRH. In addition, apart from existing non-owner occupied households, members of existing households from PRH,

owner-occupier households of Home Ownership Scheme and owner-occupier households living in private accommodation may also form new households and apply for PRH.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)071

(Question Serial No. 6216)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide the respective numbers of public rental housing (PRH) flats under construction, completed and recovered, and the net gain of recovered PRH flats by flat type (i.e. 1-person flat, 2-person flat and so on) in each of the past 5 years (as well as the latest information).

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 509)

Reply:

Actual public rental housing (PRH) production completed by the Hong Kong Housing Authority by flat type in the past five years is set out below:

Flat Type/ Year	2010	2011	2012	2013	2014
One/two-person (unit)	1 599	4 212	1 851	4 891	1 143
Two/three-person (unit)	1 372	6 652	2 985	7 218	1 135
One-bedroom (unit)	2 214	4 874	3 856	6 857	2 613
Two-bedroom (unit)	1 200	2 049	1 086	1 932	743
Total (unit)	6 385	17 787	9 778	20 898	5 634

Number of PRH flats recovered[#] in the past five years is set out below:

Year	2010-11	2011-12	2012-13	2013-14	2014-15 (as at 31 December 2014)
No. of PRH flats recovered (unit)	16 472	14 482	13 025	13 079	10 918
Net no. of PRH flats recovered (unit)	9 937	7 151	7 306	7 358	5 655

We do not have the breakdown of the recovered/net recovered PRH flats by flat type.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)072

(Question Serial No. 6561)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

In 2012, the Housing Department conducted a feasibility study on the public housing development in Wang Chau, Yuen Long and the expansion of Yuen Long Industrial Estate and the study was completed in 2014. At that time, there was information that the Government proposed a production of about 17 000 public housing units at the brownfield sites (about 34 hectares (ha)) in Wang Chau, which were mainly used as temporary storage yards, to accommodate a population of around 52 000. Subsequently, the Government shelved the proposed public housing development at the brownfield sites in Wang Chau, Yuen Long, and rezoned the green belt site (about 5.6 ha) to the south of Wang Chau and west of Long Ping Estate for public housing development, resulting in a significant reduction of the scale of development by 75% as compared with the original proposal.

In this connection, please inform this Committee:

- (1) why the Government changed its plan and dropped the proposed public housing development at the brownfield sites in Wang Chau;
- (2) why the above-mentioned feasibility study covered also the expansion of Yuen Long Industrial Estates and why the feasibility study on the expansion of Yuen Long Industrial Estate was conducted by the Housing Department; and
- (3) whether the study report will be published; and if no, of the reason(s).

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 660)

Reply:

- (1) Having considered the overall development and various factors, the Hong Kong Housing Authority (HA) only plans to develop a site for a public housing project of around 4 000 flats at this stage.
- (2) The location of the proposed Yuen Long Industrial Estate Extension is close to the proposed public housing development site. Combining the two feasibility studies under the HA can facilitate the consideration of the feasibility of the projects as a whole and enable the study to be completed in a more effective manner.
- (3) The Planning and Engineering Study for the Public Housing Site and Yuen Long Industrial Estate Extension at Wang Chau is substantially completed. As mentioned above, having considered the overall development and various factors, the HA only plans to develop a site for a public housing project of around 4 000 flats at this stage. Hence, the contents of the Study Report are no longer applicable.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)073

(Question Serial No. 6569)

Head: (62) Housing Department

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

Programme: (1) Building Control (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

- (a) Please provide in the table below the number and distribution of vacant domestic flats by district for the years 2010 to 2014:

District Council district	2010	2011	2012	2013	2014
Central and Western					
Eastern					
Wan Chai					
Southern					
Yau Tsim Mong					
Kowloon City					
Wong Tai Sin					
Sham Shui Po					
Kwun Tong					
Sai Kung					
Kwai Tsing					
Tsuen Wan					
Islands					
Sha Tin					
Tai Po					
Tuen Mun					

Yuen Long					
North					

(b) Please provide in the table below the number and distribution of vacant first-hand domestic flats by district for the years 2010 to 2014:

District Council district	2010	2011	2012	2013	2014
Central and Western					
Eastern					
Wan Chai					
Southern					
Yau Tsim Mong					
Kowloon City					
Wong Tai Sin					
Sham Shui Po					
Kwun Tong					
Sai Kung					
Kwai Tsing					
Tsuen Wan					
Islands					
Sha Tin					
Tai Po					
Tuen Mun					
Yuen Long					
North					

(c) What are the Government's measures to encourage private developers to reduce the vacancy rate of private housing flats so as to ease the pressure on land supply?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 670)

Reply:

(a) The number of vacant private domestic units by district in 2010 – 2014 is as follows -

District	2010 year-end	2011 year-end	2012 year-end	2013 year-end	2014 year-end
Central and Western	4 719	4 446	4 085	4 645	3 136
Eastern	3 418	3 396	5 683	3 551	3 199
Wan Chai	2 122	3 185	4 274	3 675	1 983
Southern	3 183	2 074	1 902	2 489	2 163
Yau Tsim Mong	7 539	6 788	7 489	6 918	4 647
Kowloon City	3 344	5 240	4 027	3 836	3 607
Wong Tai Sin	2 272	1 061	1 204	1 311	486
Sham Shui Po	2 291	1 364	1 948	2 686	1 857
Kwun Tong	2 681	1 164	1 224	448	1 021
Sai Kung	1 824	3 364	3 208	3 271	3 835
Kwai Tsing	840	516	259	552	439
Tsuen Wan	2 414	1 546	1 387	1 410	3 031
Islands	1 097	1 957	1 232	603	796
Sha Tin	5 092	6 063	3 820	2 127	1 513
Tai Po	837	437	2 156	1 989	2 445
Tuen Mun	1 554	1 689	2 350	1 639	2 204
Yuen Long	4 572	2 841	1 186	4 777	5 223
North	1 735	784	563	640	1 678

Source: The Rating and Valuation Department

- (b) The Rating and Valuation Department (RVD) does not compile vacancy data on first-hand private residential properties.
- (c) According to statistics from the RVD, hoarding of private residential property is not apparent. The vacancy rate fell further from 4.1% at end- 2013 to 3.8% at end-2014, which was well below the long-term average of 5.0% over the period from 1994 to 2013. As a matter of fact, it is inevitable that properties will be left vacant for a period of time when landlords seek buyers or tenants, engage in price negotiation or refurbish their flats. The length of the vacancy period depends on various factors such as overall market conditions or the attractiveness of individual properties, which is a normal market phenomenon.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)074

(Question Serial No. 6674)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

At present, it takes the Housing Department (HD) 60 days to refurbish a vacated old public rental housing (PRH) flat. Given the large number of applicants on the Waiting List (WL) for PRH, many applicants with a waiting time of more than 3 years have yet to receive a flat offer. In view of the Government's plan to set aside some new PRH flats for sale to Green Form applicants so as to release old PRH flats for re-allocation to those on the WL, please inform this Committee whether the HD will provide additional resources to hire more refurbishment workers with a view to expediting the refurbishment works of vacated old PRH flats for early allocation to applicants; if yes, of the arrangements concerned; if no, of the reason(s).

Asked by: Hon CHEUNG Kwok-che (Member Question No. 561)

Reply:

When a public rental housing (PRH) flat is vacant, it will be refurbished for re-letting to another tenant. The vacant flat refurbishment period depends on the scope and complexity of the works. The target turnaround time of vacant flat refurbishment is 44 days on average. The Housing Department (HD) has been able to meet the target in the past few years.

At present, the re-letting and refurbishment processes of a vacant flat take place in parallel. If a flat in the early stage of refurbishment is accepted by a prospective tenant, the HD will, according to the "Accelerated Refurbishment-on-demand" process, request the contractor to accelerate the refurbishment works for an early handover to the tenant. The target average turnaround time for flat refurbishment under the process of "Accelerated Refurbishment-on-demand" is 34 days. The HD has been able to meet the target in the past few years. Notwithstanding this, the re-letting period varies from flat to flat depending on the prospective tenant's willingness to accept the offer.

There are technical difficulties to further reduce the refurbishment period, it may on one hand significantly increase the contract price, on the other hand, there may be a growing shortage of construction workers in the coming few years as a result of the large number of public housing and other construction works in progress.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)075

(Question Serial No. 6675)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

At present, it takes the Housing Department 60 days to refurbish a vacated old public rental housing (PRH) flat. Given the large number of applicants on the Waiting List (WL) for PRH, many applicants with a waiting time of more than 3 years have yet to receive a housing offer. In view of the Government's plan to set aside some new PRH flats for sale to Green Form applicants so as to release old PRH flats for re-allocation to those on the WL, please advise this Committee on the number of households that have waited for more than 3 years but have yet to be allocated a PRH flat in the table below:

Number of Households \ Year	1-person Household	2-person Household	3-person Household	4-person Household	5-person Household	Household of More Than 5 Persons	Total Number of Households
2012-13							
2013-14							
2014-15							

Asked by: Hon CHEUNG Kwok-che (Member Question No. 561)

Reply:

The target of providing first flat offer at around three years on average¹ is only applicable to general applicants (i.e. family and elderly one-person applicants). The Hong Kong Housing Authority (HA) has conducted special analysis of the housing situation of general applicants as at end-June 2012, 2013 and 2014 respectively. Based on the results of the special analysis, the household size distribution of general applicants who had waited for over three years² and without any flat offer are summarized in the table below. However, as the household size of applicants may change while awaiting flat offers, it is not appropriate to compare the household distributions at different time points directly.

As at	Household size of general applicants (i.e. family and elderly one-person applicants)					Total
	1-person	2-person	3-person	4-person	5-person or above	
end-June 2012	40	1 900	5 300	6 600	1 900	15 700
end-June 2013	50	1 600	6 900	8 300	2 300	19 200
end-June 2014	60	4 200	10 300	10 800	2 900	28 300

Note: There is no breakdown in the HA's special analysis on households of 5-persons or above.

Figures may not add up to total due to rounding. Values of one thousand or above are rounded to the nearest hundred and values below one thousand are rounded to the nearest ten.

- End -

¹ The HA regularly uploads the average waiting time for general applicants of public rental housing (PRH) as at the latest quarter onto its website. Waiting time refers to the time taken between registration for PRH and first flat offer, excluding any frozen period during the application period (e.g. when the applicant has not yet fulfilled the residence requirement; the applicant has requested to put his/her application on hold pending arrival of family members for family reunion; the applicant is imprisoned, etc). The average waiting time refers to the average of the waiting time of those general applicants who were housed to PRH in the past 12 months.

² For the special analysis, since the applicants have yet to receive any flat offer, the "waiting time" is counted from the date of registration up to end-June 2012, 2013 and 2014 respectively, excluding any frozen period. It should be noted that the "waiting time" thus calculated is not a particularly useful reference as it only shows the specific situation at a given point in time. The waiting time may change due to various reasons, including change of district choice and change of household particulars. The waiting time of the applicants would eventually be reflected in the calculation of average waiting time when they are housed to PRH.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4646)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the records management work of the Bureau and its departments in the past year:

1. Please provide information on the number and rank of officers specifically responsible for such work. If there is no officer designated to perform such work, please provide information on the number of officers involved in and their working hours spent on records management, and other duties these officers have to undertake;
2. Please set out in the table below information on programme and administrative records which have been closed pending transfer to the Government Records Service (GRS) for appraisal:

Category of records	Years covered by the records	Number and linear meters of records	Retention period approved by GRS	Are they confidential documents	Reason for pending transfer

3. Please set out in the table below information on programme and administrative records which have been transferred to GRS for retention:

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

4. Please set out in the table below information on records which have been approved for destruction by GRS:

Category of records	Title of records	Years covered by the records	Number and linear meters of records	Years in which the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 142)

Reply:

- At present, one Chief Executive Officer and three Senior Executive Officers have been respectively designated as the Departmental Records Manager and Assistant Departmental Records Managers for the Housing Department (HD) and the Hong Kong Housing Authority (HA). In addition to records management work, they also undertake other administrative duties. Moreover, some 1 060 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 410 000 work hours have been spent in the past year. Apart from record-management related work, the staff members concerned also need to undertake other duties, including general clerical duties and duties relating to the businesses of the HD and the HA.
- The programme and administrative records which have been closed pending transfer to the Government Records Service (GRS) for appraisal:

Category of records	Years covered by the records	Number and linear meters of records	Retention period approved by GRS	Are they confidential documents	Reason for pending transfer
Administrative and Programme Records	1949-2015	3 600 nos. and 150 linear metres	1-30 years ¹ (The retention period of some records are being appraised by the GRS.)	Partly	The majority of the records are within the retention period approved by the GRS, while the disposal arrangement of some other records are being considered by the GRS.

¹ Established according to the "General Administrative Records Disposal Schedules" and "Practical Guide To Records Scheduling and Disposal" issued by the GRS.

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

Category of records	Years covered by the records	Number and linear meters of records	Years in which the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents
Administrative and Programme Records	1960-2007	100 nos. and 4 linear metres	2014-15	Permanent retention	No

4. The records which have been approved for destruction by GRS:

Category of records	Title of records	Years covered by the records	Number and linear meters of records	Years in which the records were transferred to GRS	Retention period approved by GRS	Are they confidential documents
Administrative and Programme Records	Including daily estate maintenance and management; construction projects; subsidised housing; procurement; finance and accounting; administration , etc.	1960-2014	31 000 nos. and 1 550 linear metres	1998-99 to 2014-15 ²	2-12 years ¹	Partly

- End -

² Some of the inactive records were transferred to the GRS' Records Centre for storage in early years.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4648)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

1. Please provide in the table below details of the expenses on entertainment and gifts incurred by the Bureau and the departments under its purview in 2013-14 and 2014-15:

Bureau/ Branch/ Department and Year	Estimated expenses on entertainment and gifts for the year	Actual expenses on entertainment and gifts for the year	Expenditure limit on entertainment (inclusive of expenses incurred on beverages) per person for the year	Expenditure limit on gifts per guest for the year	Number of receptions held and total number of guests entertained in the year

2. Please provide in the table below details of the expenses on entertainment and gifts incurred by the Bureau and the departments under its purview in 2014-15:

Bureau/ Branch/ Department	Date of reception (day/ month/ year)	Department/ organisation for which the guests worked (with the number of guests by department/ organisation) and post titles of the guests	Food expenses incurred in the reception	Beverage expenses incurred in the reception	Gift expenses incurred in the reception	Venue of the reception (department's office premises/ restaurant in government facilities/ private restaurant/ others (please specify))

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3. Please provide in the table below the estimated expenses on entertainment and gifts for 2015-16:

Bureau/ Branch/ Department	Estimated provision for expenses on entertainment and gifts	Expenditure limit on entertainment per guest	Expenditure limit on gifts per guest

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 144)

Reply:

All staff members of the Hong Kong Housing Authority/Housing Department (HD) have to abide by the relevant regulations and administrative guidelines when arranging for official entertainments. Public officers should exercise prudent judgment and economy when entertaining guests for official purposes in order to avoid any public perception of extravagance. According to departmental guidelines, the expenditure limits for the provision of official meals were set at \$350 per person for lunch and \$450 per person for dinner for 2013-14, inclusive of all expenses incurred on food and beverages consumed on the occasion, service charges and tips. In line with the Government's latest guidelines, the expenditure limits for the provision of official meals have been increased to \$450 per person for lunch and \$600 per person for dinner with effect from 1 April 2014. In 2013-14 and 2014-15 (as at 13 March 2015), the actual expenses on official entertainment by the HD were \$74,000 and \$49,000 respectively. Budget provided in 2015-16 is \$126,000.

In line with the Government's environmental protection policy, public officers should as far as possible refrain from bestowing gifts/souvenirs to others during the conduct of official activities. According to the existing guidelines, if bestowal of gifts/souvenirs is necessary or unavoidable due to operational, protocol or other reasons, the gifts/souvenirs should not be lavish or extravagant, their number should be kept to a minimum, and the exchange of gifts/souvenirs should be made from organisation to organisation. As we do not maintain separate account items for the expenses on bestowal or purchase of gifts and souvenirs, we do not have the related statistics.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)078

(Question Serial No. 4649)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the consultancy studies (if any) commissioned by the Transport and Housing Bureau and the departments under its purview for the purpose of formulating and assessing policies, please provide information in the following format.

- (a) Please provide in the table below information on the studies on public policies and strategic public policies commissioned with funds allocated in the past 2 financial years (2013-14 and 2014-15):

Name of consultant	Mode of award (open auction/ tender/ others (please specify))	Title, description and objectives of project	Consultancy fee (\$)	Start date	Progress of study (under planning/ in progress/ completed)	Details and progress of the Government's follow-up actions (if any)	Have completed studies been made public? If yes, through what channels? If no, why?

- (b) Has financial provision been allocated for in-house studies this year (2015-16)? If yes, please provide the following information:

Title, description and objectives of project	Start date	Progress of study (under planning/ in progress/ completed)	Details and progress of the Government's follow-up actions (if any)	Will studies expected to be completed this year be made public? If yes, through what channels? If no, why?

(c) Has financial provision been allocated for consultancy studies this year (2015-16)? If yes, please provide the following information:

Name of consultant	Mode of award (open auction/ tender/ others (please specify))	Title, description and objectives of project	Consultancy fee (\$)	Start date	Progress of study (under planning/ in progress/ completed)	Details and progress of the Government's follow-up actions (if any)	Will studies expected to be completed this year be made public? If yes, through what channels? If no, why?

(d) What are the criteria for consideration in awarding these consultancy studies to the research institutions concerned?

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 145)

Reply:

(a) Details of the funded consultancy studies in 2013-14 are as follows -

Name of consultant	Mode of award (open auction/ tender/ others (please specify))	Title, description and objectives of project	Consultancy fee (\$)	Start date	Progress of study (under planning/ in progress/ completed)	Details and progress of the Government's follow-up actions (if any)	Have completed studies been made public? If yes, through what channels? If no, why?
Hong Kong Polytechnic University	Invite relevant organisations to submit quotation	Focus Group Study on Long Term Housing Strategy of Hong Kong The main objective was to collect views from specific groups in the community on housing needs and related matters.	1.4 million	2013	Completed	-	The findings of the focus group study were submitted to the Long Term Housing Strategy (LTHS) Steering Committee. The LTHS Steering Committee had taken the findings into consideration in preparing its report on public consultation.

Name of consultant	Mode of award (open auction/ tender/ others (please specify))	Title, description and objectives of project	Consultancy fee (\$)	Start date	Progress of study (under planning/ in progress/ completed)	Details and progress of the Government's follow-up actions (if any)	Have completed studies been made public? If yes, through what channels? If no, why?
Policy 21 Limited	Single quotation	<p>Survey on Subdivided Units in Hong Kong</p> <p>The main objective was to estimate the total number of subdivided units (SDUs) in private domestic/composite buildings aged 25 and above in Hong Kong and the total population residing therein. Information on the socio-economic characteristics and housing conditions of households residing in these SDUs was also collected in the survey.</p>	About 1.2 million	2013	Completed	-	The report was submitted to the LTHS Steering Committee for reference. It was also uploaded onto the website of the Transport and Housing Bureau.

In 2014-15, for the purpose of updating the long term housing demand projection, we commissioned the Census and Statistics Department (C&SD) to conduct a “Thematic Household Survey on Housing Conditions in 2014” under a contracting-out mode in order to update the statistics and related information on SDUs. After inviting quotations from relevant service providers, the C&SD awarded the contract to Policy 21 Limited to conduct the survey. The cost was about \$1.4 million. The estimated number of SDUs found in the survey has been taken into account in the long term housing demand projection and published in the “Long Term Housing Strategy Implementation Milestones” in December 2014.

- (b) and (c) In 2015-16, we will continue to commission the C&SD to conduct a Thematic Household Survey on SDUs. We have earmarked a provision of \$1.4 million for the purpose.
- (d) The criteria for consideration when granting consultancy studies to research organisations are the capability of the bidders to conduct the relevant studies and their charges.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)079

(Question Serial No. 6109)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please advise on the expenditure and number of staff members of the Sales of First-hand Residential Properties Authority in each of the past 5 years and in 2015-16.

Asked by: Hon KWOK Ka-ki (Member Question No. 208)

Reply:

The Sales of First-hand Residential Properties Authority ("SRPA") came into full operation on 29 April 2013. The SRPA has an establishment of 32 staff.

In 2013-14, the actual total recurrent expenditure of the SRPA was \$38.05 million (of which \$10.09 million was for actual operational expenses and \$27.96 million was for actual personal emoluments). In 2014-15, the revised estimated total recurrent expenditure of the SRPA was \$40.27 million (of which \$11.28 million was for revised estimated operational expenses and \$28.99 million was for revised estimated personal emoluments).

The estimated total recurrent expenditure of the SRPA in 2015-16 is \$40.24 million (of which \$11.25 million is for estimated operational expenses and \$28.99 million is for estimated personal emoluments).

- End -

CONTROLLING OFFICER'S REPLY

THB(H)080

(Question Serial No. 6115)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the sites intended for public housing and Home Ownership Scheme developments in 2015-16, please set out in detail the location and size of each of these sites, as well as their respective numbers of units to be provided.

Asked by: Hon KWOK Ka-ki (Member Question No. 215)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. Information on the location, the site area and the estimated flat production of the HA's public rental housing (PRH) and Home Ownership Scheme (HOS) projects scheduled for completion from 2015-16 to 2016-17 is shown in the Annex.

**The Hong Kong Housing Authority's Estimated Public Rental Housing (PRH)
Flat Production (2015-16 to 2016-17)**

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Area (hectare)
2015-16				
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	0.4
	Kwun Tong	Lower Ngau Tau Kok Phase 2	600	0.6
		Anderson Road Site D	3 500	2.6
		Anderson Road Site E Phase 1	2 600	3.3*
		Anderson Road Site E Phase 2	2 500	
		Lei Yue Mun Phase 3	400	0.7
Sham Shui Po	So Uk Phase 1	2 900	7.9*	
Extended Urban	Sha Tin	Shatin Area 52 Phase 2	2 100	16.1*
		Shatin Area 52 Phase 3	2 000	
		Shatin Area 52 Phase 4	2 600	
New Territories	Tai Po	Po Heung Street, Tai Po	500	0.5
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	700	6.4*
		Hung Shui Kiu Area 13 Phase 2	600	
		Hung Shui Kiu Area 13 Phase 3	500	
		Ex-Au Tau Departmental Quarters	1 200	3.7
		Ex-Yuen Long Estate	400	0.4
Sub-total			23 300	
2016-17				
Urban	Kwun Tong	Anderson Road Site A	1 500	1.4
		Anderson Road Site C1	1 400	1.4
		Anderson Road Site E Phase 2	800	3.3*
	Sham Shui Po	So Uk Phase 1	400	7.9*
	Wong Tai Sin	Ex-San Po Kong Flatted Factory	900	0.7
Extended Urban	Islands	Tung Chung Area 56	3 600	3.2
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4.2*
		Tuen Mun Area 54 Site 2 Phase 2	1 000	
Sub-total			12 100	

Note: Figures may not add up to the total due to rounding.

* Figure includes all phases.

The Hong Kong Housing Authority's Estimated Home Ownership Scheme (HOS) Flat Production (2015-16 to 2016-17)

Year of Completion/ District	Sub-district	HOS Project	Planned Flat Number	Area (hectare)
2015-16				
No production in this financial year.				
2016-17				
Extended Urban	Kwai Tsing	Ching Hong Road	500	0.5
	Tsuen Wan	Sha Tsui Road	1 000	1.0
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C	200	0.2
		Pik Tin Street, Sha Tin Area 4D	300	0.3
New Territories	Yuen Long	Wang Yip Street West	200	0.5
Sub-total			2 200	

- End -

CONTROLLING OFFICER'S REPLY

THB(H)081

(Question Serial No. 3513)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

The work of the Housing Department includes ensuring adequate supply and timely delivery of suitable sites for development of public housing to meet the policy pledge; and it has been the Government's target to maintain the average waiting time for public rental housing (PRH) at around three years for general applicants on the Waiting List. Will the Department advise on the details of expenditure on and the manpower arrangements for maintaining "the average waiting time of 3 years", and the average waiting time for PRH in each of the past 5 years; whether the target of maintaining "the average waiting time of 3 years" will be adjusted in the coming year, and on the details of the additional expenses, the expenditure and the manpower arrangements to be involved.

Asked by: Hon LAM Tai-fai (Member Question No. 53)

Reply:

The Hong Kong Housing Authority (HA)'s objective is to provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation, and to maintain the target of providing first flat offer to general applicants (i.e. family and elderly one-person applicants) at around three years on average.

As a financially autonomous public body, the HA funds its public housing programmes with its own resources. As at end-December 2010, 2011, 2012, 2013 and 2014, the average waiting time¹ for general applicants were 2.0, 2.5, 2.7, 2.9 and 3.2 years respectively.

¹ Waiting time refers to the time taken between registration for PRH and first flat offer, excluding any frozen period during the application period (e.g. when the applicant has not yet fulfilled the residence requirement; the applicant has requested to put his/her application on hold pending arrival of family members for family reunion; the applicant is imprisoned, etc). The average waiting time for general applicants refers to the average of the waiting time of those general applicants who were housed to PRH in the past 12 months.

According to the 2015-16 Corporate Plan approved by the HA in January 2015, the HA will continue to adopt the target of maintaining the average waiting time for general applicants at around three years.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)082

(Question Serial No. 3420)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the liaison with the Estate Agents Authority to enhance the professionalism and service standard of estate agents, please advise on the details of the work in 2014, and the specific work plan and timetable of work as well as the estimated manpower and resources requirements in 2015.

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 58)

Reply:

The Estate Agents Authority (EAA) is committed to enhancing the professionalism and service standard of estate agents. In 2014-15, the EAA issued four practice circulars to the trade in the light of the latest situation and laws; distributed copies of the "Consumer Education Package" to all estate agencies to facilitate the estate agency trade to convey useful information about property transactions to their clients; and enhanced the voluntary Continuing Professional Development Scheme to encourage more practitioners to continue their training to enhance their professional standard.

In 2015-16, the EAA will continue the work of 2014-15. This includes reviewing the contents of the qualifying examinations; updating the existing practice circulars or issuing new ones in the light of the latest situation and laws; educating the trade on new standards and regulations; and monitoring their compliance through regular inspections of estate agencies. The EAA will also step up the monitoring of licencees' conduct in relation to the sale of first-hand residential properties; enhance the voluntary Continuing Professional Development Scheme through launching more pragmatic courses; and review and update the content of the "Notes on Signing a Tenancy Agreement" booklet which was published in 2008, if necessary.

Moreover, the EAA will continue to take disciplinary actions against licencees who are found to have breached the Estate Agents Ordinance, the Code of Ethics or practice circulars issued by the EAA. The EAA will review the effectiveness of these measures from time to time and introduce new measures as necessary.

Liaison with the EAA to enhance the professionalism and service standard of estate agents 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.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)083****(Question Serial No. 3422)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Building ControlControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

The Government states that due to redeployment of resources for clearing of the backlog of a large number of buildings targeted in 2013 and 2014 but not yet been served with inspection notices, there will be a decrease in the number of buildings targeted for prescribed inspection and prescribed repair (if necessary) under the Mandatory Building Inspection Scheme and the number of flats targeted for prescribed window inspection and prescribed window repair (if necessary) under the Mandatory Window Inspection Scheme in 2015. In this connection, will the Government inform this Committee:

- a. of the number of buildings and flats targeted in 2013 and 2014 but not yet served with inspection notices; and
- b. whether there are any plans to increase manpower or resources to improve the situation and achieve the annual targets; and if yes, of the additional manpower and expenditure to be involved; if no, of the reasons?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 61)Reply:

- a. Currently, the number of target buildings and flats selected and with pre-notification letters issued in 2013 and 2014 but not yet been served with statutory notices are as follows:

	2013	2014
Mandatory Building Inspection Scheme (MBIS) (no. of buildings)	84	55
Mandatory Window Inspection Scheme (MWIS) (no. of flats)	73 776	54 403

- b. The Independent Checking Unit (ICU) had created 12 posts in 2014-15 to implement the MBIS and the MWIS. The ICU would continue to keep a close watch on the actual implementation of the MBIS and the MWIS, examine the resources requirement and conduct regular review with a view to accomplishing the tasks more efficiently.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)084

(Question Serial No. 3435)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

The Government states that due to redeployment of resources to cope with workload arising from the complexity of the issuance of the first batch of inspection orders and the unexpectedly high volume of enquiries and requests for briefings to stakeholders, the number of buildings targeted for prescribed inspection and prescribed repair (if necessary) under the Mandatory Building Inspection Scheme and the number of flats targeted for prescribed window inspection and prescribed window repair (if necessary) under the Mandatory Window Inspection Scheme fell short of the original targets in 2014. In this connection, will the Government inform this Committee:

- a. of the number of inspection orders issued in the first batch, enquiries received and briefings organised for stakeholders in 2014;
- b. of the planned number of briefings to be organised for stakeholders and the resources to be required in 2015; and
- c. whether there are any plans or measures to increase manpower or resources to cope with the additional workload; and if yes, of the additional manpower and expenditure to be involved; if no, of the reasons?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 74)

Reply:

- a. The Independent Checking Unit (ICU) had issued the first batch of statutory notices under the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) in 2014. The total number of MBIS and MWIS statutory notices issued is 17 and 12 980 respectively. The number of enquiries from the

public dealt with and community briefings organized by the ICU for stakeholders is approximately 18 000 and 10 respectively in 2014.

- b. To let the public gain a better understanding and prepare for both the MBIS and the MWIS, the ICU will continue to liaise with the Home Affairs Department in different districts to organize community briefings on these two schemes. This task is undertaken by ICU's existing resources. We do not have separate breakdown of resources involved in this particular area of work.
- c. The ICU had created 12 posts in 2014-15 to implement the MBIS and the MWIS. The ICU would continue to keep a close watch on the actual implementation of the MBIS and the MWIS, examine the resources requirement and conduct regular review with a view to accomplishing the tasks more efficiently.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)085

(Question Serial No. 3436)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is estimated that the number of notices to be issued in respect of mandatory building inspection and mandatory window inspection will increase significantly in 2015. Will the Government inform this Committee whether additional manpower or resources will be provided to cope with the substantially increased workload; if yes, of the additional manpower and the expenditure to be involved; if no, of the reason(s)?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 75)

Reply:

The Independent Checking Unit (ICU) had created 12 posts in 2014-15 to implement the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme. The ICU would continue to keep a close watch on the actual implementation of the MBIS and the MWIS, examine the resources requirement and conduct regular review with a view to accomplishing the tasks more efficiently.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)086

(Question Serial No. 3437)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated that the provision for 2015-16 is \$8.1 million (21.8%) higher than the revised estimate for 2014-15. This is mainly due to the increase of 4 posts for implementing follow-up actions arising from the Long Term Housing Strategy and supporting site searching and co-ordination of the development of potential public housing sites. In this connection, will the Government advise on the job nature and detailed scope of work of these new posts?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 76)

Reply:

Two of the four additional posts under Programme (5) are time-limited non-directorate posts, including one Senior Estate Surveyor and one Estate Surveyor, created for five years, both in the Special Duties Sub-division under the Strategy Division. They will be responsible for developing and implementing the initiative to leverage the private sector's capacity to supplement the Government's efforts in providing subsidised sale flats, as well as other related initiatives. The other two are permanent posts including one Senior Planning Officer and one Planning Officer in the Planning Section under the Development and Construction Division. They will be mainly responsible for supporting site searching and co-ordinating the development of potential public housing sites, which include the co-ordination and regular reporting in relation to the progress of potential sites and liaison with the concerned bureaux/departments to ensure adequate and timely delivery of suitable sites for the development of public housing.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)087

(Question Serial No. 4274)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the Government's payment of rent for tenants living in public rental housing flats, in which calendar month and how will the disbursement be made?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 135)

Reply:

The Government will seek funding approval from the Finance Committee (FC) of the Legislative Council upon the passage of the 2015 Appropriation Bill for the initiative. Experience indicates that upon the FC's approval, it will take about one and a half months for the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) to implement the initiative. Tenants/licencees paying normal rent under the HA, tenants of the HKHS Group A estates and tenants of Elderly Persons' Flats in the HKHS Group B estates will not be required to pay all of the rent/licence fees for the month of implementation.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)088

(Question Serial No. 5662)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please inform this Committee of:

- (1) the current ratio of private housing stock to public housing stock in Hong Kong (including the flats under construction);
- (2) the number of individual buyers and company buyers of private flats in the past 5 years, with a breakdown by origin of buyers (i.e. local, Mainland and overseas) and their respective proportions;
- (3) the transaction amount of individual buyers and company buyers of private flats in the past 5 years, with a breakdown by origin of buyers (i.e. local, Mainland and overseas) and their respective proportions.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 527)

Reply:

- (1) As at end 2014, the ratio of private housing stock to public housing stock in Hong Kong is as follows –

Type of Housing	Percentage of permanent housing stock ¹
Public Housing ²	44%
Private Housing ³	56%
Total	100%

- (2) & (3) The required figures are as below –

Year	Total number of agreements for sale and purchase ⁴	Individual buyers ⁴				Company buyers ⁴			
		Local ⁵		Non-local		Local ⁶		Non-local	
		No. of cases	Amount involved (in million)	No. of cases	Amount involved (in million)	No. of cases	Amount involved (in million)	No. of cases	Amount involved (in million)
2010	155 723	128 230 (82%)	\$424,281 (65%)	6 156 (4%)	\$39,481 (6%)	20 462 (13%)	\$172,837 (27%)	875 (1%)	\$15,550 (2%)
2011	96 034	79 805 (83%)	\$321,550 (65%)	5 194 (5%)	\$39,549 (8%)	9 990 (11%)	\$117,187 (23%)	1 045 (1%)	\$19,313 (4%)
2012	91 264	78 951 (86%)	\$357,524 (72%)	3 524 (4%)	\$25,643 (5%)	8 094 (9%)	\$97,222 (20%)	695 (1%)	\$15,952 (3%)
2013	57 500	54 635 (95%)	\$291,635 (92%)	1 079 (2%)	\$9,225 (3%)	1 715 (3%)	\$14,002 (4%)	71 (0%)	\$1,299 (1%)
2014	71 250	68 867 (97%)	\$424,567 (93%)	1 156 (2%)	\$12,122 (3%)	1 104 (1%)	\$17,235 (4%)	123 (0%)	\$2,616 (0%)

- End-

¹ The figures do not include housing units under construction.

² 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 –

- public rental housing 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;
- HA's Home Ownership Scheme (HOS) flats with premium not yet paid, and HOS flats completed but not yet sold;
- HKHS's Flat-for-Sale Scheme (FFSS) and Sandwich Class Housing Scheme (SCHS) flats with premium not yet paid; and
- HA's Tenants Purchase Scheme (TPS) flats sold but with premium not yet paid.

³ The figure on private housing stock is based on statistics from the Census & Statistics Department. The figure includes –

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

The figure does not include non-domestic quarters.

⁴ 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 (rounded to the nearest decimal point, if possible).

⁵ Refers to holders of Hong Kong identity cards.

⁶ Refers to locally-registered companies.

CONTROLLING OFFICER'S REPLY

THB(H)089

(Question Serial No. 3352)

Head: (62) Housing Department

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

Programme: (5) Support Service

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

Director of Bureau: Secretary for Transport and Housing

Question:

As a rule, the Housing Department (HD), being the executive arm of the Housing Authority (HA), will report the construction costs, expenditure and progress, etc in relation to the development of the public housing to the HA on a regular basis. In light of the below-par production volume of PRH units in 2014-15, has the Administration taken any review on the HD's existing efforts about the abovementioned duties to check whether they are adequate? What enhanced steps will be taken by the HD to ensure the HA meet the scheduled production targets for PRH units in 2015-16?

Asked by: Hon Shek Lai-him (Member Question No. 51)

Reply:

The Hong Kong Housing Authority (HA) anticipates the completion of 77 100 public rental housing (PRH) units in the five-year period from 2014-15 to 2018-19. Although the PRH production in 2014-15 is 9 900 units, the completion in 2015-16 is projected to be 23 300 PRH units. The construction of PRH depends on various factors such as planning, construction and resource allocation, etc. Each individual project varies in scale, site specific characteristics and construction progress. Thus, flat production for every year may vary.

As a financially autonomous public body, the HA funds its public housing programmes with its own resources. The HA is responsible for the staff establishment and expenditure incurred in developing public housing projects. The HA would monitor the manpower requirement for the development and construction of public housing. Preliminarily, we anticipate no major change in 2015-16 PRH production since all projects are already under construction.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)090

(Question Serial No. 7070)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Will the Government request the Housing Authority for an increase in the passenger capacity of the existing lift system connecting Wah Fu Estate and the ground level of Wah Kwai Estate, or for the provision of new lifts somewhere else? If yes, what are the details; if no, what are the reasons? What will be the estimated expenditure for the works?

Asked by: Hon SIN Chung-kai (Member Question No. 37)

Reply:

Currently, the Hong Kong Housing Authority (HA) has provided two passengers' lifts, an escalator, staircase and ramp connecting Wah Fu Estate and Wah Kwai Estate. We consider the relevant facilities are sufficient for the residents in the two estates at the moment. For the proper use of public resources, we do not have any proposal of addition of lifts at the said location at present.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)091

(Question Serial No. 3460)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

The Housing Department is responsible for administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711. 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 recent years, quite a lot of new public housing projects are located in developed areas and these projects in some ways affect the nearby residents. In this connection, please advise on the following:

- A: the manpower and expenditure involved in the liaison work within the Government in respect of housing-related infrastructure projects;
- B: the expenditure on feasibility studies, environmental impact assessments, traffic impact assessments and quantitative impact assessments of public housing projects;
- C: upon completion of housing-related infrastructure projects, the manpower and expenditure involved in following up on implementing the recommendations in environmental impact assessments, traffic impact assessments and quantitative impact assessments.

Asked by: Hon TONG Ka-wah, Ronny (Member Question No. 85)

Reply:

- A: There is an establishment of 16 staff, comprising staff from professional, technical and general grades, administering the housing-related infrastructural projects under the Capital Works Reserve Fund Head 711. The related staff cost is about \$18 million per annum.

- B: The estimated expenditure on public housing related feasibility studies under Head 711 Block Allocation is about \$35 million in 2015-16. The studies determine the scope of infrastructural projects required and assess various engineering and environmental impacts of the projects.
- C: The recommendations arising from the feasibility studies will be implemented after obtaining the agreement by relevant government departments. Upon completion, the works will be handed over to relevant government departments for subsequent management and maintenance.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)092

(Question Serial No. 3461)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is stated in Head 62 that the Housing Department administers housing-related infrastructure projects under Head 711, including minor housing development related works, studies and investigations for items in Category D of the Public Works Programme. With regard to the proposed public and private housing developments, please inform this Committee of the following:

A. in respect of Yan On Estate Phase 2 and the Home Ownership Scheme development at Ma On Shan Road (Southern and Northern Portions) scheduled for completion in 2021 and 2023 respectively, the manpower and expenditure to be involved in each of these 2 projects, and the expenses to be incurred in carrying out feasibility studies, environmental impact assessments, traffic impact assessments and quantitative impact assessments;

Asked by: Hon TONG Ka-wah, Ronny (Member Question No. 86)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Government's expenses under the Capital Works Reserve Fund Head 711 are for the implementation of housing-related infrastructural and community facility projects, while the HA would fund the construction cost of public housing.

The traffic, environmental and other related engineering assessments for Yan On Estate Phase 2 and the Home Ownership Scheme development at Ma On Shan Road (Southern and Northern Portions) were carried out mainly for the design of the two public housing developments. Hence, they were carried out by the HA with its own fund and manpower resources. The Development and Construction Division of the Housing Department (HD) is responsible for the implementation of the HA's public housing projects. There are about

2 300 staff members in the Division and the estimated staff cost for 2014-15 is about \$2.055billion. Handling matters pertaining to the construction of public housing and the relevant work assessments are part of the routine duties of the Development and Construction Division. We do not have a separate breakdown of the staff establishment and expenditure involved in this particular area of work.

The HD, as the executive arm of the HA, would report the expenditure and progress, etc., in relation to the construction of the public housing to the HA on a regular basis.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)093

(Question Serial No. 3571)

Head: (62) Housing Department

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the proposal in 2014-2015 and 2015-16 Budgets on “paying one month’s rent for the tenants living in the rental units of the Hong Kong Housing Authority”, please provide the number of different types of tenants benefited/ to be benefited and the expenditure on rent payment in each of those two years.

Asked by: Hon WONG Kwok-kin (Member Question No. 24)

Reply:

The 2014-15 Budget proposed to pay one month’s rent in full for tenants/licencees¹ of the Hong Kong Housing Authority (HA) paying normal rent², tenants of the Hong Kong Housing Society (HKHS) Group A estates and tenants of Elderly Persons’ Flats in HKHS Group B estates. It also proposed to pay one month’s net rent for the HA’s tenants/licencees paying additional rent; and two thirds of the net rent for non-Elderly Persons’ Flats tenants of HKHS Group B estates for one month. The measure was implemented in August 2014. Accordingly, the Government paid rent for about 730 000 HA tenants/licencees and about 31 000 households of the HKHS Group A and Group B estates. About \$1,012 million and \$50 million were paid to the HA and the HKHS respectively in 2014-15.

The 2015-16 Budget proposes to pay one month’s rent for lower income tenants living in the public rental units of the HA and the HKHS. During the period between now and the implementation of the initiative, the exact amount to be paid by the Government on behalf of the public rental housing (PRH) tenants is subject to change for reasons including intake

^{Note1} Including tenants/licencees of public rental housing (PRH) units who receive rent reduction under HA’s Rent Assistance Scheme. Licencees mainly include those households living in HA’s interim housing.

^{Note2} Normal rent of PRH includes net rent plus rate.

to 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”, etc. Therefore, at this stage, we do not know the exact amount and the actual number of tenants/licencees which the Government will pay on behalf. As a reference, based on information as at December 2014, the proposal to pay one month’s rent for lower income tenants living in the public rental units of the HA and the HKHS by the Government would involve an estimated expenditure of approximately \$1.1 billion. About \$1.097 billion and \$49 million will be paid to the HA and the HKHS respectively. We estimate that the Government will pay rent for about 710 000 tenants/licencees paying normal rent under the HA and about 30 000 households of the HKHS Group A estates and Elderly Persons’ Flats in the HKHS Group B estates under the measure.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)094

(Question Serial No. 4760)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

It is estimated by the Housing Department that the number of infrastructure projects under construction in 2015 will be 19. In this connection, please set out the location and description of each project.

Asked by: Hon WONG Yuk-man (Member Question No. 106)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The Government's expenses under the Capital Works Reserve Fund Head 711 are for the implementation of housing-related infrastructural and community facility projects, while the HA would fund the construction cost of public housing.

Under the Capital Works Reserve Fund Head 711, 19 infrastructural and community facility projects are under construction in 2015. The projects and their details are shown in **Annex**.

List of housing-related infrastructural and community facility projects under construction in 2015

<u>Projects in construction stage</u>	<u>Approved project estimate</u> <u>\$'000</u>	<u>Anticipated completion dates</u>
1. District open space adjoining Lower Ngau Tau Kok public housing redevelopment	125,000	06/2015
2. Development at Anderson Road	3,467,200	05/2016
3. Development at Anderson Road - consultants' fees and site investigation	57,500	05/2016
4. Main engineering infrastructure in association with the proposed developments in Area 56, Tung Chung	54,800	05/2016
5. Public transport interchange at Area 3A, Tung Chung	69,900	07/2016
6. Development near Choi Wan Road and Jordan Valley	2,009,300	10/2016
7. 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	96,100	10/2017
8. Public transport interchange at Container Port Road and junction improvement works along Kwai Chung Road adjoining Public Housing Development at ex-Kwai Chung Police Married Quarters*	72,700	End 2017
9. Footbridge Link at Sau Ming Road, Kwun Tong*	130,100	End 2017
10. Public transport interchange and associated works at Kiu Cheong Road East, Ping Shan*	602,200	Early 2018
11. Roads and drains in Area 16 and Area 58D, Sha Tin*	224,600	Mid 2018
12. Community Hall at Sau Ming Road, Kwun Tong	134,900	09/2018
13. Re-provisioning of Pak Tin Community Hall and special child care centre-cum-early education and training centre in Pak Tin Estate redevelopment site, and construction of footbridge link at Nam Cheong Street, Sham Shui Po*	318,300	End 2018
<u>Projects in final account stage</u>	<u>Approved project estimate</u> <u>\$'000</u>	<u>Completion dates</u>
14. Re-provisioning of the Police Dog Unit and Force Search Unit from the Burma Lines Site to Sha Ling	159,700	10/2003
15. Tin Shui Wai further development - road junction improvement, site formation and main engineering infrastructure	3,163,200	07/2005
16. Development near Choi Wan Road and Jordan Valley -consultants' fees and site investigation	43,700	08/2005
17. Water supply to housing development at Anderson Road	231,500	12/2014
18. Mainlaying within development at Anderson Road	103,800	12/2014
19. Public transport interchange at Area 13, Hung Shui Kiu	48,100	02/2015
* We plan to seek funding approval for these projects from the Legislative Council in 2015.		

- End -

CONTROLLING OFFICER'S REPLY

THB(H)095

(Question Serial No. 4761)

Head: (62) Housing Department

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

Programme: (5) Support Services

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

Director of Bureau: Secretary for Transport and Housing

Question:

Last year, the Government started to study the redevelopment of 22 aged public rental housing estates with a relatively small number of flats. How many redevelopment projects of these estates will commence this year? What is the projected increase in the number of flats upon redevelopment? With regard to the single-person and family flats in redeveloped estates, what are the flat mix between these two types of flats and their respective proportions?

Asked by: Hon WONG Yuk-man (Member Question No. 107)

Reply:

As a financially autonomous public body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources. The HA is responsible for the expenditure of redevelopment of aged public rental housing estates.

The HA completed the review of 22 aged PRH estates in early 2014. Subsequently, in the speech by the Secretary for Transport and Housing at the Legislative Council Special Finance Committee Meeting on 3rd April 2014, the Secretary pointed out that, from both resources and time perspectives, it was impossible for the redevelopment of all these 22 aged estates to take place at the same time. We must first consider various elements including whether there are suitable rehousing resources in the relevant district and the implications on public rental housing (PRH) applicants for the use of the rehousing resources. Therefore, we will consider redevelopment on an estate-by-estate basis. When concrete redevelopment parameters are available for a particular project, the HA will make announcement on the redevelopment project and consult the District Council and the residents concerned. These generally would take place about three years prior to actual redevelopment.

The Government promulgated the Long Term Housing Strategy (LTHS) in December 2014, which has included an analysis over the redevelopment of public housing estates. As

stated in the LTHS document, while redevelopment may increase PRH supply over the long term, it will in the short term reduce PRH stock available for allocation. This will inevitably add further pressure on the HA's ability in maintaining the target of making the first flat offer at around three years for general applicants (i.e. family and elderly-one person applicants). The net gain in flat supply from redevelopment will take a long time to realise, very often towards the latter if not the last phase of the redevelopment. Hence, redevelopment could at best serve as a supplementary source of PRH supply. It is also not advisable to carry out any massive redevelopment programme which will result in freezing a large number of PRH units that may otherwise be allocated to needy households, given the current high demand for PRH. The HA will continue to consider redevelopment on an estate-by-estate basis in accordance with its established policies and criteria.

According to the "Refined Policy on Redevelopment of Aged Public Rental Housing Estates" formulated by the HA in 2011, the HA will consider redevelopment of individual estates with reference to four basic principles, viz. structural conditions of buildings, cost-effectiveness of repair works, availability of suitable rehousing resources in the vicinity of the estates to be redeveloped, and build-back potential upon redevelopment.

In considering proposals for redeveloping individual estates, the HA will conduct a series of detailed technical studies and consultations with relevant government bureaux and departments, the District Councils and local communities to determine the associated ancillary facilities such as community, welfare, transport and educational facilities in the wider context of the districts concerned. Upon completion of the detailed technical studies and if it is decided to proceed with redevelopment, the HA will give sufficient advance notice to affected tenants and provide them with financial and other assistance. The HA will normally make formal announcement for redevelopment three years before the clearance operation.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)096

(Question Serial No. 4762)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme, what are the estimated expenditure and manpower required as well as the number of targeted buildings this year?

Asked by: Hon WONG Yuk-man (Member Question No. 108)

Reply:

The staff establishment in Independent Checking Unit (ICU) responsible for implementing the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) is 22. The operational expenditure is approximately \$16.6 million (excluding staff cost). In 2015, the ICU plans to select 40 buildings and 37 900 flats as targets for the MBIS and the MWIS respectively.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)097

(Question Serial No. 3786)

Head: (62) Housing Department

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

Programme: (1) Building Control

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

Director of Bureau: Secretary for Transport and Housing

Question:

As regards the work to “continue with the programme of the Planned Survey in HOS/ TPS buildings”, please advise on the following:

1. the lists of buildings surveyed by the Independent Checking Unit (ICU) in each of the past 3 years; and whether enforcement actions were taken in respect of the buildings surveyed; and
2. the total numbers of reports from members of the public received by ICU, investigated and cases subject to enforcement actions in the past 3 years; and among them, whether unauthorised subdivided units were detected.

Asked by: Hon WU Chi-wai (Member Question No. 61)

Reply:

Since 2004, the Independent Checking Unit (ICU) has implemented the Planned Survey Programme (PSP) for residential buildings in Home Ownership Scheme (HOS) courts and Tenants Purchase Scheme (TPS) estates. The surveys include 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 action against unauthorized building works (UBWs) or condition of disrepair of common areas in accordance with the Building Ordinance under the delegated authority from the Director of Buildings.

In the past three years (i.e. 2012 to 2014), the ICU completed surveys of 20, 20 and 18 residential buildings respectively under the PSP. The ICU had taken enforcement actions mainly on removal of UBWs on the external wall of these buildings. The surveyed buildings in the past three years are listed below:

<u>2012</u> Choi Ha Estate : Cheung Wo Court : Tin Ma Court : Pang Ching Court : Fu Heng Estate : Siu Hong Court : Tsing Yi Estate : Fung Wah Estate :	Choi Yuet House Wo Hang House Chun Sing House Chun On House Pang Ching Court Heng Cheong House Siu Wai House Siu Wing House Yee Wai House Hiu Fung House	Choi Sing House Wo Kin House Chun Wai House Chun Hong House Heng Lung House Siu Kin House Siu Wah House Yee Yat House	Chun Fei House
<u>2013</u> Cheung Wo Court : Chun Wah Court : Lei Cheng Uk Estate : Fu Heng Estate : Siu Hong Court : Fung Wah Estate : Wah Kwai Estate :	Wo Kwan House Wo Yuet House Chun Wah Court Shun Yee House Heng Tai House Siu Hang House Siu Lok House Siu Ning House Sau Fung House Wah Yin House	Wo Shing House Wo Ping House Heng Tsui House Siu Shun House Siu Lai House Wah Sin House	Wo Tung House Tao Tak House Siu Fai House Siu Kei House
<u>2014</u> Hing Tin Estate : Lei Cheng Uk Estate: Fu Heng Estate : Siu Hong Court : San Wai Court : Wah Kwai Estate :	Choi Tin House Lai Yeung House Yan Oi House Heng Wing House Siu Tai House Siu Cheong House San Bik House Wah Lim House	Mei Tin House Lim Kit House Heng Yiu House Siu Ho House San Hoi House Wah Hau House	Wo Muk House Siu Ping House San Pui House Wah Lai House

Regarding the reported cases in the past three years, the ICU received 5 449 reports, carried out 10 458 site inspections, and issued 1 879 advisory letters and 309 statutory orders. The majority of cases were related to UBWs and defective drains of residential flats. Only a few cases were concerned with subdivided units.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)098

(Question Serial No. 6570)

Head: (162) Rating and Valuation Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Statutory Valuation and Assessments
Controlling Officer: Commissioner of Rating and Valuation (TANG Ping Kwong)
Director of Bureau: Secretary for Transport and Housing

Question:

- (a) The Rating and Valuation Department (RVD) collates the Hong Kong property figures annually to estimate the vacancies of private domestic units. However, village houses have not been included in the private domestic unit figures since 2002, except for the previous years of 2001 and before as specified. Would the Government explain why village houses are not included in the vacancy figures of private domestic units?
- (b) In compiling the annual vacancy figures of private domestic units, a random sample survey covering only 3% of the total number of private domestic units is conducted by the RVD. Please explain why the random sample survey only covers 3% of the units.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 671)

Reply:

- (a) The Rating and Valuation Department (RVD) provides an annual overview of the private domestic property market, including figures on stock, completions, vacancy, etc. in its publication, "The Hong Kong Property Review".

While other private residential units which can be freely traded in the market, owners of village houses are required to pay premium to the Government prior to sale. For comparison of stock, completions and vacancy figures for private domestic properties across different periods, the RVD considers that it would be more appropriate to exclude village houses. Therefore, starting from the 2004 edition of "The Hong Kong Property Review", village houses have been excluded from the figures for year 2002 and thereafter.

- (b) The RVD conducts a vacancy survey at the end of each year. The vacancy survey includes a full survey on residential units completed within three calendar years at the time of the survey, and a random sample survey covering 3% of the remaining residential units. The RVD considers the sampling method to be statistically sound.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)099

(Question Serial No. 6589)

Head: (162) Rating and Valuation Department

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

Programme: (4) Landlord and Tenant Services

Controlling Officer: Commissioner of Rating and Valuation (TANG Ping Kwong)

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the work of the Rating and Valuation Department, please inform the Committee of:

- (a) the respective numbers of advisory and mediatory services on tenancy matters provided to the public in the past 5 years;
- (b) the respective numbers of Notice of New Letting or Renewal Agreement (Form CR109) received and endorsed annually in the past 5 years. How many of them were “entered into a newly created tenancy/sub-tenancy” or “entered into a renewal of tenancy/sub-tenancy” respectively?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 708)

Reply:

- (a) The respective numbers of advisory and mediatory services on tenancy matters provided by the Rating and Valuation Department (RVD) in the past five years (i.e. 2010-11 to 2014-15) are as below -

Year	Number of advisory services provided	Number of mediatory services provided
2010-11	About 220 000	190
2011-12	About 203 000	173
2012-13	About 176 000	198
2013-14	About 163 000	140
2014-15 (up till February 2015)	About 142 000	157

- (b) The number of Notices of New Letting or Renewal Agreement (i.e. Form CR109, referred to as “Notices” below) processed by the RVD in the past five years, together with the percentages of new lettings and renewal agreements as reported in these Notices, are listed below –

Year	No. of Notices Processed	New Tenancy/sub-tenancy	Renewal of Tenancy/sub-tenancy	Others*
2010-11	About 51 000	74%	23%	3%
2011-12	About 52 000	67%	28%	5%
2012-13	About 51 000	69%	27%	4%
2013-14	About 51 500	67%	29%	4%
2014-15 (up till February 2015)	About 47 500	67%	29%	4%

* Cases in which the applicants did not report the category of the tenancy concerned.

Each year about 95% of the Notices processed were endorsed. The remaining forms were not endorsed due to the applicants’ subsequent withdrawal of the Notices.

- End -

CONTROLLING OFFICER'S REPLY

THB(H)100

(Question Serial No. 6022)

Head: (711) Capital Works Reserve Fund: Housing

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

Programme: (-) Not specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the commencement of the engineering feasibility study by the Civil and Engineering Development Department on potential public housing sites in Pok Fu Lam South, what are the specific work plan, timetable and estimated expenditure? What is the area of the relevant land?

Asked by: Hon Kenneth CHAN Ka-lok (Member Question No. 348)

Reply:

According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

Expenditure charged to the Capital Works Reserve Fund do **not** form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are **not** relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.

The Government has engaged engineering consultants to undertake the feasibility study for the public housing sites in Pok Fu Lam South with an estimated cost of about \$17 million. The feasibility study has commenced in February 2015 and is expected for completion in 2016. The area of land involved is about 12 hectares.

- End -

CONTROLLING OFFICER'S REPLY**THB(H)101****(Question Serial No. 3494)**

Head: (711) Capital Works Reserve Fund: Housing

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

Programme: (-) Not Specified

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

Director of Bureau: Secretary for Transport and Housing

Question:

Please provide detailed description of the following project:			
Project	Consultant/Study Cost	Area and Ownership	Development Details (public and private, number of flats) and Anticipated Completion Dates of Projects
Lin Cheung Road, Sham Shui Po			
Chung Nga Road and Area 9, Tai Po			
Wang Chau, Yuen Long			
Queen's Hill and Area 48, Fanling			

Asked by: Hon HO Sau-lan, Cyd (Member Question No. 71)

Reply:

According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

Expenditure charged to the Capital Works Reserve Fund do **not** form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are **not** relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.

The information on consultant cost, area and ownership, and other information of the several projects as asked in the question is set out at the **Annex**.

Project	Consultant/Study Cost	Area and Ownership	Development Details (number of public housing flats)
Lin Cheung Road, Sham Shui Po	The consultant for the detailed design and investigation (D&I) is Ove Arup & Partners Hong Kong Ltd. The D&I consultancy fee is about \$24.0 m for the two projects as a whole.	Approx. 3.6 hectares of government land.	About 3 800 public housing flats.
Wang Chau, Yuen Long		Approx. 5.7 hectares of a mix of government and private land.	About 4 000 public housing flats.
Chung Nga Road and Area 9, Tai Po	The D&I consultant selection is in progress. The information requested is not yet available.	Approx. 9.55 hectares of a mix of government and private land.	About 6 550 public housing flats.
Queen's Hill, Fanling	The consultant for the D&I is AECOM Asia Company Limited. The D&I consultancy fee is about \$13.4 m.	Approx. 13.6 hectares of government land.	About 11 500 public housing flats.
Area 48, Fanling	The consultant for the feasibility study is Ove Arup & Partners Hong Kong Ltd. The consultancy fee is about \$1.3 m.	Approx. 4.3 hectares of a mix of government and private land.	To be determined.

- End -