

Index Page

Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2018-19

Director of Bureau : Secretary for Transport and Housing

Session No. : 8

File Name : THB(H)-2S-e1.docx

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
S-THB(H)01	SV013	CHOW Ho-ding, Holden	62	(2) Private Housing
S-THB(H)02	SV014	LAU Ip-keung, Kenneth	62	(2) Private Housing
S-THB(H)03	S0022	LEUNG Yiu-chung	62	
S-THB(H)04	S0066	TAM Man-ho, Jeremy	62	(2) Private Housing

CONTROLLING OFFICER'S REPLY

S-THB(H)01

(Question Serial No. SV013)

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:

This is a follow-up question in relation to Reply Serial No. THB(H)027.

In respect of the 4 prosecution cases which resulted in a conviction, please advise on the amount of fines imposed.

Asked by: Hon CHOW Ho-ding, Holden

Reply:

Since the commencement of the Residential Properties (First-hand Sales) Ordinance (the Ordinance), 4 cases, including 1 complaint case and 3 self-initiated investigation cases, which involved 77 counts of offence, have been prosecuted and convicted for contraventions of the Ordinance. The charges were mainly about contraventions of the provisions of the Ordinance in respect of sales brochures, price lists, advertisements, the mandatory provisions for preliminary agreement for sale and purchase and agreement for sale and purchase, etc. The vendors of the developments concerned were convicted and fined a total of \$1.868 million. Details of the offences involved in the convicted cases have been uploaded to the website of the Sales of First-hand Residential Properties Authority for public perusal.

- End -

CONTROLLING OFFICER'S REPLY

S-THB(H)02

(Question Serial No. SV014)

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 Reply Serial Number THB(H)049, please advise on:

- (i) among the residential flats completed in the past 3 years, the saleable area of the smallest flat;
- (ii) among the residential flats to be provided in the approved new housing projects, the saleable area of the smallest flat; and
- (iii) in the next few years, the estimated number of flats with a saleable area of less than 20 square metres.

Asked by: Hon LAU Ip-keung, Kenneth

Reply:

As set out in Reply Serial Number THB(H)049, the Rating and Valuation Department (RVD)'s completion figures of private domestic flats for past years only consisted of a breakdown of Class A private domestic units into units with saleable floor area less than 20m², and units with saleable floor area between 20m² and 39.9m². Within the category of units with saleable floor area less than 20 m², RVD has not compiled any further statistical breakdown on saleable floor area, including that of the smallest flat. RVD also does not have any breakdown for Class A units in respect of forecast completion figures.

The completion figures for units with saleable floor area less than 20m² in the past 3 years are set out below –

Year	Number of Flats
2015	79
2016	206
2017	691

Remarks

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The 2017 figure is provisional. The confirmed figure will be published in “Hong Kong Property Review 2018”.

- End -

CONTROLLING OFFICER'S REPLY

S-THB(H)03

(Question Serial No. S0022)

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 inform this Committee of whether the Housing Department has, apart from engaging 11 personnel through the “body-shopping” contract arrangement to handle the publicity work arising from the revised Well-off Tenants Policies since its endorsement by the Subsidised Housing Committee of the Hong Kong Housing Authority in February 2017, strengthened its staff establishment (including civil servants, contract staff, etc.) to cope with the administrative work relating to the income and asset declaration from February 2017 onwards. If yes, please provide in a table the manpower, duties and expenditure involved.

Asked by: Hon LEUNG Yiu-chung

Reply:

As a financially autonomous body, the Hong Kong Housing Authority (HA) funds its public housing programmes with its own resources, including the implementation of the “Well-off Tenants Policies”.

Besides the 11 personnel engaged through the “body-shopping” contracts arrangement for handling the increased publicity work arising from the revised “Well-off Tenants Policies”, HA has been coping with other work relating to the “Well-off Tenants Policies” with existing staff resources within its current establishment. HA will closely monitor the workload of its staff, and seek additional staffing resources in accordance with the established procedures as and when necessary.

- End -

CONTROLLING OFFICER'S REPLY**S-THB(H)04****(Question Serial No. S0066)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Private HousingControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Stanley YING)Director of Bureau: Secretary for Transport and HousingQuestion:

Regarding Reply Serial Number THB(H)052, the Secretary for Transport and Housing undertook at the meeting to give a supplementary reply to provide information required but not available in the written reply to the initial question. Please fill in each and every part of the table in the original question based on the owners' records obtained from the Land Registry in discharging responsibilities.

Asked by: Hon Jeremy TAM Man-ho

(Question raised on 18 April 2018)

Reply:

The initial question asks the Rating and Valuation Department (RVD) to provide in table format the number of transactions of private residential units in the past 5 years by district council district, flat size, and buyer's identity. RVD and other Government departments do not maintain the various kinds of information requested in the question.

Regarding the effectiveness of the demand-side management measures, according to the stamping applications for agreements for sale and purchase of residential property received by the Inland Revenue Department (IRD), the statistics by buyer's identity in the past 5 years are as follows –

Year	Individual buyers		Company buyers	
	Local (Number of transactions)	Non-local (Number of transactions)	Local (Number of transactions)	Non-local (Number of transactions)
2013	54 635	1 079	1 715	71
2014	68 867	1 156	1 104	123
2015	59 302	778	1 273	171
2016	60 292	1 085	873	47
2017	65 787	867	2 370	236

The non-local individual buyers in the table above refer to buyers who are not holders of Hong Kong identity cards. IRD does not have statistics on whether the non-local buyers are holders of the People's Republic of China Resident Identity Card or identity documents of other countries. IRD also does not have statistics by district council district and by size of property.

According to IRD's latest statistics, non-local individual and non-local company buyers only constituted 0.7% and 0.3% of the total residential property transactions in the first quarter of 2018 respectively, which show that the demand-side management measures remain effective in curbing external demand.

- End -