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Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2020-21

Director of Bureau : Secretary for Transport and Housing

Session No. : 8

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Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
S-THB(H)01	S052	CHU Hoi-dick	62	(1) Building Control
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CONTROLLING OFFICER'S REPLY**S-THB(H)01****(Question Serial No. S052)**Head: (62) Housing DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Building ControlControlling Officer: Permanent Secretary for Transport and Housing (Housing)
(Donald TONG)Director of Bureau: Secretary for Transport and HousingQuestion:

Regarding Reply Serial No. THB(H)002 on the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS), please inform this Committee of the following:

- In respect of Wong Tai Sin and Kwun Tong, the statistics on MBIS, including (i) the number of buildings issued with notices; (ii) the number of the aforesaid notices discharged; (iii) the number of buildings issued with notices for mandatory building inspection for more than 3 years but still the notices not complied with yet; and (iv) the enforcement situation in each of the past 5 years by district in table form.

	2015 i ii iii iv	2016 i ii iii iv	2017 i ii iii iv	2018 i ii iii iv	2019 i ii iii iv
Wong Tai Sin District					
Kwun Tong District					

- In respect of Wong Tai Sin and Kwun Tong, the statistics on MWIS, including (i) the number of flats issued with notices; (ii) the number of flats with the aforesaid notices discharged; (iii) the number of flats issued with notices for mandatory window inspection for more than 3 years but still the notices not complied with yet; and (iv) the enforcement situation in each of the past 5 years by district in table form.

	2015 i ii iii iv	2016 i ii iii iv	2017 i ii iii iv	2018 i ii iii iv	2019 i ii iii iv
Wong Tai Sin District					
Kwun Tong District					

Asked by: Hon CHU Hoi-dick

(Question raised on 8 April 2020)

Reply:

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

1. As at the end of December 2019, the number of buildings with statutory notices issued by ICU under the Mandatory Building Inspection Scheme (MBIS) in the past 5 years (i.e. from 2015 to 2019) and the number of buildings with their statutory notices discharged are tabulated below:

District Council Districts	Number of buildings involved									
	2015		2016		2017		2018		2019	
	with notices issued	with notices discharged (Note 1)	with notices issued	with notices discharged (Note 1)	with notices issued	with notices discharged (Note 1)	with notices issued	with notices discharged (Note 1)	with notices issued	with notices discharged (Note 1)
Wong Tai Sin	6	-	-	-	-	-	-	-	-	1
Kwun Tong	25	-	38	-	16	-	3	-	-	33
Total	31	-	38	-	16	-	3	-	-	34

Note 1: Statutory notices discharged in the year are not necessarily those issued earlier in the same year.

Regarding the number of buildings with statutory notices issued under the scheme for more than 3 years but not yet discharged, ICU does not maintain any yearly statistics. Nevertheless, as at end of December 2019, for the MBIS notices issued in 2016 and before, as the owners / Incorporated Owners of some buildings have been granted with extension of time for discharging the notices according to their individual situations, out of the two districts mentioned above, there are 11 no. of buildings in Kwun Tong district with statutory notices not yet discharged within the specified time. ICU has issued / will issue reminder letters and warnings letters under established procedures to require the building owners to discharge the notices immediately. If the notices are still not discharged, ICU will instigate prosecution actions in due course.

2. As at the end of December 2019, the number of flats with statutory notices issued by ICU under the Mandatory Window Inspection Scheme (MWIS) in the past 5 years (i.e. from 2015 to 2019) and the number of flats with their statutory notices discharged are tabulated below:

District Council Districts	Number of flats involved									
	2015		2016		2017		2018		2019	
	with notices issued	with notices discharged (Note 2)	with notices issued	with notices discharged (Note 2)	with notices issued	with notices discharged (Note 2)	with notices issued	with notices discharged (Note 2)	with notices issued	with notices discharged (Note 2)
Wong Tai Sin	8 837	3 149	4 189	6 643	8 600	5 069	2 501	573	-	2 257
Kwun Tong	4 034	4 123	5 564	4 803	7 356	6 848	2 812	681	-	2 409
Total	12 871	7 272	9 753	11 446	15 956	11 917	5 313	1 254	-	4 666

Note 2: Statutory notices discharged in the year are not necessarily those issued earlier in the same year.

Regarding the number of flats with statutory notices issued under the scheme for more than 3 years but not yet discharged, ICU does not maintain any yearly statistics. Nevertheless, as at end of December 2019, the number of flats with MWIS notices issued in 2016 and before but not yet discharged and the number of flats with fixed penalty notices issued are tabulated below:

District Council Districts	Number of flats with statutory notice not yet discharged	Number of flats with fixed penalty notices issued (Note 3)
Wong Tai Sin	155	217
Kwun Tong	138	185
Total	293	402

Note 3: As some flats owners subsequently discharged the statutory notices upon receipt of fixed penalty notices, the number of flats with fixed penalty notices issued is more than the number of flats with statutory notices not yet discharged.

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CONTROLLING OFFICER'S REPLY

S-THB(H)02

(Question Serial No. S053)

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to Reply Serial No. THB(H)027 on “monitoring the subsidised housing schemes entrusted to the Hong Kong Housing Society (HKHS)”, please inform this Committee of:

- 1) the current statistics on the subsidised housing flats with premium unpaid under HKHS in each of the 18 districts, in tabular form, including (i) the number of completed subsidised sale flats (SSFs) under HKHS by district; (ii) the number of SSFs with premium unpaid under HKHS by district; (iii) the number of SSFs aged 10 years or more with premium unpaid by district; (iv) the number of applications received from owners by district; (v) the number of approved applications from owners by district; and (vi) the number of applications received from tenants by district.

	(i) No. of completed SSFs under HKHS by district	(ii) No. of SSFs with premium unpaid under HKHS by district	(iii) No. of SSFs aged 10 years or more with premium unpaid by district	(iv) No. of applications received from owners by district	(v) No. of approved applications from owners by district	(vi) No. of applications received from tenants by district
(18 districts) e.g. Wong Tai Sin District						

Asked by: Hon CHU Hoi-dick

(Question raised on 8 April 2020)

Reply:

As at 6 March 2020, statistics on subsidised sale flats (SSFs) with premium unpaid under the Hong Kong Housing Society (HKHS) and statistics on applications under the Letting Scheme for Subsidised Sale Developments with Premium Unpaid (the Letting Scheme) are as follows –

	(i) Number of completed SSFs under HKHS by district	(ii) Number of SSFs with premium unpaid under HKHS by district	(iii) Number of SSFs aged 10 years or more with premium unpaid under HKHS by district	(iv) Number of applications received from owners under the Letting Scheme by district	(v) Number of approved applications from owners under the Letting Scheme by district	(vi) Number of applications received from tenants under the Letting Scheme by district
Central and Western	0	0	0	0	0	18
Wan Chai	0	0	0	0	0	13
Eastern	1 048	934	934	14	7	36
Southern	992	649	649	7	4	10
Yau Tsim Mong	0	0	0	4	2	62
Sham Shui Po	728	675	675	6	4	48
Kowloon City	1 604	1 274	1 274	1	1	47
Wong Tai Sin	2 054	1 737	1 737	36	23	16
Kwun Tong	0	0	0	14	11	37
Kwai Tsing	5 216	4 044	3 057	20	12	33
Tsuen Wan	1 326	984	984	4	4	23
Tuen Mun	1 152	1 042	1 042	28	18	25
Yuen Long	0	0	0	17	16	33
North	0	0	0	23	17	29
Tai Po	0	0	0	22	16	19
Sha Tin	1 390	988	988	30	16	33
Sai Kung	4 758	3 799	3 799	32	20	16
Islands	0	0	0	2	1	8

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