

## Head 62 — HOUSING DEPARTMENT

**Controlling officer:** the Permanent Secretary for Transport and Housing (Housing) will account for expenditure under this Head.

**Estimate 2016–17** ..... **\$287.6m**

### Controlling Officer's Report

#### Programmes

- Programme (1) Building Control**
- Programme (2) Private Housing**
- Programme (3) Appeal Panel (Housing)**
- Programme (4) Rehousing of Occupants upon Clearance**
- Programme (5) Support Services**

These programmes contribute to Policy Area 31: Housing (Secretary for Transport and Housing).

#### Detail

##### Programme (1): Building Control

	2014–15 (Actual)	2015–16 (Original)	2015–16 (Revised)	<b>2016–17 (Estimate)</b>
Financial provision (\$m)	120.3	135.1	136.9 (+1.3%)	<b>141.7</b> (+3.5%)
				(or +4.9% on 2015–16 Original)

#### *Aim*

**2** The Independent Checking Unit (ICU) of the Office of the Permanent Secretary for Transport and Housing (Housing) is delegated with the building control authority over buildings of the Housing Authority (HA) that have been sold or otherwise disposed of under section 4(2)(a) or 17A of the Housing Ordinance (Cap. 283) (HO). The aim is for ICU to exercise building control of these former HA buildings, in accordance with the Buildings Department (BD)'s current practice on building control of private housing, and to make a bi-annual report to the Director of Buildings.

#### *Brief Description*

**3** ICU has been carrying out building control duties in Home Ownership Scheme (HOS)/Tenants Purchase Scheme (TPS) buildings under delegated authority. The delegation has been extended to retail and carparking premises and some public rental housing estates as a result of the divestment of HA's retail and carparking premises since November 2005 when the Buildings Ordinance (Cap. 123) has been applicable to this extended portfolio of properties. As at 1 December 2015, the portfolio comprises:

- number of HOS courts/flats : 149 / 224 375
- number of TPS estates/flats : 39 / 185 737
- number of public rental housing estates/flats : 97 / 430 556
- total numbers of courts and estates : 285
- number of retail/carparking premises : 110 / 348
- total numbers of domestic flats (HOS, TPS and public rental housing) : 840 668

**4** The work involves:

- processing applications for alteration and addition works within the statutory period,
- attending to emergencies and carrying out enforcement action on:
  - unauthorised building works,
  - dangerous buildings, and
  - defective drainage,
- conducting the Planned Survey for overall improvements to HOS and TPS buildings,

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- processing licensing/registration referrals by government departments (e.g. restaurants, places of public entertainment and tutorial schools),
- processing minor works submissions, and
- implementing the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS).

5 The key performance measures in respect of building control are:

### *Targets*

	Target	2014 (Actual)	2015 (Actual)	2016 (Plan)
processing plans for alteration and addition works within 60 days (%).....	100	100	97.9	<b>90.0§</b>
processing resubmissions for alteration and addition works within 30 days (%).....	100	100	98.7	<b>90.0§</b>
processing applications for consent to commence alteration and addition works within 28 days (%).....	100	100	98	<b>90§</b>
advising on restaurant licence applications under the Application Vetting Panel system within 12 working days (%) .....	100	99.1	98.8	<b>98.0</b>
responding to emergencies during office hours (%) :				
within 1.5 hours for cases in urban areas.....	100	—Δ	100	<b>100</b>
within two hours for cases in new towns in New Territories (N.T.) .....	100	100	100	<b>100</b>
within three hours for cases in other areas in N.T. ....	100	—Δ	—Δ	<b>100</b>
responding to emergencies outside office hours (%) :				
within two hours for cases in urban areas and new towns in N.T. ....	100	100	100	<b>100</b>
within three hours for cases in other areas in N.T. ....	100	—Δ	—Δ	<b>100</b>
providing non-emergency services for reports on unauthorised building works under construction within 48 hours (%) .....	100	—Δ	100	<b>99ψ</b>
buildings targeted for prescribed inspection and, if necessary, prescribed repair under MBIS .....	35/year¶	55	43	<b>35¶</b>
flats targeted for prescribed window inspection and, if necessary, prescribed window repair under MWIS .....	33 200/year¶	54 403	40 734	<b>33 200¶</b>

§ As a facilitation measure, if an application can be approved subject to minor amendments or further particulars to be furnished, ICU would allow the authorised person (AP) and the registered structural engineer (RSE) to make such amendments or furnish the required particulars instead of rejecting the application. For the purpose of calculating the processing time, before 1 November 2015, these cases were taken to be approved within the target time frame, regardless of the time taken by the AP/RSE to make such necessary amendments or furnish such required particulars. From 1 November 2015 onwards, such time incurred on the part of the AP and RSE has been taken into account in calculating the processing time.

Δ No case in the relevant years.

ψ To tally with BD's revised performance plan target.

¶ The number of buildings and flats planned to be covered by MBIS and MWIS in 2016 is adjusted downwards to 35 and 33 200 respectively due to redeployment of resources for clearing the backlog of buildings and flats identified in 2014 but not yet been served with inspection notices and for taking enforcement action against non-compliant notices. The long-term targets of MBIS and MWIS are being reviewed.

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### Indicators

	2014 (Actual)	2015 (Actual)	2016 (Estimate)
alteration and addition plans received and processed within 60 days.....	192	243	220
resubmitted alteration and addition plans received and processed within 30 days.....	389	448	440
consents to commence alteration and additional works issued.....	496	639	600
buildings to be targeted for clearance of unauthorised building works under ICU's Planned Survey.....	18	18	18
unauthorised buildings works			
reports from members of the public attended to.....	324	296	300
reports on cantilever canopies.....	18	18	18
advisory letters issued.....	1 103	1 127	1 100
removal orders issued.....	408	405	400
prosecutions referred to BD against failure to comply with removal orders.....	58	56	50
dilapidated buildings			
reports from members of the public attended to.....	446	597	550
repairs orders issued.....	0	1	0
mandatory building inspection			
number of notices issued.....	17	4 766	3 577@
number of notices discharged <sup>λ</sup> .....	0	7	3 300
mandatory window inspection			
number of notices issued.....	12 980	45 722	42 086 <sup>γ</sup>
number of notices discharged.....	4 733	22 147	30 300
advice on licensing/registration applications (restaurants, places of public entertainment, tutorial schools, etc.).....	1 288	1 354	1 300
minor works submissions received.....	20 450	29 425#	34 000#

@ MBIS notices for the fourth and fifth batches of selected buildings will be issued in 2016. As only a small portion of these selected buildings has external wall projections outside individual flat units, it is anticipated that less MBIS notices will need to be served to the owners of these flat units apart from the notice that is served to the Incorporated Owners of the buildings as a whole.

λ New indicator as from 2015.

γ MWIS notices for the fourth and fifth batches of selected buildings will be issued in 2016. As the number of flats involved in these two batches is less than the number of flats involved in the previous two batches in 2015, the number of notices issued is estimated to be smaller.

# The increase in 2015 and estimated increase in 2016 are due to the increase in submissions resulting from the increase of issuance of MBIS and MWIS notices since 2014.

### Matters Requiring Special Attention in 2016–17

6 During 2016–17, ICU will:

- continue with the programme of the Planned Survey in HOS/TPS buildings;
- liaise with other government departments to ensure necessary Multi-Disciplinary Response Team measures are in readiness for any outbreak of communicable diseases in Hong Kong;
- continue to compile as-built records of existing HOS/TPS and public rental housing buildings, and retail and carparking premises, in line with BD's existing practice and format for private housing, to facilitate future building control;
- continue to implement the Minor Works Control System; and
- continue to implement MBIS and MWIS, for buildings aged 30 years or above which require mandatory inspection and, if necessary, repair of the buildings and flats aged ten years or above which require mandatory inspection and, if necessary, repair of windows.

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### Programme (2): Private Housing

	2014–15 (Actual)	2015–16 (Original)	2015–16 (Revised)	<b>2016–17 (Estimate)</b>
Financial provision (\$m)	64.8	65.9	68.1 (+3.3%)	<b>78.1</b> (+14.7%)
				(or +18.5% on 2015–16 Original)

#### *Aim*

7 The aim is to maintain an orderly, fair and free environment to facilitate stable and healthy development of the private residential property market.

#### *Brief Description*

8 The work involves:

- collecting data, compiling and maintaining a database on private housing supply;
- releasing data on housing supply in the primary market on a regular basis to enhance market transparency;
- providing analysis on developments in the private housing market;
- implementing the Residential Properties (First-hand Sales) Ordinance (Cap. 621) to regulate the sale of first-hand residential properties;
- monitoring developments in the private residential property market;
- monitoring the subsidised housing schemes entrusted to the Hong Kong Housing Society (HKHS);
- working with the Estate Agents Authority (EAA) to further improve the calibre and professionalism of local estate agents; and
- administering the appeal mechanism provided for under the Estate Agents Ordinance (Cap. 511).

#### *Matters Requiring Special Attention in 2016–17*

9 During 2016–17, the Housing Department (HD) will continue to:

- release statistics on private housing supply in the primary market on a quarterly basis,
- enhance the transparency of the sale of first-hand residential properties,
- liaise with EAA to enhance the professionalism and service standard of estate agents, and
- liaise with HKHS on the implementation of subsidised housing projects entrusted to HKHS.

### Programme (3): Appeal Panel (Housing)

	2014–15 (Actual)	2015–16 (Original)	2015–16 (Revised)	<b>2016–17 (Estimate)</b>
Financial provision (\$m)	9.6	10.7	11.2 (+4.7%)	<b>11.0</b> (–1.8%)
				(or +2.8% on 2015–16 Original)

#### *Aim*

10 The aim is to provide administrative and secretarial support to the Appeal Panel (Housing) to ensure that appeals lodged under the HO against the termination of leases by HA are handled in a thorough, impartial and efficient manner.

#### *Brief Description*

11 The Appeal Panel (Housing) Secretariat is set up to assist the Appeal Panel (Housing) in discharging its functions. The work involves:

- verifying appellants' status,
- assisting the Chairman of the Panel to appoint the Appeal Tribunals and draw up hearing schedules,
- issuing notice of hearing together with relevant documents to the appellant and HA,
- serving as secretary to the Appeal Tribunals,

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- issuing notice of decision to the appellant and HA on the Appeal Tribunal’s determination after each hearing,
- handling enquiries and correspondences from appellants and HA,
- advising Members of the Panel on the scope of authority of the Appeal Panel (Housing) and keeping Members updated on the latest policies on tenancy issues, and
- organising briefing sessions for new Members of the Panel.

**12** The key performance measures in respect of Appeal Panel (Housing) are:

### *Targets*

	Target	2014 (Actual)	2015 (Actual)	<b>2016 (Plan)</b>
issuing notice of hearing and relevant documents to appellant and HA not less than 14 days before the fixed hearing date (%).....	100	100	100	<b>100</b>
issuing Appeal Tribunal’s determination to appellant and HA within 14 days after hearing (%).....	100	100	100	<b>100</b>

### *Indicators*

	2014 (Actual)	2015 (Actual)	<b>2016 (Estimate)</b>
no. of appeals received.....	1 212	1 326	<b>1 290</b>
no. of hearing sessions.....	173	175	<b>180</b>
no. of hearings arranged.....	573	687	<b>670</b>
no. of appeals heard.....	450	535	<b>510</b>

### *Matters Requiring Special Attention in 2016–17*

**13** During 2016–17, the Appeal Panel (Housing) Secretariat will:

- continue to provide efficient and effective support services to the Appeal Panel (Housing) in discharging its duties, and
- ensure that Members are kept up-to-date on the latest policies on tenancy issues to facilitate their consideration of appeals.

### **Programme (4): Rehousing of Occupants upon Clearance**

	2014–15 (Actual)	2015–16 (Original)	2015–16 (Revised)	<b>2016–17 (Estimate)</b>
Financial provision (\$m)	21.2	23.4	24.2 (+3.4%)	<b>23.9</b> (–1.2%)
				(or +2.1% on 2015–16 Original)

### *Aim*

**14** The aim is to provide 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.

### *Brief Description*

**15** The work involves:

- verifying rehousing eligibility of the affected occupants;
- screening rehousing applications referred by the Lands Department (LandsD) according to prevailing policies and criteria;
- providing assistance in rehousing the occupants of illegal rooftop structures displaced by BD’s enforcement actions;
- allocating public rental housing and interim housing to eligible applicants;
- paying singleton and doubleton allowances/issue of Green Form Certificates to eligible applicants in lieu of rehousing;

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- maintaining computerised records on miscellaneous housing benefits granted by LandsD and the Urban Renewal Authority (URA);
- providing temporary shelter to victims affected by natural disasters, emergency incidents and other government actions; and
- co-ordinating the use of the transit centres.

**16** The key performance measures in respect of rehousing of occupants upon clearance are:

### *Target*

	Target	2014 (Actual)	2015 (Actual)	2016 (Plan)
verification of domestic clearances' rehousing eligibility within eight weeks after clearance announcement (%) .....	100	100	100	<b>100</b>

### *Indicators*

	2014 (Actual)	2015 (Actual)	2016 (Estimate)
programmed squatter clearances or emergency clearances			
no. of rehousing applications processed .....	150	190	<b>180§</b>
no. of offers made for public rental housing .....	120	110	<b>130§</b>
no. of offers made for interim housing .....	40	80	<b>50§</b>
no. of households received other housing benefits .....	0	0	<b>10§</b>
illegal rooftop structure clearances			
no. of rehousing applications processed .....	70	70	<b>90§</b>
no. of offers made for public rental housing .....	20	10	<b>20§</b>
no. of offers made for interim housing .....	10	10	<b>20§</b>
no. of households received other housing benefits .....	0	0	<b>10§</b>
emergency			
no. of bedspaces in transit centres provided .....	416	416	<b>416</b>

§ The figures are estimated according to the progress and programmes of LandsD's clearance projects and BD's enforcement actions against illegal rooftop structures.

### *Matters Requiring Special Attention in 2016–17*

**17** During 2016–17, the Department will continue to:

- undertake rehousing for affected occupants referred by LandsD and BD including vetting rehousing eligibility;
- maintain computerised records on miscellaneous housing benefits granted by LandsD and URA;
- provide temporary shelter to victims affected by natural disasters, emergency incidents and other government actions; and
- co-ordinate the use of the transit centres.

### **Programme (5): Support Services**

	2014–15 (Actual)	2015–16 (Original)	2015–16 (Revised)	2016–17 (Estimate)
Financial provision (\$m)	34.6	45.3	47.0 (+3.8%)	<b>32.9</b> (–30.0%)
				(or –27.4% on 2015–16 Original)

### *Aim*

**18** The aim is to provide efficient and effective support services for housing-related matters and infrastructure projects.

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### *Brief Description*

19 The work involves:

- administering housing-related infrastructure projects under the Capital Works Reserve Fund Head 711 by providing intra-governmental services for implementation of these projects. The work involves liaison with concerned departments at various stages from project inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects according to schedule and within budget;
- 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; and
- ensuring adequate supply and timely delivery of suitable sites for development of public housing to meet the policy pledge.

20 The key performance measures in respect of support services are:

#### *Indicators*

	2014 (Actual)	2015 (Actual)	2016 (Estimate)
no. of infrastructure projects obtaining funding approval from the Legislative Council in the year .....	2	4	<b>9</b>
no. of infrastructure projects under construction .....	18	18	<b>27</b>

### *Matters Requiring Special Attention in 2016–17*

21 During 2016–17, HD will continue to liaise closely with concerned bureaux/departments to:

- facilitate the implementation of housing-related infrastructure projects to meet the public housing production programme, and
- monitor the progress on supply and timely availability of public housing sites.

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### ANALYSIS OF FINANCIAL PROVISION

Programme	2014–15 (Actual) (\$m)	2015–16 (Original) (\$m)	2015–16 (Revised) (\$m)	2016–17 (Estimate) (\$m)
(1) Building Control.....	120.3	135.1	136.9	141.7
(2) Private Housing.....	64.8	65.9	68.1	78.1
(3) Appeal Panel (Housing).....	9.6	10.7	11.2	11.0
(4) Rehousing of Occupants upon Clearance.....	21.2	23.4	24.2	23.9
(5) Support Services.....	34.6	45.3	47.0	32.9
	250.5 $\eta$	280.4	287.4 $\alpha$ (+2.5%)	287.6 (+0.1%)
				<b>(or +2.6% on 2015–16 Original)</b>

$\eta$  The figure does not include the expenditure of \$1,062.1 million for the one month's rent payments for tenants/licencees living in the rental units of HA and HKHS.

$\alpha$  The figure does not include the provision of \$1,146.0 million for the one month's rent payments for tenants/licencees living in the rental units of HA and HKHS.

#### Analysis of Financial and Staffing Provision

##### Programme (1)

Provision for 2016–17 is \$4.8 million (3.5%) higher than the revised estimate for 2015–16. This is mainly due to the increase of ten posts for coping with additional workload in building control on buildings of HA and former HA buildings which are subject to the Buildings Ordinance.

##### Programme (2)

Provision for 2016–17 is \$10.0 million (14.7%) higher than the revised estimate for 2015–16. This is mainly due to the increase of ten posts for implementing the Residential Properties (First-hand Sales) Ordinance.

##### Programme (3)

Provision for 2016–17 is \$0.2 million (1.8%) lower than the revised estimate for 2015–16. This is mainly due to the decrease in operating expenses.

##### Programme (4)

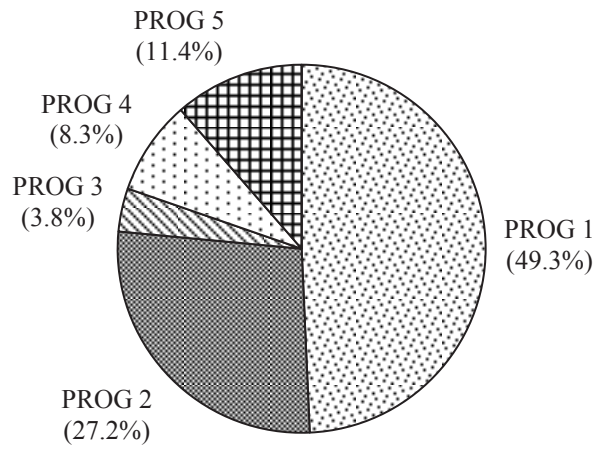
Provision for 2016–17 is \$0.3 million (1.2%) lower than the revised estimate for 2015–16. This is mainly due to the decrease in operating expenses.

##### Programme (5)

Provision for 2016–17 is \$14.1 million (30.0%) lower than the revised estimate for 2015–16. This is mainly due to the lapse of nine posts for co-ordinating and implementing follow-up actions arising from the Long Term Housing Strategy, and decrease in operating expenses.



*Allocation of provision  
to programmes  
(2016-17)*



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Sub-head (Code)		Actual expenditure 2014-15	Approved estimate 2015-16	Revised estimate 2015-16	<b>Estimate 2016-17</b>
	\$'000	\$'000	\$'000	\$'000	<b>\$'000</b>
<b>Operating Account</b>					
Recurrent					
000	Operational expenses .....	250,541	280,437	287,425	<b>287,616</b>
003	Recoverable salaries and allowances (General).....	4,665,511			
	<i>Deduct</i> reimbursements ..... <i>Cr. 4,665,511</i>	—	—	—	—
	Total, Recurrent.....	<u>250,541</u>	<u>280,437</u>	<u>287,425</u>	<u><b>287,616</b></u>
Non-Recurrent					
	General non-recurrent .....	1,062,125 $\phi$	—	1,146,000 $\mu$	—
	Total, Non-Recurrent.....	<u>1,062,125</u>	<u>—</u>	<u>1,146,000</u>	<u>—</u>
	Total, Operating Account .....	<u>1,312,666</u>	<u>280,437</u>	<u>1,433,425</u>	<u><b>287,616</b></u>
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	Total Expenditure .....	<u><u>1,312,666</u></u>	<u><u>280,437</u></u>	<u><u>1,433,425</u></u>	<u><u><b>287,616</b></u></u>

$\phi$  The actual expenditure is for the one month's rent payments for the tenants/licencees living in the rental units of HA and HKHS.

$\mu$  The provision is for the one month's rent payments for the tenants/licencees living in the rental units of HA and HKHS.

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### Details of Expenditure by Subhead

The estimate of the amount required in 2016–17 for the expenses of those activities of the Housing Department that are funded from General Revenue is \$287,616,000. This represents a decrease of \$1,145,809,000 against the revised estimate for 2015–16 (the latter including the provision for one-off one month's rent payments amounting to \$1,146,000,000 for the tenants/licencees living in the rental units of the Housing Authority (HA) and the Hong Kong Housing Society (HKHS)) and a decrease of \$1,025,050,000 against the actual expenditure in 2014–15 (the latter including the one-off one month's rent payments amounting to \$1,062,125,000 for the tenants/licencees living in the rental units of HA and HKHS).

#### *Operating Account*

##### Recurrent

**2** Provision of \$287,616,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses incurred by the Housing Department under the programmes of building control, private housing, Appeal Panel (Housing), rehousing of occupants upon clearance and support services.

**3** Gross provision of \$4,665,511,000 under *Subhead 003 Recoverable salaries and allowances (General)* is for salaries and allowances for civil servants working in HA. Expenditure under this subhead is reimbursed by HA.