

Head 150 —GOVERNMENT SECRETARIAT: HOUSING BUREAU

Controlling officer: the Secretary for Housing will account for expenditure under this Head.

Estimate 2000–01	\$41.9m
Establishment ceiling 2000–01 (notional annual mid-point salary value) representing an estimated 48 non-directorate posts at 31 March 2000 rising by two posts to 50 posts at 31 March 2001	\$20.8m
In addition there will be an estimated ten directorate posts at 31 March 2000 and at 31 March 2001.	
Capital Account commitment balance	\$0.8m

Controlling Officer's Report

Programme

Housing

This programme contributes to Policy Area 31: Housing (Secretary for Housing).

Detail

	1998–99 (Actual)	1999–2000 (Approved)	1999–2000 (Revised)	2000–01 (Estimate)
Financial provision (\$m)	36.6	43.2 (+18.0%)	41.4 (–4.2%)	41.9 (+1.2%)

Aim

2 Our policy objective is to ensure better housing for all. Specific aims include the reduction of the number of inadequately housed people, assistance to all households to gain access to affordable housing and encouragement of home ownership in the community.

Brief Description

3 The Housing Bureau's main responsibility is to formulate policies and programmes on housing matters and to co-ordinate and monitor the delivery of these policies and programmes by the Hong Kong Housing Authority, the Housing Department, the Hong Kong Housing Society and private developers. The Bureau aims to achieve our housing policy objective by:

- assessing housing demand regularly and accurately;
- providing a sufficient supply of land for housing, together with supporting infrastructure and shortening development procedures;
- drawing up and maintaining a long term flat production programme and putting in place an efficient mechanism for monitoring progress and solving problems;
- creating the conditions to enable the private sector to make the fullest possible contribution towards meeting the demand for housing;
- implementing subsidised housing schemes and loan schemes to enable those in the relevant income groups to buy their own homes;
- providing housing at reasonable rents to those who cannot afford any other type of housing; and
- implementing initiatives to address the housing requirements of groups in special need.

4 We have met nearly all our targets in 1999 and made good progress in achieving our policy objective.

Matters Requiring Special Attention in 2000–01

5 During 2000–01, the Bureau will:

- co-ordinate the formulation of the details of a scheme under which a proportion of our subsidised home ownership flat production will be replaced by the provision of additional loans;
- steer consultancy studies on older urban areas in Ngau Tau Kok, Shek Kip Mei, Cheung Sha Wan and Homantin to achieve a more rational and efficient use of land for housing development;
- oversee a review of 110 hectares of agricultural land with a view to facilitating rezoning for housing development;
- oversee a review of all industrial land in Hong Kong with a view to facilitating rezoning for housing development;
- continue to fast-track infrastructural projects to avoid delays to housing production;

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- monitor the implementation of the new Practice Regulation for estate agents;
- monitor the implementation of the mixed development pilot scheme;
- with the assistance of the Housing Authority, improve the design of Home Ownership Scheme flats so as to meet the expectations of buyers and to reduce wastage caused by the removal of fixtures by buyers;
- accelerate the allocation of public rental housing to non-elderly singletons in genuine need so as to shorten their average waiting time; and
- develop a pilot scheme for the provision of affordable elderly housing by private sector developers.

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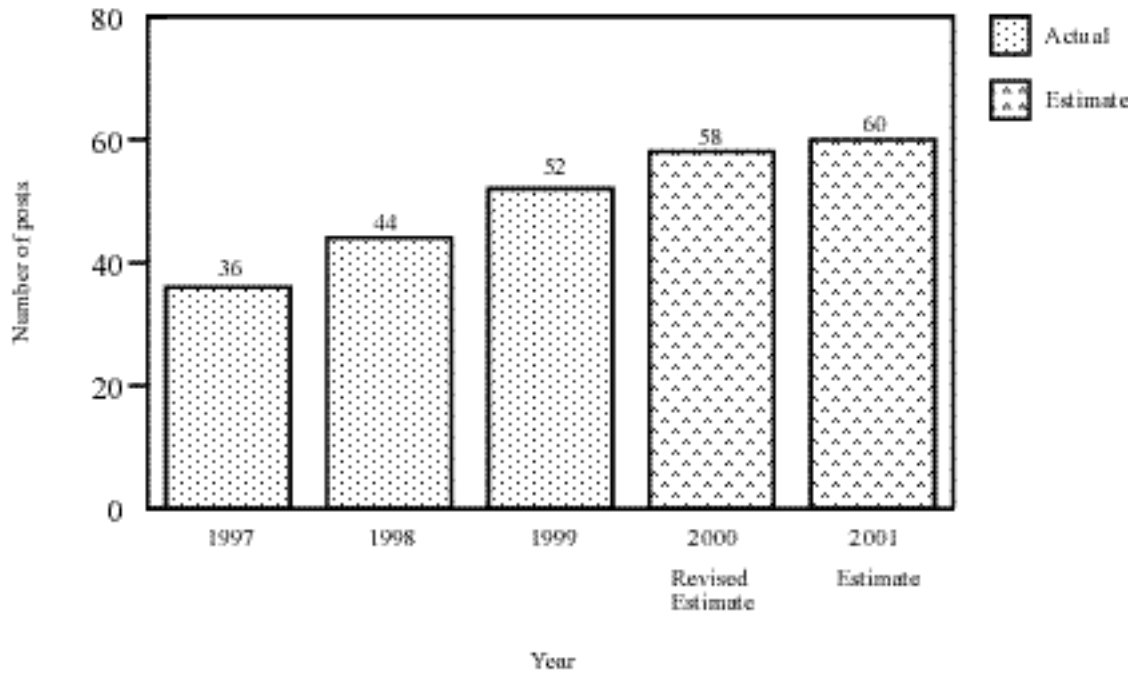
ANALYSIS OF FINANCIAL PROVISION

Programme	1998–99 (Actual) (\$m)	1999–2000 (Approved) (\$m)	1999–2000 (Revised) (\$m)	2000–01 (Estimate) (\$m)
Housing.....	36.6	43.2 (+18.0%)	41.4 (–4.2%)	41.9 (+1.2%)

Analysis of Financial and Staffing Provision

Provision for 2000–01 is \$0.5 million (1.2%) higher than the revised estimate for 1999–2000. This is mainly due to the creation of two posts for two time-limited projects and the full-year provision for posts created and filled in 1999–2000, partly offset by the decrease in provision required under capital expenditure due to the completion of the survey of housing aspirations of households.

*Changes in the size of the establishment
(as at 31 March)*



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Sub-head (Code)	Actual expenditure 1998-99	Approved estimate 1999-2000	Revised estimate 1999-2000	Estimate 2000-01	
	\$' 000	\$' 000	\$' 000	\$' 000	
Recurrent Account					
I — Personal Emoluments					
001	Salaries.....	29,600	34,428	32,877	34,910
002	Allowances.....	2,224	2,139	1,625	1,525
007	Job-related allowances.....	28	29	28	28
	Total, Personal Emoluments	<u>31,852</u>	<u>36,596</u>	<u>34,530</u>	<u>36,463</u>
III — Departmental Expenses					
149	General departmental expenses.....	3,991	4,606	4,606	4,620
	Total, Departmental Expenses	<u>3,991</u>	<u>4,606</u>	<u>4,606</u>	<u>4,620</u>
	Total, Recurrent Account	<u>35,843</u>	<u>41,202</u>	<u>39,136</u>	<u>41,083</u>
Capital Account					
II — Other Non-Recurrent					
700	General other non-recurrent.....	756	2,000	2,281	800
	Total, Other Non-Recurrent.....	<u>756</u>	<u>2,000</u>	<u>2,281</u>	<u>800</u>
	Total, Capital Account.....	<u>756</u>	<u>2,000</u>	<u>2,281</u>	<u>800</u>
	Total Expenditure	<u><u>36,599</u></u>	<u><u>43,202</u></u>	<u><u>41,417</u></u>	<u><u>41,883</u></u>

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Details of Expenditure by Subhead

The estimate of the amount required in 2000–01 for the salaries and expenses of the Housing Bureau is \$41,883,000. This represents an increase of \$466,000 over the revised estimate for 1999–2000 and of \$5,284,000 on actual expenditure in 1998–99.

Recurrent Account

Personal Emoluments

2 Provision of \$36,463,000 for personal emoluments represents an increase of \$1,933,000 over the revised estimate for 1999–2000. This is mainly due to the full-year provision for posts created and filled in 1999–2000, salary increments for staff and two new posts to be created in 2000–01 to undertake two time-limited projects.

3 The establishment at 31 March 2000 will be 58 permanent posts. It is expected that two permanent posts will be created in 2000–01.

4 Subject to certain conditions, the controlling officer may under delegated powers create or delete non-directorate posts during 2000–01, but the notional annual mid-point salary value of all such posts must not exceed \$20,794,000.

5 Provision of \$1,525,000 under *Subhead 002 Allowances* is for standard allowances and the following non-standard allowance —

	<i>Rank</i>	<i>Master Pay Scale point</i>	<i>Rate per month† \$</i>
consolidated overtime allowance for Chauffeur grade	Chauffeur	6	5,570
		7	5,940
		8	6,330
		9	6,740
		10	7,145

† These rates are payable for the first 1–100 hours overtime per month. Overtime performed in excess of 100 hours will be compensated at 1% of the monthly rate per hour.

The decrease of \$100,000 (6.2%) against the revised estimate for 1999–2000 is mainly due to more stringent control over the use of overtime allowance and reduced requirement for acting allowance.

6 Provision of \$28,000 under *Subhead 007 Job-related allowances* is for standard job-related allowances.

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Capital Account

Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment	Accumulated expenditure to 31.3.99	Revised estimated expenditure for 1999–2000	Balance
			\$ 000	\$ 000	\$ 000	\$ 000
700		<i>General other non-recurrent</i>				
	004	Consultancy study on sales of overseas uncompleted residential properties	800	—	—	800
		Total	800	—	—	800
			<u>800</u>	<u>—</u>	<u>—</u>	<u>800</u>