

## Head 62 — HOUSING DEPARTMENT

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

**Estimate 2017–18** ..... **\$304.6m**

### 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

	2015–16 (Actual)	2016–17 (Original)	2016–17 (Revised)	<b>2017–18 (Estimate)</b>
Financial provision (\$m)	126.2	141.7	145.9 (+3.0%)	<b>150.2</b> (+2.9%)
				(or +6.0% on 2016–17 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) became applicable to these properties. As at 1 December 2016, the portfolio of properties comprises:

- number of HOS courts/flats : 149 / 224 375
- number of TPS estates/flats : 39 / 185 646
- number of public rental housing estates/flats : 97 / 430 458
- 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) : 840 479

**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	2015 (Actual)	2016 (Actual)	2017 (Plan)
processing plans for alteration and addition works within 60 days (%).....	100	97.9	97.3	<b>90.0</b>
processing resubmissions for alteration and addition works within 30 days (%).....	100	98.7	95.6	<b>90.0</b>
processing applications for consent to commence alteration and addition works within 28 days (%).....	100	98.0	95.7	<b>90.0</b>
advising on restaurant licence applications under the Application Vetting Panel system within 12 working days (%) .....	100	98.8	98.0	<b>98.0</b>
responding to emergencies during office hours (%) :				
within 1.5 hours for cases in urban areas.....	100	100	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	100	<b>100</b>
providing non-emergency services for reports on unauthorised building works under construction within 48 hours (%) .....	100	100	100	<b>99</b>
buildings targeted for prescribed inspection and, if necessary, prescribed repair under MBIS .....	28/year¶	43	51	<b>28¶</b>
flats targeted for prescribed window inspection and, if necessary, prescribed window repair under MWIS .....	26 560/year¶	40 734	34 325	<b>26 560¶</b>

Δ No case in the relevant years.

¶ The number of buildings and flats planned to be covered by MBIS and MWIS in 2017 is adjusted downwards to 28 and 26 560 respectively due to redeployment of resources for serving inspection notices to buildings and flats identified in previous years and taking enforcement actions against non-compliant notices.

### *Indicators*

	2015 (Actual)	2016 (Actual)	2017 (Estimate)
alteration and addition plans received and processed within 60 days.....	243	183	<b>220</b>
resubmitted alteration and addition plans received and processed within 30 days.....	448	372	<b>400</b>
consents to commence alteration and additional works issued .....	639	516	<b>500</b>
buildings to be targeted for clearance of unauthorised building works under ICU's Planned Survey .....	18	18	<b>18</b>

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	2015 (Actual)	2016 (Actual)	2017 (Estimate)
unauthorised buildings works			
reports from members of the public attended to .....	296	329	300
reports on cantilever canopies .....	18	18	18
advisory letters issued .....	1 127	1 100	1 100
removal orders issued .....	405	405	400
prosecutions referred to BD against failure to comply with removal orders .....	56	50	50
dilapidated buildings			
reports from members of the public attended to .....	597	761	550
repairs orders issued .....	1	4	0
mandatory building inspection			
no. of notices issued .....	4 766	4 144	3 147@
no. of notices discharged .....	7	775	1 975Ω
mandatory window inspection			
no. of notices issued .....	45 722	33 946	23 061@
no. of notices discharged .....	22 147	42 297	30 000Ω
advice on licensing/registration applications (restaurants, places of public entertainment, tutorial schools, etc.) .....	1 354	1 723	1 450
minor works submissions received .....	29 425	33 100#	34 000

@ The estimate in 2017 has taken into account the adjustment in work priority. Resources will be redeployed to step up enforcement actions against non-compliant notices.

Ω The estimate in 2017 is based on the actual number of MBIS and MWIS notices pending compliance and the different time frames specified for completing the inspections.

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

### *Matters Requiring Special Attention in 2017–18*

6 During 2017–18, ICU will continue:

- with the programme of the Planned Survey in HOS/TPS buildings;
- 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;
- to implement the Minor Works Control System; and
- 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.

### **Programme (2): Private Housing**

	2015–16 (Actual)	2016–17 (Original)	2016–17 (Revised)	2017–18 (Estimate)
Financial provision (\$m)	66.0	78.1	81.9 (+4.9%)	81.5 (-0.5%)
				(or +4.4% on 2016–17 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;

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- 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 2017–18*

9 During 2017–18, the Department 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)**

	2015–16 (Actual)	2016–17 (Original)	2016–17 (Revised)	<b>2017–18 (Estimate)</b>
Financial provision (\$m)	9.9	11.0	11.3 (+2.7%)	<b>10.9</b> (–3.5%)
				(or –0.9% on 2016–17 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,
- 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	2015 (Actual)	2016 (Actual)	<b>2017 (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	99.6	<b>100</b>

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### *Indicators*

	2015 (Actual)	2016 (Actual)	2017 (Estimate)
no. of appeals received.....	1 326	1 179	<b>1 240</b>
no. of hearing sessions .....	175	177	<b>179</b>
no. of hearings arranged.....	687	672	<b>690</b>
no. of appeals heard.....	535	526	<b>545</b>

### *Matters Requiring Special Attention in 2017–18*

**13** During 2017–18, 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**

	2015–16 (Actual)	2016–17 (Original)	2016–17 (Revised)	2017–18 (Estimate)
Financial provision (\$m)	23.9	23.9	24.7 (+3.3%)	<b>24.5</b> (–0.8%)
				(or +2.5% on 2016–17 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:

- screening rehousing applications referred by the Lands Department (LandsD) according to prevailing policies and criteria and verifying their rehousing eligibility;
- providing assistance in rehousing the occupants of illegal rooftop structures displaced by BD’s enforcement actions and verifying their rehousing eligibility;
- allocating public rental housing and interim housing to eligible applicants;
- paying singleton and doubleton allowances/issuing Green Form Certificates to eligible applicants in lieu of rehousing;
- 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	2015 (Actual)	2016 (Actual)	2017 (Plan)
verification of domestic clearerees’ rehousing eligibility within eight weeks after clearance announcement (%) .....	100	100	100	<b>100</b>

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### *Indicators*

	2015 (Actual)	2016 (Actual)	2017 (Estimate)
programmed squatter clearances or emergency clearances			
no. of rehousing applications processed .....	190	150	270§
no. of offers made for public rental housing .....	110	60	140§
no. of offers made for interim housing .....	80	70	130§
no. of households received other housing benefits .....	0	0	10§
illegal rooftop structure clearances			
no. of rehousing applications processed .....	70	50	50§
no. of offers made for public rental housing .....	10	10	10§
no. of offers made for interim housing .....	10	10	10§
no. of households received other housing benefits .....	0	0	10§
emergency			
no. of bedspaces in transit centres provided .....	416	416	416

§ 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 2017–18*

17 During 2017–18, 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**

	2015–16 (Actual)	2016–17 (Original)	2016–17 (Revised)	2017–18 (Estimate)
Financial provision (\$m)	47.1	32.9	33.5 (+1.8%)	37.5 (+11.9%)
				(or +14.0% on 2016–17 Original)

### *Aim*

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

### *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
- monitoring the supply and timely delivery of suitable sites for development of public housing to meet the policy pledge.

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

*Indicators*

	2015 (Actual)	2016 (Actual)	2017 (Estimate)
no. of infrastructure projects obtaining funding approval from the Legislative Council in the year .....	4	9	9
no. of infrastructure projects under construction .....	18	27	35

*Matters Requiring Special Attention in 2017–18*

21 During 2017–18, the Department 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	2015-16 (Actual) (\$m)	2016-17 (Original) (\$m)	2016-17 (Revised) (\$m)	2017-18 (Estimate) (\$m)
(1) Building Control.....	126.2	141.7	145.9	<b>150.2</b>
(2) Private Housing.....	66.0	78.1	81.9	<b>81.5</b>
(3) Appeal Panel (Housing).....	9.9	11.0	11.3	<b>10.9</b>
(4) Rehousing of Occupants upon Clearance.....	23.9	23.9	24.7	<b>24.5</b>
(5) Support Services.....	47.1	32.9	33.5	<b>37.5</b>
	273.1 $\eta$	287.6	297.3 (+3.4%)	<b>304.6</b> (+2.5%)
				<b>(or +5.9% on 2016-17 Original)</b>

$\eta$  The figure does not include the expenditure of \$1,143.7 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 2017-18 is \$4.3 million (2.9%) higher than the revised estimate for 2016-17. This is mainly due to the increase of six 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 2017-18 is \$0.4 million (0.5%) lower than the revised estimate for 2016-17. This is mainly due to the decrease in operating expenses.

##### Programme (3)

Provision for 2017-18 is \$0.4 million (3.5%) lower than the revised estimate for 2016-17. This is mainly due to the decreased provision for salaries and other operating expenses.

##### Programme (4)

Provision for 2017-18 is \$0.2 million (0.8%) lower than the revised estimate for 2016-17. This is mainly due to the decrease in operating expenses.

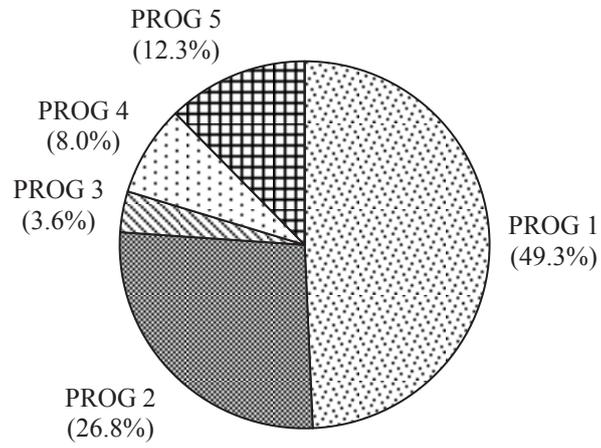
##### Programme (5)

Provision for 2017-18 is \$4.0 million (11.9%) higher than the revised estimate for 2016-17. This is mainly due to the increase of three posts for implementing infrastructure projects and community facilities for public housing developments.

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*Allocation of provision  
to programmes  
(2017-18)*



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Sub-head (Code)		Actual expenditure 2015-16	Approved estimate 2016-17	Revised estimate 2016-17	<b>Estimate 2017-18</b>
	\$'000	\$'000	\$'000	\$'000	<b>\$'000</b>
<b>Operating Account</b>					
Recurrent					
000	Operational expenses .....	273,116	287,616	297,287	<b>304,587</b>
003	Recoverable salaries and allowances (General).....	4,915,475			
	Deduct reimbursements ..... <i>Cr. 4,915,475</i>	—	—	—	—
	Total, Recurrent.....	<u>273,116</u>	<u>287,616</u>	<u>297,287</u>	<b><u>304,587</u></b>
Non-Recurrent					
	General non-recurrent .....	1,143,690 <sup>φ</sup>	—	—	—
	Total, Non-Recurrent.....	<u>1,143,690</u>	<u>—</u>	<u>—</u>	<u>—</u>
	Total, Operating Account .....	<u>1,416,806</u>	<u>287,616</u>	<u>297,287</u>	<b><u>304,587</u></b>
<hr/>					
	Total Expenditure .....	<u><u>1,416,806</u></u>	<u><u>287,616</u></u>	<u><u>297,287</u></u>	<b><u><u>304,587</u></u></b>

<sup>φ</sup> The actual expenditure is for the one month's rent payments for 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 2017–18 for the expenses of those activities of the Housing Department that are funded from General Revenue is \$304,587,000. This represents an increase of \$7,300,000 over the revised estimate for 2016–17 and a decrease of \$1,112,219,000 against the actual expenditure in 2015–16 (the latter including the provision for one-off one month's rent payments amounting to \$1,143,690,000 for tenants/licencees living in the rental units of the Housing Authority (HA) and the Hong Kong Housing Society).

#### *Operating Account*

##### Recurrent

**2** Provision of \$304,587,000 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 \$4,915,475,000 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.