

## Head 62 — HOUSING DEPARTMENT

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

<b>Estimate 2022–23 .....</b>	<b>\$7,339.6m</b>
<b>Commitment balance.....</b>	<b>\$16,895.9m</b>

### 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

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	182.0	177.0	177.1 (+0.1%)	175.0 (–1.2%)
				(or –1.1% on 2021–22 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 subsidised sale flats (SSF) buildings under authority delegated by the Building Authority. The delegation has been extended to retail and carparking premises and some public rental housing (PRH) 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 2021, the portfolio of properties comprises:

- number of SSF courts/flats : 210 / 430 093
- number of PRH estates/flats : 97 / 430 863
- total number of courts and estates : 307
- number of retail/carparking premises: 110 / 348
- total number of domestic flats (SSF and PRH) : 860 956

#### 4 The work involves:

- processing applications for building 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 SSF 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	2020 (Actual)	2021 (Actual)	2022 (Plan)
processing building plans within 60 days for new submissions (%) .....	90.0	99.5	99.4	<b>90.0</b>
processing building plans within 30 days for re-submission (%) .....	90.0	99.5	100	<b>90.0</b>
processing applications for consent to commence building works within 28 days (%) .....	90.0	99.3	100	<b>90.0</b>
advising on restaurants and places of public entertainment licence applications under the Application Vetting Panel system within 12 working days (%) .....	98.0	98.8	100	<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	—Δ	<b>100</b>
providing non-emergency services for reports on unauthorised building works under construction within 48 hours (%) .....	99	100	100	<b>99</b>
buildings targeted for prescribed inspection and, if necessary, prescribed repair under MBIS .....	28/year	30	44	<b>28</b>
flats targeted for prescribed window inspection and, if necessary, prescribed window repair under MWIS .....	26 560/year	27 276	29 420	<b>26 560</b>

### *Indicators*

	2020 (Actual)	2021 (Actual)	2022 (Estimate)
building plans received and processed within 60 days .....	204	175	<b>190</b>
resubmitted building plans received and processed within 30 days .....	380	345	<b>360</b>
consents to commence building works issued .....	534	463	<b>500</b>
buildings to be targeted for clearance of unauthorised building works under ICU's Planned Survey .....	18	18	<b>18</b>
unauthorised buildings works			
reports from members of the public attended to .....	627	718	<b>700</b>
reports on cantilever canopies .....	18	18	<b>18</b>
advisory letters issued .....	1 301	1 709	<b>1 250</b>
removal orders issued .....	411	546	<b>420</b>
prosecutions referred to BD against failure to comply with removal orders .....	15	17	<b>20</b>

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	2020 (Actual)	2021 (Actual)	2022 (Estimate)
dilapidated buildings			
reports from members of the public attended to .....	850	1 029	860
repairs orders issued .....	—Δ	—Δ	—Δ
mandatory building inspection			
notices issued .....	9φ	14	20
notices discharged .....	1 698	1 318	400λ
mandatory window inspection			
notices issued .....	8 688	12 855	12 000
notices discharged .....	11 488	12 125	12 000
advice on licensing/registration applications (restaurants, places of public entertainment, tutorial schools, etc.) .....	1 525	1 821	1 680
minor works submissions received .....	23 259	28 297	28 000

Δ No case in the relevant years.

φ Some target buildings in individual court/estate were covered by one notice only resulting in fewer notices issued in total in the year for all the target buildings selected for implementing MBIS.

λ Higher mandatory building inspection notices compliance rate in recent years resulting in lesser outstanding notices and hence lesser number of notices estimated to be discharged in 2022.

### *Matters Requiring Special Attention in 2022–23*

6 During 2022–23, ICU will continue:

- with the programme of the Planned Survey in SSF buildings;
- to compile as-built records of existing SSF and PRH 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**

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	92.1	94.4	96.1 (+1.8%)	95.0 (–1.1%)
				(or +0.6% on 2021–22 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;
- monitoring and providing analysis on developments in the private residential property market;
- overseeing the policy of the pre-sale Consent Scheme administered by the Lands Department (LandsD);
- implementing the Residential Properties (First-hand Sales) Ordinance (Cap. 621) to regulate the sale of first-hand residential properties;
- monitoring the subsidised housing projects entrusted to the Hong Kong Housing Society (HKHS);
- monitoring the implementation of Starter Homes pilot projects;
- 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).

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### *Matters Requiring Special Attention in 2022–23*

- 9 During 2022–23, 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 HKHS on the implementation of subsidised housing projects entrusted to HKHS;
  - oversee the implementation of Starter Homes pilot projects; and
  - liaise with EAA to enhance the professionalism and service standard of local estate agents.

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

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	13.3	12.9	12.6 (–2.3%)	12.5 (–0.8%)
				(or –3.1% on 2021–22 Original)

### *Aim*

10 The aim is to provide administrative and secretarial support to the Appeal Panel (Housing) (the Panel) so 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 Panel in discharging its statutory functions. The work involves:

- assisting Chairman of the Panel in appointing tribunals to conduct hearings on appeals received;
- serving as secretary to the tribunals;
- notifying appellants and HA of the tribunal’s determination;
- advising Members of the Panel on the statutory functions of the Panel and the latest policies on tenancy issues; and
- organising briefing sessions for new Members of the Panel.

12 The key performance measures in respect of the Panel are:

### *Targets*

	Target	2020 (Actual)	2021 (Actual)	2022 (Plan)
issuing notice of hearing and relevant documents to appellant and HA not less than 14 days before the fixed hearing date (%).....	100	100	100	100
issuing tribunal’s determination to appellant and HA within 14 days after hearing (%)β .....	100	100	100	100

β Revised description of the previous target “issuing Appeal Tribunal’s determination to appellant and HA within 14 days after hearing” as from 2022.

### *Indicators*

	2020 (Actual)	2021 (Actual)	2022 (Estimate)
no. of appeals received .....	565	722	660
no. of hearing sessions .....	133	163	165
no. of hearings arranged .....	383	325	325
no. of appeals heard .....	212	233	225

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### *Matters Requiring Special Attention in 2022–23*

**13** During 2022–23, the Appeal Panel (Housing) Secretariat will:

- continue to provide efficient and effective support services to the Panel 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**

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	27.8	26.5	27.6 (+4.2%)	27.3 (–1.1%)
				(or +3.0% on 2021–22 Original)

### *Aim*

**14** The aim is to provide rehousing assistance to eligible clearances 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 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 PRH 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	2020 (Actual)	2021 (Actual)	2022 (Plan)
verification of domestic clearances' rehousing eligibility within eight weeks upon receipt of referrals from relevant departments (%).....	100	100	100	100

### *Indicators*

	2020 (Actual)	2021 (Actual)	2022 (Estimate)
programmed squatter clearances or emergency clearances			
no. of rehousing applications processed .....	120	220	300\$
no. of offers made for PRH.....	100	190	250\$
no. of offers made for interim housing .....	10	10	20\$
no. of households received other housing benefits .....	10	—¶	10\$

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	2020 (Actual)	2021 (Actual)	2022 (Estimate)
illegal rooftop structure clearances			
no. of rehousing applications processed .....	30	60	50§
no. of offers made for PRH.....	10	10	10§
no. of offers made for interim housing .....	10	20	20§
no. of households received other housing benefits .....	—¶	—¶	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.

¶ No case in the relevant years.

### *Matters Requiring Special Attention in 2022–23*

17 During 2022–23, 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**

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	147.9	4,717.9	3,046.4 (–35.4%)	7,029.8 (+130.8%)
				(or +49.0% on 2021–22 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;
- monitoring the supply and timely delivery of suitable sites for development of public housing to attain the policy pledge;
- processing and vetting funding applications to the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (NGOs) and facilitating various short-term community initiatives on transitional housing to achieve the transitional housing supply target as pledged;
- engaging NGOs to set up six district service teams and establish/manage a web-based information portal to assist the Rating and Valuation Department to promote the implementation of the Landlord and Tenant (Consolidation) (Amendment) Ordinance 2021 to regulate tenancies of subdivided units at district level; and
- implementing the Cash Allowance Trial Scheme, under which cash allowance is provided to eligible General Applicant households who have been waiting for PRH for over three years, subject to meeting specified eligibility criteria.

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

*Indicators*

	2020 (Actual)	2021 (Actual)	2022 (Estimate)
no. of infrastructure projects obtaining funding approval from the Legislative Council in the year .....	6	5	4
no. of infrastructure projects under construction .....	43	44	44

*Matters Requiring Special Attention in 2022–23*

21 During 2022–23, the Department will continue to liaise closely with bureaux/departments concerned to:

- facilitate the implementation of housing-related infrastructure projects to meet the public housing production programme;
- monitor the progress on supply and timely availability of public housing sites;
- implement the Funding Scheme to Support Transitional Housing Projects by NGOs and facilitate various short-term community initiatives on transitional housing to contribute towards the pledged target of transitional housing supply;
- implement the pilot programme funded by the Community Care Fund to support NGOs to rent hotels and guesthouses with relatively low occupancy rates to increase the provision of transitional housing and review this initiative at an appropriate time; and
- implement the Cash Allowance Trial Scheme to provide cash allowance to eligible General Applicant households, who have been waiting for PRH for over three years.

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### ANALYSIS OF FINANCIAL PROVISION

Programme	2020–21 (Actual) (\$m)	2021–22 (Original) (\$m)	2021–22 (Revised) (\$m)	2022–23 (Estimate) (\$m)
(1) Building Control .....	182.0	177.0	177.1	175.0
(2) Private Housing .....	92.1	94.4	96.1	95.0
(3) Appeal Panel (Housing).....	13.3	12.9	12.6	12.5
(4) Rehousing of Occupants upon Clearance .....	27.8	26.5	27.6	27.3
(5) Support Services .....	147.9	4,717.9	3,046.4	7,029.8
	463.1 <sup>α</sup>	5,028.7	3,359.8 <sup>α</sup> (–33.2%)	7,339.6 (+118.5%)
				(or +46.0% on 2021–22 Original)

<sup>α</sup> The figure does not include the provision of rent payment for tenants/licencees living in the rental units of HA and HKHS.

#### Analysis of Financial and Staffing Provision

##### Programme (1)

Provision for 2022–23 is \$2.1 million (1.2%) lower than the revised estimate for 2021–22. This is mainly due to the decrease in operating expenses.

##### Programme (2)

Provision for 2022–23 is \$1.1 million (1.1%) lower than the revised estimate for 2021–22. This is mainly due to the decrease in operating expenses.

##### Programme (3)

Provision for 2022–23 is \$0.1 million (0.8%) lower than the revised estimate for 2021–22. This is mainly due to the decrease in operating expenses.

##### Programme (4)

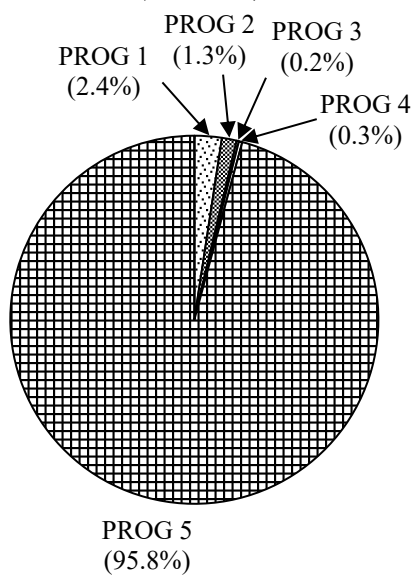
Provision for 2022–23 is \$0.3 million (1.1%) lower than the revised estimate for 2021–22. This is mainly due to the decrease in operating expenses.

##### Programme (5)

Provision for 2022–23 is \$3,983.4 million (130.8%) higher than the revised estimate for 2021–22. This is mainly due to the aggregate increase in cash flow requirement for the Funding Scheme to Support Transitional Housing Projects by NGOs and the Cash Allowance Trial Scheme.



*Allocation of provision  
to programmes  
(2022-23)*



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Sub-head (Code)		Actual expenditure 2020–21	Approved estimate 2021–22	Revised estimate 2021–22	Estimate 2022–23
	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Operating Account</b>					
Recurrent					
000	Operational expenses .....	459,604	527,408	529,608	<b>522,822</b>
003	Recoverable salaries and allowances (General).....	5,809,538			
	<i>Deduct</i> reimbursements ..... <i>Cr. 5,809,538</i>	—	—	—	—
	Total, Recurrent.....	459,604	527,408	529,608	<b>522,822</b>
Non-Recurrent					
700	General non-recurrent .....	1,446,645	4,501,270	2,835,190	<b>6,816,790</b>
	Total, Non-Recurrent.....	1,446,645	4,501,270	2,835,190	<b>6,816,790</b>
	Total, Operating Account .....	1,906,249	5,028,678	3,364,798	<b>7,339,612</b>
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	Total Expenditure .....	1,906,249	5,028,678	3,364,798	<b>7,339,612</b>
		<u>1,906,249</u>	<u>5,028,678</u>	<u>3,364,798</u>	<u><b>7,339,612</b></u>

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### Details of Expenditure by Subhead

The estimate of the amount required in 2022–23 for the expenses of those activities of the Housing Department that are funded from General Revenue is \$7,339,612,000. This represents an increase of \$3,974,814,000 over the revised estimate for 2021–22 and \$5,433,363,000 over the actual expenditure in 2020–21.

#### *Operating Account*

##### Recurrent

**2** Provision of \$522,822,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of 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 \$5,809,538,000 under *Subhead 003 Recoverable salaries and allowances (General)* is for salaries and allowances for civil servants working in the Housing Authority (HA). Expenditure under this subhead is reimbursed by HA.

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### Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment	Accumulated expenditure to 31.3.2021	Revised estimated expenditure for 2021–22	Balance
			\$'000	\$'000	\$'000	\$'000
<b><i>Operating Account</i></b>						
700		<i>General non-recurrent</i>				
	801	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations§ .....	11,600,000§	3,466	1,448,000	10,148,534
	803	Cash Allowance Trial Scheme.....	8,129,590	—	1,382,190	6,747,400
		Total.....	<u>19,729,590</u>	<u>3,466</u>	<u>2,830,190</u>	<u>16,895,934</u>

§ The approved commitment for the item was \$8,300 million. An increase in commitment of \$3,300 million is sought in the context of the Appropriation Bill 2022.