

Head 62 — GOVERNMENT SECRETARIAT: HOUSING BUREAU

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

Estimate 2026–27	\$5,344.7m
Commitment balance.....	\$9,332.4m

Controlling Officer's Report

Programmes

<p>Programme (1) Director of Bureau's Office</p> <p>Programme (2) Building Control</p> <p>Programme (3) Private Housing</p> <p>Programme (4) Appeal Panel (Housing)</p> <p>Programme (5) Rehousing of Occupants upon Clearance</p> <p>Programme (6) Support Services</p>	<p>This programme contributes to Policy Area 27: Intra-Governmental Services (Secretary for Housing).</p> <p>These programmes contribute to Policy Area 31: Housing (Secretary for Housing).</p>
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Detail

Programme (1): Director of Bureau's Office

	2024–25 (Actual)	2025–26 (Original)	2025–26 (Revised)	2026–27 (Estimate)
Financial provision (\$m)	24.2	24.6	24.4 (–0.8%)	24.6 (+0.8%)
				(or same as 2025–26 Original)

Aim

- 2 The aim is to ensure the smooth operation of the Office of the Secretary for Housing.

Brief Description

3 The Office of the Secretary for Housing is responsible for providing support to the Secretary for Housing in undertaking political work. This includes the support provided by the Under Secretary and the Political Assistant. The Office is also responsible for providing administrative support to the Secretary for Housing in carrying out her duties. The work includes the planning, co-ordination and implementation of all arrangements for the Secretary's public, media and community functions.

Programme (2): Building Control

	2024–25 (Actual)	2025–26 (Original)	2025–26 (Revised)	2026–27 (Estimate)
Financial provision (\$m)	180.1	176.7	215.8 (+22.1%)	226.0 (+4.7%)
				(or +27.9% on 2025–26 Original)

Aim

4 The Independent Checking Unit (ICU) under the Office of the Permanent Secretary for Housing is delegated with the building control authority over buildings of the Hong Kong 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, under delegated authority by the Building Authority under the Buildings Ordinance (Cap. 123) (BO) 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.

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Brief Description

5 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 BO became applicable to these properties. As at 1 December 2025, the portfolio of properties comprises:

• number of SSF courts/flats:	231 / 460 186
• number of PRH estates/flats:	97 / 431 742
• total number of courts and estates:	328
• number of retail/carparking premises:	110 / 348
• total number of domestic flats (SSF and PRH):	891 928

6 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;
- 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).

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

Targets

	Target	2024 (Actual)	2025 (Actual)	2026 (Plan)
processing building plans within 60 days for new submissions (%)	90@	100	100	90
processing building plans within 30 days for re-submission (%)	90@	100	100	90
processing applications for consent to commence building works within 28 days (%).....	90@	100	100	90
advising on restaurants and places of public entertainment licence applications under the Application Vetting Panel system within 12 working days (%).....	98@	100	100	98
responding to emergencies during office hours (%):				
within 1.5 hours for cases in urban areas	100@	100	100	100
within two hours for cases in new towns in New Territories (N.T.).....	100@	100	100	100
within three hours for cases in other areas in N.T.	100@	—Δ	—Δ	100
responding to emergencies outside office hours (%):				
within two hours for cases in urban areas and new towns in N.T.	100@	100	100	100
within three hours for cases in other areas in N.T.	100@	—Δ	—Δ	100
providing non-emergency services for reports on unauthorised building works under construction within 48 hours (%)	99@	100	100	99

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	Target	2024 (Actual)	2025 (Actual)	2026 (Plan)
buildings targeted for prescribed inspection and, if necessary, prescribed repair under MBIS	32/year	40	33	32
flats targeted for prescribed window inspection and, if necessary, prescribed window repair under MWIS	26 560/year	34 923	30 584	30 500

@ These follow the relevant targets under BD.

Δ No case in the relevant years.

Indicators

	2024 (Actual)	2025 (Actual)	2026 (Estimate)
building plans received and processed within 60 days	269	172	220
resubmitted building plans received and processed within 30 days	288	301	290
consents to commence building works issued	418	363	410
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	621	782	720
reports on cantilever canopies	18	18	18
advisory letters issued	1 279	1 253	1 250
removal orders issued	1 752	420	420
prosecutions referred to BD against failure to comply with removal orders	19	20	20
dilapidated buildings			
reports from members of the public attended to	1 318	1 439	1 300
repairs orders issued	5	9	7
mandatory building inspection			
notices issued	25	21	15
notices discharged	96	43 ^λ	38
mandatory window inspection			
notices issued	27 933	16 688	21 250
notices discharged	22 286	22 607	20 190
advice on licensing/registration applications (restaurants, places of public entertainment, tutorial schools, etc.)	1 418	1 485	1 490
minor works submissions received	41 185	39 927	34 000

^λ Higher mandatory building inspection notice compliance rate in recent years resulted in fewer outstanding notices and hence a smaller number of notices discharged in 2025.

Matters Requiring Special Attention in 2026–27

8 During 2026–27, ICU will:

- continue to conduct the Planned Survey in SSF buildings;
- continue to implement the Minor Works Control System;
- 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; and
- handle associated work related to the fire at Wang Fuk Court in Tai Po (Tai Po fire).

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Programme (3): Private Housing

	2024–25 (Actual)	2025–26 (Original)	2025–26 (Revised)	2026–27 (Estimate)
Financial provision (\$m)	100.3	103.7	99.7 (–3.9%)	97.3 (–2.4%)
				(or –6.2% on 2025–26 Original)

Aim

9 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

10 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 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).

Matters Requiring Special Attention in 2026–27

11 During 2026–27, the Bureau 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 projects; and
- liaise with EAA to enhance the professionalism and service standard of local estate agents.

Programme (4): Appeal Panel (Housing)

	2024–25 (Actual)	2025–26 (Original)	2025–26 (Revised)	2026–27 (Estimate)
Financial provision (\$m)	13.6	14.2	12.8 (–9.9%)	13.1 (+2.3%)
				(or –7.7% on 2025–26 Original)

Aim

12 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

13 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;

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- 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 regular briefing sessions for Members of the Panel.

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

Targets

	Target	2024 (Actual)	2025 (Actual)	2026 (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 (%).....	100	100	100	100

Indicators

	2024 (Actual)	2025 (Actual)	2026 (Estimate)
no. of appeals received.....	1 846	1 240	1 330
no. of hearing sessions.....	297	268	270
no. of hearings arranged.....	1 263	1 219	1 220
no. of appeals heard.....	1 112	964	1 000

Matters Requiring Special Attention in 2026–27

15 During 2026–27, 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 and deliberations of the appeal cases heard.

Programme (5): Rehousing of Occupants upon Clearance

	2024–25 (Actual)	2025–26 (Original)	2025–26 (Revised)	2026–27 (Estimate)
Financial provision (\$m)	24.7	25.7	29.3 (+14.0%)	26.9 (–8.2%)
				(or +4.7% on 2025–26 Original)

Aim

16 The aim is to provide rehousing assistance to eligible clearnees affected by government actions in land clearance and illegal rooftop structure clearance, and victims of natural disasters and other emergency incidents.

Brief Description

17 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);

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- providing temporary shelter to victims affected by natural disasters, emergency incidents and other government actions; and
- co-ordinating the use of the transit centres.

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

Target

	Target	2024 (Actual)	2025 (Actual)	2026 (Plan)
verification of domestic clearances' rehousing eligibility within eight weeks upon receipt of referrals from relevant departments (%).....	100	100	100	100

Indicators

	2024 (Actual)	2025 (Actual)	2026 (Estimate)
programmed squatter clearances or emergency clearances			
no. of rehousing applications processed	839	880	1 200§
no. of offers made for PRH.....	605	730	960§
no. of offers made for interim housing	10	20	30§
no. of households received other housing benefits	—¶	—¶	10§
illegal rooftop structure clearances			
no. of rehousing applications processed	1	—¶	70§
no. of offers made for PRH.....	1	—¶	10§
no. of offers made for interim housing	—¶	—¶	10§
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 2026–27

19 During 2026–27, the Bureau 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 (6): Support Services

	2024–25 (Actual)	2025–26 (Original)	2025–26 (Revised)	2026–27 (Estimate)
Financial provision (\$m)	2,843.3	1,620.1	1,376.2 (–15.1%)	956.8 (–30.5%)
				(or –40.9% on 2025–26 Original)

Aim

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

Brief Description

21 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 departments concerned 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;
- implementing the Light Public Housing (LPH) projects to achieve the target of completing the construction of about 30 000 LPH units under a government-led initiative by 2027–28, with tenant intake commenced by phases starting from the first quarter of 2025. The work involves liaison with the Architectural Services Department and the relevant bureaux and departments at various stages from detailed design and construction to monitoring of the delivery of projects, and the subsequent application and allocation arrangements, as well as operation and management of individual LPH estates according to schedule and within budget;
- implementing the Transitional Housing (TH) projects approved under the Funding Scheme to Support TH Projects by Non-government Organisations (NGOs), facilitating various short-term initiatives on TH to achieve the TH supply target as pledged, and enhancing the publicity of TH;
- providing emergency accommodation support to residents affected by Tai Po fire, including reimbursement of accommodation and other related costs to the TH operators and HKHS;
- implementing the new regulatory regime on Basic Housing Units (BHUs) from 1 March 2026 through the Basic Housing Units Ordinance (Cap. 658), under which subdivided units (SDUs) in residential buildings are required to comply with a set of minimum standards of living conditions and obtain BHU recognition before they are allowed to be let out for habitation, as well as rolling out, starting from the same day, a registration system for pre-existing SDUs in residential buildings for obtaining grace period and a recognition system for recognising SDUs as BHUs;
- overseeing the policy of the tenancy control on SDUs, which is administered by the Rating and Valuation Department through the implementation of Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7);
- overseeing the work of the six district service teams operated by NGOs and a web-based information portal for the implementation and promotion of policies and measures targeting at SDU households (e.g. BHU regulatory regime, SDU tenancy control, TH, LPH, etc.) at district level;
- providing secretariat support to the Task Force on Tackling the Issue of Subdivided Units; and
- implementing the Private Subsidised Sale Flat – Pilot Scheme (PSSF).

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

Indicators

	2024 (Actual)	2025 (Actual)	2026 (Estimate)
no. of infrastructure projects obtaining funding approval from the Legislative Council in the year	8	4	4
no. of infrastructure projects under construction	54	56	58

Matters Requiring Special Attention in 2026–27

23 During 2026–27, the Bureau will:

- continue to liaise closely with bureaux and departments concerned to facilitate the implementation of housing-related infrastructure projects to meet the public housing production programme;
- continue to monitor the progress on supply and timely availability of public housing sites;
- closely monitor the LPH projects to complete the construction of about 30 000 LPH units by 2027–28 as pledged, continue to process the applications for LPH projects, and oversee the tenant intake, operation and management of individual LPH projects;
- continue to facilitate and monitor the implementation of TH projects approved by the Funding Scheme to Support TH Projects by NGOs or the Community Care Fund, facilitate various short-term initiatives on TH to contribute towards the pledged target of providing about 20 000 TH units, and enhance the publicity of TH;

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- continue to provide emergency accommodation support to residents affected by Tai Po fire;
- implement the BHU regulatory regime through administering the registration system for pre-existing SDUs in residential buildings and the recognition system for recognising SDUs as BHUs; and
- continue to implement the PSSF.

ANALYSIS OF FINANCIAL PROVISION

	2024–25 (Actual) (\$m)	2025–26 (Original) (\$m)	2025–26 (Revised) (\$m)	2026–27 (Estimate) (\$m)
Programme				
(1) Director of Bureau’s Office	24.2	24.6	24.4	24.6
(2) Building Control.....	180.1	176.7	215.8	226.0
(3) Private Housing.....	100.3	103.7	99.7	97.3
(4) Appeal Panel (Housing).....	13.6	14.2	12.8	13.1
(5) Rehousing of Occupants upon Clearance.....	24.7	25.7	29.3	26.9
(6) Support Services.....	2,843.3	1,620.1	1,376.2	956.8
	<hr/>	<hr/>	<hr/>	<hr/>
	3,186.2	1,965.0	1,758.2 (–10.5%)	1,344.7^α (–23.5%)
				(or –31.6% on 2025–26 Original)

^α The figure does not include the provision of plan for Wang Fuk Court long-term housing arrangements.

Analysis of Financial and Staffing Provision

Programme (1)

Provision for 2026–27 is \$0.2 million (0.8%) higher than the revised estimate for 2025–26. This is mainly due to the increase in operating expenses.

Programme (2)

Provision for 2026–27 is \$10.2 million (4.7%) higher than the revised estimate for 2025–26. This is mainly due to the increase in operating expenses, partly offset by a decrease of three posts in 2026–27.

Programme (3)

Provision for 2026–27 is \$2.4 million (2.4%) lower than the revised estimate for 2025–26. This is mainly due to the decrease in operating expenses.

Programme (4)

Provision for 2026–27 is \$0.3 million (2.3%) higher than the revised estimate for 2025–26. This is mainly due to the increase in operating expenses, partly offset by a decrease of one post in 2026–27.

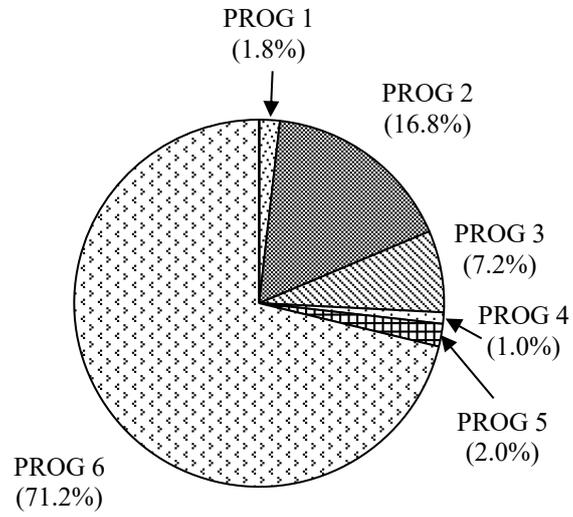
Programme (5)

Provision for 2026–27 is \$2.4 million (8.2%) lower than the revised estimate for 2025–26. This is mainly due to the decrease in operating expenses and a decrease of one post in 2026–27.

Programme (6)

Provision for 2026–27 is \$419.4 million (30.5%) lower than the revised estimate for 2025–26. This is mainly due to the aggregate decrease in cash flow requirement for the Funding Scheme to Support TH Projects by NGOs and the conclusion of the Cash Allowance Trial Scheme, and a net decrease of 19 posts in 2026–27, partly offset by the increase in the recurrent consequences arising from LPH projects.

*Allocation of provision
to programmes
(2026-27)*



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Sub-head (Code)		Actual expenditure 2024–25	Approved estimate 2025–26	Revised estimate 2025–26	Estimate 2026–27
	\$'000	\$'000	\$'000	\$'000	\$'000
Operating Account					
Recurrent					
000	Operational expenses	647,362	711,962	720,864	1,061,842
003	Recoverable salaries and allowances (General)..... 6,407,394				
	<i>Deduct</i> reimbursements <i>Cr. 6,407,394</i>	—	—	—	—
	Total, Recurrent.....	<u>647,362</u>	<u>711,962</u>	<u>720,864</u>	<u>1,061,842</u>
Non-Recurrent					
700	General non-recurrent	2,538,047	1,253,004	1,037,317	4,282,870
	Total, Non-Recurrent.....	<u>2,538,047</u>	<u>1,253,004</u>	<u>1,037,317</u>	<u>4,282,870</u>
	Total, Operating Account	<u>3,185,409</u>	<u>1,964,966</u>	<u>1,758,181</u>	<u>5,344,712</u>
Capital Account					
Plant, Equipment and Works					
	Minor plant, vehicles and equipment (block vote).....	754	—	—	—
	Total, Plant, Equipment and Works.....	<u>754</u>	<u>—</u>	<u>—</u>	<u>—</u>
	Total, Capital Account.....	<u>754</u>	<u>—</u>	<u>—</u>	<u>—</u>
	Total Expenditure	<u><u>3,186,163</u></u>	<u><u>1,964,966</u></u>	<u><u>1,758,181</u></u>	<u><u>5,344,712</u></u>

Details of Expenditure by Subhead

The estimate of the amount required in 2026–27 for the expenses of those activities of the Housing Bureau that are funded from General Revenue is \$5,344,712,000. This represents an increase of \$3,586,531,000 over the revised estimate for 2025–26 and \$2,158,549,000 over the actual expenditure in 2024–25.

Operating Account

Recurrent

2 Provision of \$1,061,842,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Housing Bureau under the programmes of Director of Bureau's office, building control, private housing, Appeal Panel (Housing), rehousing of occupants upon clearance and support services. The provision for 2026–27 represents an increase of \$340,978,000 (47.3%) over the revised estimate for 2025–26. This is mainly due to the increase in recurrent consequences arising from the Light Public Housing projects.

3 Gross provision of \$6,407,394,000 under *Subhead 003 Recoverable salaries and allowances (General)* is for salaries and allowances for civil servants working in the Hong Kong 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 31.3.2025	Revised estimated expenditure for 2025–26	Balance
			\$'000	\$'000	\$'000	\$'000
<i>Operating Account</i>						
700		<i>General non-recurrent</i>				
	801	Funding Scheme to Support Transitional Housing Projects by Non-government Organisations	11,600,000	7,703,633	751,332	3,145,035
	803	Cash Allowance Trial Scheme	8,129,590	5,656,283	285,985	2,187,322
	804	Plan for Wang Fuk Court long-term housing arrangements§	4,000,000§	—	—	4,000,000
		Total	<u>23,729,590</u>	<u>13,359,916</u>	<u>1,037,317</u>	<u>9,332,357</u>

§ This is a new item, funding for which is sought in the context of the Appropriation Bill 2026.