

**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**THB(H)057**

Question Serial No.

0116

Head: 62 Housing Department

Subhead (No. & title):

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)

Director of Bureau: Secretary for Transport and Housing

Question:

A provision of \$21.2 million has been earmarked for 2013-14 under Programme (2) to set up an enforcement authority to implement the Residential Properties (First-hand Sales) Ordinance. Will the Administration advise this Committee of the following:

- (a) whether the funding will be used in its entirety for the newly established enforcement authority;
- (b) the establishment of and the details of the posts created for this new enforcement authority; its staffing establishment for inspections and checks on sales brochures, price lists, show flats, sales offices, sales arrangement announcements, vendors' websites and advertisements; and
- (c) whether the Administration will, in its estimation, be able to inspect all the first-hand residential properties newly available each year after the establishment of the enforcement authority.

Asked by: Hon. WONG Kwok-kin

Reply:

- (a) The estimated recurrent expenditure in 2013-14 for the Sales of First-hand Residential Properties Authority (SRPA), which is set up to implement the Residential Properties (First-hand Sales) Ordinance (RPO), is \$40.78 million. The expenditure comprises staff costs, expenses of all aspects of work in relation to the implementation of the RPO, and the day-to-day office operation of the SRPA. Part of the expenditure arising from the operation of the SRPA will be offset by the savings arising from the phasing out of the existing Special Duties Unit (SDU), which was set up in December 2011 to help work out the legislative framework to regulate the sales of first-hand residential properties and set up the SRPA after the enactment of the RPO. The SDU will cease to exist shortly after the coming into operation of the SRPA. The shortfall of \$21.2 million required by the SPRPA in 2013-14 after utilizing the savings arising from the phasing out of the SDU is met by an increase of \$21.2 million in the estimated provision for 2013-14 under Programme (2) as compared to the revised estimate for 2012-13.

The functions of the SRPA include issuing guidelines on the RPO, carrying out compliance checks on the sales brochures, price lists, sales arrangement announcements, register of transactions, vendors' websites and advertisements of first-hand residential properties, carrying out inspections on show flats, first-hand completed residential properties and sales offices, handling complaints and public enquiries, conducting investigations on cases which may be in contravention of the requirements of the RPO, launching public education programmes, and establishing an electronic database for public access to the sales brochures, price lists and register of transactions of individual first-hand residential developments.

- (b) The SRPA will have an establishment of 32 staff, including two directorate posts (an Administrative Officer Staff Grade B post and a Principal Executive Officer post) and 30 non-directorate posts. The non-directorate posts comprise Building Surveyor, Estate Surveyor, Executive Officer, Housing Manager, Information Officer as well as technical and administrative supporting staff. The SRPA will deploy its manpower flexibly, taking into account the actual workload on different fronts.
- (c) Apart from carrying out general compliance checks and inspections upon receipt of complaints, the SRPA will conduct regular compliance checks on the sales brochures, price lists, sales arrangement announcements, register of transactions, vendors' websites and advertisements of first-hand residential properties, and will also carry out regular inspections on show flats, first-hand completed residential properties and sales offices.

Name in block letters: D.W. PESCOD

Post Title: Permanent Secretary for Transport  
and Housing (Housing)

Date: 8.4.2013