

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

THB(H)030

Question Serial No.

0908

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:

Under the Programme of Private Housing, the estimate for 2013-14 is \$60.8 million, representing an increase of 53.5% over the revised estimate for 2012-13. As remarked by the Administration, this is mainly due to the establishment of a regulatory regime to implement the Residential Properties (First-hand Sales) Ordinance. Please provide the work schedule of the establishment of the regulatory regime, the number of additional staff to be employed, and the breakdown of the new expenditure to be incurred.

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

Our preparations for the implementation of the Residential Properties (First-hand Sales) Ordinance (RPO) are well under way and we are fully geared up for the full implementation of the RPO with effect from 29 April 2013.

The Sales of First-hand Residential Properties Authority (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 estimated recurrent expenditure in 2013-14 for the SRPA, which is set up to implement the 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 SPRA 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.

Name in block letters: D.W. PESCOD

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

Date: 8.4.2013