

CONTROLLING OFFICER'S REPLY

THB(H)049

(Question Serial No. 1668)

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

With regard to the completions of private domestic flats, will the Government advise this Committee on the following:

1. the total completions in the past 3 financial years and estimated total completions in the coming year, with a breakdown by the Government's current classification of flats (namely Class A (saleable area less than 40 square metres), Class B (saleable area of 40 to 69.9 square metres), Class C (saleable area of 70 to 99.9 square metres), Class D (saleable area of 100 to 159.9 square metres) and Class E (saleable area of 160 square metres or above)) and District Council district;
2. whether the classification of private domestic flats for statistical purpose will be reviewed in this financial year so as to have a more detailed picture of the prevailing changes in the supply of private domestic flats, such as "nano flats" (i.e. flats with a saleable area of less than 20 square metres); if yes, the timetable and estimated expenditure of the review; and
3. the information on the enquiries and complaints relating to the sale and transaction of "nano flat" received by the Government in the past financial year?

Asked by: Hon WONG Kwok-kin (Member Question No. (LegCo use): 18)

Reply:

- 1 & 2 The breakdown on the number of private domestic flats by class and district, including annual completions in the past 3 years (only calendar year figures are available) as well as the forecast completions in 2018, are set out in **Table I** and **Table II** respectively. In compiling completion figures for previous years, the Rating and Valuation Department (RVD) breaks down Class A units into units with saleable floor area less than 20m² and units with saleable floor area between 20m² and 39.9 m². The relevant statistics are set out in **Table I**. Relevant breakdown in respect of forecast completions is not available.

3. The Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance) sets out detailed requirements in relation to sales brochures, price lists, sales arrangements, register of transactions, show flats, viewing of completed residential properties, advertisements, and the mandatory provisions for the preliminary agreement for sale and purchase and agreement for sale and purchase for the sales of first-hand residential properties. It also provides for prohibitions against misrepresentation and the dissemination of false or misleading information.

The Sales of First-hand Residential Properties Authority (SRPA) will, according to the classification as specified above, follow up all the enquiries and complaints received in respect of first-hand residential developments. There is no category targeted against "small size residential flats".

Table I: Annual completions by class and district in the past 3 years**(Number of Flats)**

District	2015					
	A		B	C	D	E
	Smaller than 20m ²	20 – 39.9m ²				
Central and Western	-	119	30	115	109	65
Wan Chai	-	481	795	103	13	26
Eastern	-	69	290	98	135	3
Southern	-	-	-	-	-	8
Yau Tsim Mong	4	110	-	-	-	-
Sham Shui Po	-	185	372	20	2	13
Kowloon City	-	347	231	212	356	48
Wong Tai Sin	-	-	-	-	-	-
Kwun Tong	-	-	-	-	-	-
Kwai Tsing	-	-	-	-	-	-
Tsuen Wan	-	-	-	-	-	-
Tuen Mun	-	-	-	2	2	3
Yuen Long	28	661	587	26	41	38
North	-	-	-	-	-	-
Tai Po	47	-	362	496	334	131
Sha Tin	-	1	1 234	652	136	62
Sai Kung	-	83	426	27	55	5
Islands	-	-	720	439	288	51
OVERALL	79	2 056	5 047	2 190	1 471	453

Remarks

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures include 16 flats completed and designated as subsidised sale flats in the year but subsequently sold to the public in the open market at prevailing market prices in 2017.

Class A - saleable area less than 40 m²Class B - saleable area of 40 m² to 69.9 m²Class C - saleable area of 70 m² to 99.9 m²Class D - saleable area of 100 m² to 159.9 m²Class E - saleable area of 160 m² or above

Table I: Annual completions by class and district in the past 3 years (Cont'd)**(Number of Flats)**

District	2016					
	A		B	C	D	E
	Smaller than 20m ²	20 – 39.9m ²				
Central and Western	65	405	541	248	114	51
Wan Chai	48	203	125	12	4	51
Eastern	-	-	-	-	-	-
Southern	25	102	127	2	8	118
Yau Tsim Mong	22	502	119	2	1	-
Sham Shui Po	46	441	405	-	-	-
Kowloon City	-	375	145	76	550	231
Wong Tai Sin	-	-	-	-	-	-
Kwun Tong	-	-	128	128	-	-
Kwai Tsing	-	-	-	-	-	-
Tsuen Wan	-	-	-	-	-	-
Tuen Mun	-	-	18	-	1	13
Yuen Long	-	758	1 366	128	59	14
North	-	-	-	-	-	-
Tai Po	-	-	-	-	-	-
Sha Tin	-	-	352	44	240	15
Sai Kung	-	403	1 987	773	336	262
Islands	-	542	1 849	-	12	3
OVERALL	206	3 731	7 162	1 413	1 325	758

Remarks

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(ii) All figures exclude village houses.

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Class D - saleable area of 100 m² to 159.9 m²

Class E - saleable area of 160 m² or above

Table I: Annual completions by class and district in the past 3 years (Cont'd)**(Number of Flats)**

District	2017					
	A		B	C	D	E
	Smaller than 20m ²	20 – 39.9m ²				
Central and Western	-	331	119	7	-	36
Wan Chai	136	206	108	15	14	24
Eastern	184	166	52	-	2	-
Southern	-	-	-	-	14	39
Yau Tsim Mong	186	485	12	-	-	-
Sham Shui Po	-	1 268	460	-	474	36
Kowloon City	158	712	2 187	572	128	5
Wong Tai Sin	-	-	-	-	-	-
Kwun Tong	-	-	-	-	-	-
Kwai Tsing	-	-	-	-	-	-
Tsuen Wan	-	-	-	-	-	-
Tuen Mun	-	418	849	268	139	112
Yuen Long	17	1 115	2 454	477	126	5
North	-	-	-	-	-	-
Tai Po	-	-	-	-	-	-
Sha Tin	10	992	2	12	69	108
Sai Kung	-	497	1 402	443	82	18
Islands	-	10	20	-	10	-
OVERALL	691	6 200	7 665	1 794	1 058	383

Remarks

- (i) The figures above are provided by RVD.
- (ii) All figures exclude village houses.
- (iii) The figures by district are provisional. The confirmed figures will be published in RVD's "Hong Kong Property Review 2018" in April 2018.

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Table II: Forecast completions by class and district in 2018**(Number of Flats)**

District	A	B	C	D	E
Central and Western	276	207	176	46	209
Wan Chai	22	-	-	-	19
Eastern	724	870	763	403	29
Southern	-	-	-	28	67
Yau Tsim Mong	54	-	-	-	-
Sham Shui Po	628	41	1	-	-
Kowloon City	2 585	1 361	379	117	23
Wong Tai Sin	232	2	-	-	-
Kwun Tong	-	-	-	-	-
Kwai Tsing	136	-	-	-	-
Tsuen Wan	666	1 243	1 063	130	2
Tuen Mun	788	335	30	-	7
Yuen Long	90	183	12	23	48
North	136	160	-	-	-
Tai Po	-	-	-	-	1
Sha Tin	54	182	268	451	249
Sai Kung	435	1 203	572	121	75
Islands	26	24	82	64	9
OVERALL	6 852	5 811	3 346	1 383	738

Remarks

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- (ii) All figures exclude village houses.
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