

**CONTROLLING OFFICER'S REPLY**

**THB(H)030**

**(Question Serial No. 2033)**

Head: (62) Housing Department

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

Programme: (2) Private Housing

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

Director of Bureau: Secretary for Transport and Housing

Question:

Regarding the implementation of the Residential Properties (First-hand Sales) Ordinance (Cap. 621) to regulate the sale of first-hand residential properties, please advise on:

1. the number of first-hand residential developments on which inspections have been conducted and the percentage of the inspected developments in the total residential developments put up for sale on the open market during the same period in each of the past 3 years;
2. the number of non-compliance cases detected through inspections and the nature of contravention in each of the past 3 years;
3. the manpower and estimated expenditure for inspection work in each of the past 3 years and in the coming year; and
4. whether separate statistics on surprise inspections and non-surprise inspections will be kept for understanding and comparing their effectiveness; if no, the reasons.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 8)

Reply:

1&4.

Depending on the individual situation of the cases and sales, the Sales of First-hand Residential Properties Authority (SRPA) would conduct site inspections, including surprise and non-surprise inspections, to sales offices and show flats. If there are any suspected contraventions of the Residential Properties (First-hand Sales) Ordinance (the Ordinance), the SRPA will carry out investigations. In 2017, 2018 and 2019, the SRPA conducted 163, 158, and 551 site inspections respectively, covering all first-hand residential developments launched for sale in the years concerned. The SRPA has not kept statistics on the respective number of surprise and non-surprise inspections conducted, but both of which can achieve deterrent effect.

2. In 2017, 2018 and 2019, the SRPA detected 12 cases, 5 cases and 5 cases of suspected non-compliance respectively through site inspections. The issues of suspected non-compliance involved in these cases were mainly that the Vendor had not made available hard copies of the latest version of sales brochure for collection by the public at sales office; the Vendor had not provided the required information in the “Vendor’s Information Form”; and the Vendor had not made available outline zoning plan, approved building plans, deed of mutual covenant, copy of land grant, aerial photograph of the development for inspection by the public at sales office.
3. The SRPA had an establishment of 42 staff members in 2017-18 and 2018-19, including 23 staff members in the Inspection and Investigation Division (IID). The SRPA has an establishment of 44 staff members in 2019-20, including 26 staff members in IID. In 2020-21, the establishment will remain the same. In 2017-18 and 2018-19, the actual expenditure was \$53.09 million and \$57.30 million respectively. In 2019-20, the revised estimate is \$63.16 million. In 2020-21, the estimated recurrent expenditure is \$62.98 million.

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