

## Head 62 — GOVERNMENT SECRETARIAT: HOUSING BUREAU

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

Estimate 2025–26 .....	<b>\$1,965.0m</b>
Commitment balance.....	<b>\$6,277.7m</b>

### Controlling Officer's Report

#### Programmes

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

#### Detail

##### Programme (1): Director of Bureau's Office

	2023–24 (Actual)	2024–25 (Original)	2024–25 (Revised)	<b>2025–26 (Estimate)</b>
Financial provision (\$m)	22.2	24.6	24.7 (+0.4%)	<b>24.6</b> (–0.4%)
				(or same as 2024–25 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

	2023–24 (Actual)	2024–25 (Original)	2024–25 (Revised)	<b>2025–26 (Estimate)</b>
Financial provision (\$m)	176.3	180.2	181.1 (+0.5%)	<b>176.7</b> (–2.4%)
				(or –1.9% on 2024–25 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, 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.

## Head 62 — GOVERNMENT SECRETARIAT: HOUSING BUREAU

### *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 Buildings Ordinance (Cap. 123) became applicable to these properties. As at 1 December 2024, the portfolio of properties comprises:

• number of SSF courts/flats:	220 / 446 860
• number of PRH estates/flats:	97 / 430 716
• total number of courts and estates:	317
• number of retail/carparking premises:	110 / 348
• total number of domestic flats (SSF and PRH):	877 576

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	2023 (Actual)	2024 (Actual)	2025 (Plan)
processing building plans within 60 days for new submissions (%) .....	90	100	100	<b>90</b>
processing building plans within 30 days for re-submission (%) .....	90	100	100	<b>90</b>
processing applications for consent to commence building works within 28 days (%) .....	90	100	100	<b>90</b>
advising on restaurants and places of public entertainment licence applications under the Application Vetting Panel system within 12 working days (%) .....	98	100	100	<b>98</b>
responding to emergencies during office hours (%):				
within 1.5 hours for cases in urban areas .....	100	100	100	<b>100</b>
within two hours for cases in new towns in New Territories (N.T.) .....	100	100	100	<b>100</b>
within three hours for cases in other areas in N.T. ....	100	—Δ	—Δ	<b>100</b>
responding to emergencies outside office hours (%):				
within two hours for cases in urban areas and new towns in N.T. ....	100	100	100	<b>100</b>
within three hours for cases in other areas in N.T. ....	100	—Δ	—Δ	<b>100</b>
providing non-emergency services for reports on unauthorised building works under construction within 48 hours (%) .....	99	100	100	<b>99</b>

## Head 62 — GOVERNMENT SECRETARIAT: HOUSING BUREAU

	Target	2023 (Actual)	2024 (Actual)	2025 (Plan)
buildings targeted for prescribed inspection and, if necessary, prescribed repair under MBIS .....	32/year <sup>^</sup>	50	40	<b>32</b>
flats targeted for prescribed window inspection and, if necessary, prescribed window repair under MWIS .....	26 560/year	30 714	34 923	<b>30 500</b>

<sup>^</sup> The target is revised from 28 per year to 32 per year as from 2025. This adjustment responds to rising public concerns about building safety and reflects the plan to speed up the selection process of the eligible buildings under MBIS.

### Indicators

	2023 (Actual)	2024 (Actual)	2025 (Estimate)
building plans received and processed within 60 days .....	217	269	<b>250</b>
resubmitted building plans received and processed within 30 days .....	271	288	<b>280</b>
consents to commence building works issued .....	437	418	<b>430</b>
buildings to be targeted for clearance of unauthorised building works under ICU's Planned Survey .....	18	18	<b>18</b>
unauthorised buildings works			
reports from members of the public attended to .....	780	621	<b>620</b>
reports on cantilever canopies .....	18	18	<b>18</b>
advisory letters issued .....	2 847	1 279	<b>1 250</b>
removal orders issued .....	1 533	1 752	<b>420</b>
prosecutions referred to BD against failure to comply with removal orders .....	23	19	<b>20</b>
dilapidated buildings			
reports from members of the public attended to .....	1 137	1 318	<b>1 150</b>
repairs orders issued .....	6	5	<b>—<sup>Δ</sup></b>
mandatory building inspection			
notices issued .....	26	25	<b>25</b>
notices discharged .....	118	96	<b>40<sup>λ</sup></b>
mandatory window inspection			
notices issued .....	16 606	27 933	<b>28 000</b>
notices discharged .....	12 413	22 286	<b>21 300</b>
advice on licensing/registration applications (restaurants, places of public entertainment, tutorial schools, etc.) .....	1 529	1 418	<b>1 480</b>
minor works submissions received .....	31 827	41 185	<b>33 000</b>

<sup>Δ</sup> No case in the relevant years.

<sup>λ</sup> Higher mandatory building inspection notice compliance rate in recent years resulted in fewer outstanding notices and hence a smaller number of notices estimated to be discharged in 2025.

### Matters Requiring Special Attention in 2025–26

8 During 2025–26 ICU will continue:

- with the programme of the Planned Survey in SSF buildings;
- to implement the Minor Works Control System; and
- 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.

### Programme (3): Private Housing

	2023–24 (Actual)	2024–25 (Original)	2024–25 (Revised)	2025–26 (Estimate)
Financial provision (\$m)	98.3	101.9	101.8 (–0.1%)	<b>103.7</b> (+1.9%)

(or +1.8% on  
2024–25 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 2025–26***

11 During 2025–26, 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)**

	2023–24 (Actual)	2024–25 (Original)	2024–25 (Revised)	<b>2025–26 (Estimate)</b>
Financial provision (\$m)	12.7	13.6	13.7 (+0.7%)	<b>14.2</b> (+3.6%)
				(or +4.4% on 2024–25 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;
- 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 briefing sessions for new Members of the Panel.

## Head 62 — GOVERNMENT SECRETARIAT: HOUSING BUREAU

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

### *Targets*

	Target	2023 (Actual)	2024 (Actual)	2025 (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*

	2023 (Actual)	2024 (Actual)	2025 (Estimate)
no. of appeals received.....	1 378	1 846	1 850
no. of hearing sessions .....	287	297	300
no. of hearings arranged.....	1 150	1 263	1 270
no. of appeals heard.....	1 014	1 112	1 120

### *Matters Requiring Special Attention in 2025–26*

15 During 2025–26, 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 to facilitate their consideration of appeals.

### **Programme (5): Rehousing of Occupants upon Clearance**

	2023–24 (Actual)	2024–25 (Original)	2024–25 (Revised)	2025–26 (Estimate)
Financial provision (\$m)	26.3	24.7	25.7 (+4.0%)	25.7 (—)
				(or +4.0% on 2024–25 Original)

### *Aim*

16 The aim is to provide rehousing assistance to eligible clearerees 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);
- providing temporary shelter to victims affected by natural disasters, emergency incidents and other government actions; and
- co-ordinating the use of the transit centres.

## Head 62 — GOVERNMENT SECRETARIAT: HOUSING BUREAU

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

### *Target*

	Target	2023 (Actual)	2024 (Actual)	2025 (Plan)
verification of domestic clearances' rehousing eligibility within eight weeks upon receipt of referrals from relevant departments (%).....	100	100	100	100

### *Indicators*

	2023 (Actual)	2024 (Actual)	2025 (Estimate)
programmed squatter clearances or emergency clearances			
no. of rehousing applications processed .....	425	839	1 630§
no. of offers made for PRH.....	320	605	1 190§
no. of offers made for interim housing .....	8	10	20§
no. of households received other housing benefits .....	—¶	—¶	10§
illegal rooftop structure clearances			
no. of rehousing applications processed .....	1	1	60§
no. of offers made for PRH.....	1	1	20§
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 2025–26*

19 During 2025–26, 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**

	2023–24 (Actual)	2024–25 (Original)	2024–25 (Revised)	2025–26 (Estimate)
Financial provision (\$m)	5,502.9	3,602.1	2,941.7 (–18.3%)	1,620.1 (–44.9%)
				(or –55.0% on 2024–25 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 the commencement of tenant intake 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 projects inception, feasibility study, funding approval, detailed design and construction to monitoring of the delivery of projects, and the subsequent application and allocation arrangements, and operation as well as 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;
- overseeing the policy of the tenancy control on subdivided units (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 households in inadequate housing (e.g. SDU tenancy control, TH projects, LPH projects, etc.) at district level;
- providing secretariat support to the Task Force on Tackling the Issue of Subdivided Units;
- putting in place, through legislation, the proposed regulatory regime on Basic Housing Units (BHUs), under which only SDUs meeting the required standards and recognised as BHUs will be allowed to be rented out legally. Major work involves conducting a consultation with stakeholders, drafting the relevant bill for introduction into the Legislative Council (LegCo) for scrutiny, preparing for the roll-out of a registration system for pre-existing SDUs under rental and a recognition system for recognition of SDUs as BHUs;
- implementing the Cash Allowance Trial Scheme (CATS), under which cash allowance is provided to eligible General Applicant households who have been waiting for PRH for over three years, subject to meeting specified eligibility criteria; and
- implementing the Private Subsidised Sale Flat – Pilot Scheme (PSSF).

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

**Indicators**

	2023 (Actual)	2024 (Actual)	2025 (Estimate)
no. of infrastructure projects obtaining funding approval from the LegCo in the year .....	9	8	4
no. of infrastructure projects under construction .....	51	54	50

**Matters Requiring Special Attention in 2025–26**

**23** During 2025–26, 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;

## **Head 62 — GOVERNMENT SECRETARIAT: HOUSING BUREAU**

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- implement the proposed regulatory regime on BHUs through the roll-out of the registration system for pre-existing SDUs under rental and the recognition system on BHUs after LegCo's passage of the relevant bill to provide the necessary legal backing;
- continue to implement the CATS to provide cash allowance to eligible General Applicant households; and
- continue to implement the PSSF.



**ANALYSIS OF FINANCIAL PROVISION**

	2023–24 (Actual) (\$m)	2024–25 (Original) (\$m)	2024–25 (Revised) (\$m)	2025–26 (Estimate) (\$m)
<b>Programme</b>				
(1) Director of Bureau’s Office .....	22.2	24.6	24.7	<b>24.6</b>
(2) Building Control .....	176.3	180.2	181.1	<b>176.7</b>
(3) Private Housing .....	98.3	101.9	101.8	<b>103.7</b>
(4) Appeal Panel (Housing).....	12.7	13.6	13.7	<b>14.2</b>
(5) Rehousing of Occupants upon Clearance .....	26.3	24.7	25.7	<b>25.7</b>
(6) Support Services .....	5,502.9	3,602.1	2,941.7	<b>1,620.1</b>
	<hr/>	<hr/>	<hr/>	<hr/>
	5,838.7	3,947.1	3,288.7 (–16.7%)	<b>1,965.0</b> (–40.2%)
				<b>(or –50.2% on 2024–25 Original)</b>

**Analysis of Financial and Staffing Provision**

**Programme (1)**

Provision for 2025–26 is \$0.1 million (0.4%) lower than the revised estimate for 2024–25. This is mainly due to the decrease in operating expenses.

**Programme (2)**

Provision for 2025–26 is \$4.4 million (2.4%) lower than the revised estimate for 2024–25. This is mainly due to the decrease in operating expenses.

**Programme (3)**

Provision for 2025–26 is \$1.9 million (1.9%) higher than the revised estimate for 2024–25. This is mainly due to the increase in operating expenses, partly offset by lapse of provision for replacement of minor plant and equipment.

**Programme (4)**

Provision for 2025–26 is \$0.5 million (3.6%) higher than the revised estimate for 2024–25. This is mainly due to the increase in operating expenses.

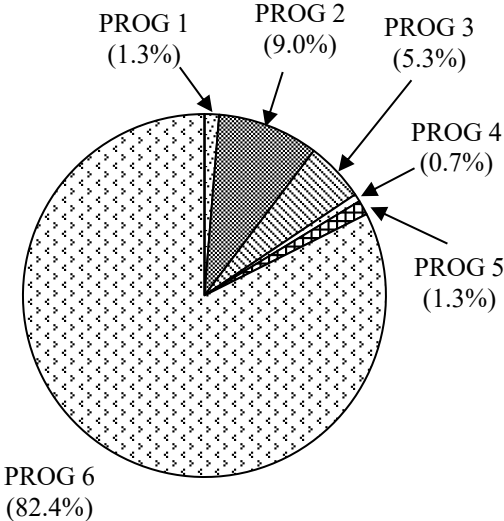
**Programme (5)**

Provision for 2025–26 is the same as the revised estimate for 2024–25.

**Programme (6)**

Provision for 2025–26 is \$1,321.6 million (44.9%) lower than the revised estimate for 2024–25. This is mainly due to the aggregate decrease in cash flow requirement for the Funding Scheme to Support TH Projects by NGOs and the CATS; as well as the net decrease of 38 posts.

*Allocation of provision  
to programmes  
(2025-26)*



## Head 62 — GOVERNMENT SECRETARIAT: HOUSING BUREAU

Sub-head (Code)	Actual expenditure 2023–24	Approved estimate 2024–25	Revised estimate 2024–25	Estimate 2025–26
	\$'000	\$'000	\$'000	\$'000
<b>Operating Account</b>				
Recurrent				
000	Operational expenses .....	599,250	647,839	657,937
003	Recoverable salaries and allowances (General).....	6,415,697		
	<i>Deduct</i> reimbursements ..... <i>Cr. 6,415,697</i>	—	—	—
	Total, Recurrent.....	599,250	647,839	657,937
Non-Recurrent				
700	General non-recurrent .....	5,239,463	3,296,895	2,630,007
	Total, Non-Recurrent.....	5,239,463	3,296,895	2,630,007
	Total, Operating Account .....	5,838,713	3,944,734	3,287,944
<b>Capital Account</b>				
Plant, Equipment and Works				
	Minor plant, vehicles and equipment (block vote).....	—	2,332	754
	Total, Plant, Equipment and Works.....	—	2,332	754
	Total, Capital Account.....	—	2,332	754
	Total Expenditure .....	5,838,713	3,947,066	3,288,698

## Head 62 — GOVERNMENT SECRETARIAT: HOUSING BUREAU

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### Details of Expenditure by Subhead

The estimate of the amount required in 2025–26 for the expenses of those activities of the Housing Bureau that are funded from General Revenue is \$1,964,966,000. This represents a decrease of \$1,323,732,000 against the revised estimate for 2024–25 and \$3,873,747,000 against the actual expenditure in 2023–24.

#### *Operating Account*

##### Recurrent

**2** Provision of \$711,962,000 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.

**3** Gross provision of \$6,415,697,000 under *Subhead 003 Recoverable salaries and allowances (General)* is for salaries and allowances for civil servants working in HA. Expenditure under this subhead is reimbursed by HA.

## Head 62 — GOVERNMENT SECRETARIAT: HOUSING BUREAU

### Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment	Accumulated expenditure to 31.3.2024	Revised estimated expenditure for 2024–25	Balance
			\$'000	\$'000	\$'000	\$'000
<b><i>Operating Account</i></b>						
700		<i>General non-recurrent</i>				
801		Funding Scheme to Support Transitional Housing Projects by Non-government Organisations .....	11,600,000	6,449,223	1,264,418	3,886,359
803		Cash Allowance Trial Scheme .....	8,129,590	4,372,646	1,365,589	2,391,355
		<b>Total .....</b>	<b>19,729,590</b>	<b>10,821,869</b>	<b>2,630,007</b>	<b>6,277,714</b>