



THE HONG KONG INSTITUTE OF SURVEYORS

香港測量師學會

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31st January, 2001

Your ref.: HB(CR)3/2/61/1

Mr Andrew R Wells
Secretary
Government Secretariat
Housing Bureau
18/F., Murray Building
Garden Road
Hong Kong

Dear Andrew

Review of the Institutional Framework for Public Housing

Further to the meeting on the exchange of views and ideas in respect of the subject, I have pleasure to summarise our comments as follows:

- The traditional provision of public rental housing or social housing for the lower income group has gradually been diluted by the sale of Housing Authority flats like the Home Ownership Scheme ("HOS"). We suggest that the Housing Authority's role should focus on public rental housing and less emphasis on HOS. Promoting "home ownership" can be by other means such as loans or selling public rental flats to existing tenants.
- The present operation of the Housing Department in which the planning, design, plan approval, construction, supervision and monitoring are all done in-house, is lack of transparency.
- There are also too many committees and sub-committees under the Housing Authority. These committees and sub-committees are mostly attended by part-time members who may not be able to monitor the executive functions of the Housing Department.
- The Housing Policy set by the Housing Bureau is not clear and sometimes causes confusion to the general public. In addition, there seems to be lack of co-ordination and consensus between Housing Bureau and Housing Authority on matters relating to public housing policy.

DESCRIPTION: PRESIDENT FILE/CORRESPONDENCE REF: DATE 1: 1999 DATE 2: 2002



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- Housing society is an independent non-profit making organization to provide affordable housing to the community and sometimes also act as Government's agent in implementation of new housing initiatives. The objective and organization structure of Housing Society is clear and simple for the much smaller production size for public housing.
- The current institutional framework among Housing Authority, Housing Department and Housing Bureau is apparently inefficient and duplicative. A new structure to eliminate unnecessary organizational layers, blockage of communication and bureaucracy within the three organisation is necessary. One of the options is to bring the Housing Authority and her executive arm the Housing Department together as one single public corporation and streamline the operation.

Should you require further information, please feel free to contact us.

Yours sincerely

Stephen Liu
President

c.c. The Hon. P C Lau - Legislative Councillor