

**Press Release**  
**For immediate release**  
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### **HKIS Views on the 2017 Policy Address**

The Chief Executive of the HKSAR delivered her 2017 Policy Address today. The HKIS generally supports the Government's policies. Coordination and support between the Government and different stakeholders are inevitable for the effective implementation of the measures and programmes on land and housing suggested by the Chief Executive's Policy Address. Overall interests and public consensus are the indispensable foundations of Hong Kong's further development.

### **Rebuilding the Housing Ladder**

The HKIS is pleased to see mention of its early "Rebuilding the Housing Ladder" proposal in the Policy Address. It endorses the Government's efforts in building housing ladders for different social classes such as substantially increasing the supply of Green Form Subsidised Home Ownership Scheme (GSH) flats, the interim scheme of extending the Home Ownership Scheme Secondary Market to White Form Buyers, and the pilot scheme for local first-time buyers.

The HKIS believes that the above policies can effectively boost housing mobility for many Hong Kongers. But it wants the Government to implement a more concrete plan soon. It will keep an eye on the pilot scheme for local first-time buyers and further comment on it after more details on it are released by mid-2018.

### **Special Transitional Housing**

The HKIS supports the concrete and feasible plans of providing special transitional housing, as mentioned in the Policy Address. The increase in this type of housing should help alleviate the difficulties faced by households that are on the long waiting list for public housing and/or inadequately housed.

Meanwhile, the HKIS is concerned about safety in subdivided units (SDUs). It once urged the Government to improve SDU standards to enhance the quality of life and safety of their residents. In the short run, an interim regulation on housing design should be implemented for those SDUs that seriously breach the law. In addition, incentives can be offered to encourage landlords to upgrade their substandard SDUs alongside enforcement actions to phase them out.

### **Formulating Policies for Elderly Housing Issues**

Besides aiding in Hong Kong's homeownership needs, the HKIS suggests, given the city's rapidly-ageing population, implementing corresponding housing policies with the objective of supporting "ageing in place". However, policies for elderly housing were not mentioned in the Policy Address. The HKIS proposes several solutions to elderly housing problems: (1) formulate policies for housing for senior citizens and

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senior-friendly housing design; (2) incorporate housing and facilities for the elderly into Hong Kong Planning Standards and Guidelines; and (3) establish a centralised policy bureau to handle elderly issues in the long run.

### **Streamlining Planning and Land Administration Procedures and Processes**

An establishment growth of Hong Kong's civil service of not less than 3% is expected in the coming financial year. The increasing manpower of the civil service is believed to speed up the Government's planning and land administrative procedures and processes. The HKIS is pleased to see that the Government will set up a steering group that would help streamline the approval procedures of development projects and accelerate land releases for housing development.

### **Establishment of a Building Repair and Maintenance Authority (BRMA)**

The HKIS welcomes the Government's plans to launch "Operation Building Bright 2.0" and set up a one-stop building rehabilitation platform at a cost of around \$3 billion. Indeed, in 2014, the HKIS suggested establishing a statutory Building Repair and Maintenance Authority (BRMA) to regulate building repairs and the building maintenance industry more effectively, thereby putting Hong Kong's professional building maintenance services on the right track.

### **Planning of Transport Infrastructure at a Macro-level**

With the development and establishment of new towns and infrastructure in the New Territories, the HKIS suggests that the Government review its transport infrastructure plans at the macro-level, given the increase in the number of transport arrangements that connect Hong Kong's urban areas to the Northeast and Northwest New Territories. One example is increasing the rail connections from the latter to Kowloon and Hong Kong Island.

### **Smart City**

The HKIS welcomes the Government's acknowledgement of the need to remake Hong Kong into a smart city, including reforming the development technology of e-government systems and constructing a big data analytics platform. Led by the Chief Executive, the Steering Committee on Innovation and Technology could help promote data-sharing.

### **Conclusion**

The HKIS is pleased with the diverse concerns, including housing and urban development, addressed in the Chief Executive's Policy Address and looks forward to the implementation of the abovementioned ideas.

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### **About the Hong Kong Institute of Surveyors**

Established in 1984, The Hong Kong Institute of Surveyors (HKIS) is the only surveying professional body incorporated by ordinance in Hong Kong. As of 1 August 2017, the number of members reached 9584, of which 6391 were corporate members. HKIS work includes setting standards for professional services and performance, establishing codes of ethics, determining requirements for admission as professional surveyors, and encouraging members to upgrade skills through continuing professional development.

HKIS has an important consultative role in government policy making and on issues affecting the profession. We have advised the government on issues such as unauthorized building works, building safety campaign, problems of property management, town planning and development strategies, construction quality and housing problems. We are working on amendments to standard forms of building contract and have issued guidance notes on floor area measurement methods.

For more details, please visit the HKIS online at <http://www.hkis.org.hk>.

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