



Increasing Production to Meet Demand

To meet housing demand, we need to increase production to 85 000 flats a year. We will do this by streamlining procedures, facilitating the flat production process, making more efficient use of land for housing development, and ensuring that sufficient skilled labour is available.

To streamline existing organisations and procedures and cut red tape

Initiatives

We will complete by end 1997 a comprehensive review of housing development procedures. We will put in place a well-structured mechanism to resolve problems in housing projects speedily at both central and district levels.

Benefits

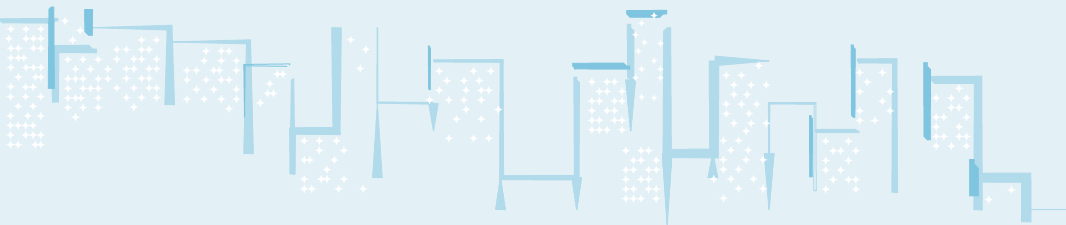
- ✓ This will help increase the efficiency of housing production by cutting red tape and avoiding bureaucratic delay.



Increasing Production to Meet Demand

To streamline existing organisations and procedures and cut red tape

Initiatives	Benefits
<p>We will adopt a streamlined process for housing production by the Housing Authority and Housing Society.</p>	<ul style="list-style-type: none"> ✓ This will reduce the planning and development time required for public housing from an average of 62 months to 47 months for the Housing Authority and from 52 months to 46 months for the Housing Society.
<p>In 1997 we will implement a package of proposals to simplify and expedite various land and housing development approval processes. (<i>see opposite page</i>)</p>	<ul style="list-style-type: none"> ✓ This will enable both the public and private sectors to provide new housing units in a proactive manner.





Streamlining Approval Processes

Management	<ul style="list-style-type: none"> ◆ Improve co-ordination across Government, including one-stop units. ◆ Promote a business-friendly culture within departments. ◆ Maximise the use of information technology.
Planning Approvals	<ul style="list-style-type: none"> ◆ Publish clear guidelines and contact points. ◆ Pledge to respond to applications within six weeks. ◆ Increase planning process permission period to cut need for extensions.
Land Approvals	<ul style="list-style-type: none"> ◆ Simplify and contract out work on deeds of mutual covenant. ◆ Avoid requirements for duplicate master layout plans. ◆ Delegate more authority for minor aspects of lease conditions. ◆ Strengthen Lands Department's co-ordinating role.
Environmental Approvals	<ul style="list-style-type: none"> ◆ Issue practice note on compliance with traffic noise requirements to aid Authorised Persons.
Building Approvals	<ul style="list-style-type: none"> ◆ Decide in principle on building proposals within 45 days. ◆ Maintain consistent position on grounds for refusal. ◆ Issue approval and consent for amendment plans concurrently (saving 28 days). ◆ Decide in principle on foundation plans within 60 days (saving 27 days). ◆ Allow foundation and excavation work to be carried out concurrently (thus reducing idle time). ◆ Improve Central Processing System to reduce checking, encourage discussion with Authorised Persons and promote self-regulation.



Increasing Production to Meet Demand

To increase overall housing supply

Initiatives

We will draw up a 13-year rolling programme for flat production in three segments covering the:

- ◆ First 3 years — where land allocation is largely completed and building is under way;
- ◆ Subsequent 5 years— where sites are being prepared for allocation or sale for housing developments;
- ◆ Last 5 years — identifying new areas capable of developing sufficient land for meeting the annual flat production target.

We have completed an inventory of all housing developments in Hong Kong and will monitor them on a site-by-site basis to detect and remedy potential shortfalls in flat production speedily. Specific responsibilities will be assigned to individual departments so that every step in the flat production process is properly accounted for.

Benefits

- ✓ This will help ensure that the target of producing at least 85 000 flats a year will be achieved from 1999-2000. The target represents a 5 000-unit or 6% safety margin over current demand forecasts.
- ✓ This will ensure that the 13-year programme will be achieved.



To increase overall housing supply

Initiatives

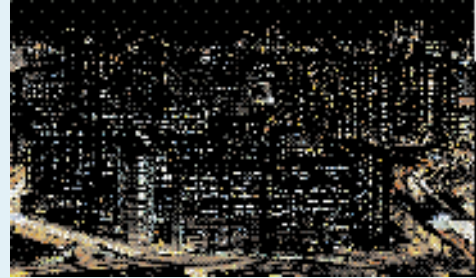
We will review our housing production requirements regularly in the light of the latest projections by the Housing Demand Model operated by the Planning Department under the direction of the Housing Bureau.

We will review the provision of building covenants for sites under development.

We will entrust the provision of housing-related infrastructure to the private sector where appropriate.

Benefits

- ✓ This will enable us to adjust our production targets to meet actual demand.
- ✓ This will help ensure that flats are being put into the market speedily.
- ✓ This will minimise interface problems which may cause delays to housing production.



Increasing Production to Meet Demand

To increase overall housing supply

Initiatives

We will identify areas where infrastructure would permit more intensive public and private housing development and will capitalise on opportunities for additional urban development arising from proposed strategic rail and road projects.

We will complete by end 1997 a comprehensive study of labour requirements of different trades in the construction industry.

Benefits

- ✓ This will allow more efficient use of land for housing production.
- ✓ In conjunction with the relevant training and retraining bodies, trade associations and trade unions, we will consider how best to expand Hong Kong's training and retraining capacity to cope with the industry's manpower needs, and identify other measures to ensure an adequate manpower supply.