



THE HONG KONG INSTITUTE OF  
**SURVEYORS**

香港測量師學會

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### **HKIS Views on the 2017 Policy Address**

The Chief Executive of the HKSAR delivers his 2017 Policy Address today. The Hong Kong Institute of Surveyors (hereafter the HKIS) generally supports the directions of the Government's policy on land and housing supply, as stated in the Policy address. Coordination and support between the Government and different stakeholders are inevitable for the measures and programmes suggested by the Policy Address to be implemented effectively. The HKIS calls on the Government to balance the needs of all parties, while stakeholders should act in the overall interests of Hong Kong.

#### **Land Supply**

The HKIS supports the directions of the Government's measures on land supply. However, the HKIS believes that land needs to be well supported by comprehensive infrastructural and transport facilities in order to expedite the transition of privately-owned land into "disposed sites". The Government also has to improve the approval process, e.g. avoid repeated consultations in the same department, as well as to coordinate and improve the system.

We appreciate that the Government increase the supply of multiple residential lands. In addition to releasing government-owned land, the HKIS suggests the Government should proactively implement measures that would unleash the development opportunities of land with private property rights that sits idle for a long time. This should increase land and housing supply. If necessary, the Government can consider taking back part of the private land to build public or subsidised housing.

#### **Housing**

The HKIS is pleased to witness the Government's effort to increase housing supply in the recent years. Although the targeted supply of first-hand residential units on the private market has been achieved, there should be no optimism over the long-term supply of public and private housing. The long-term short supply of public housing indirectly makes it hard for the Government to reduce the increasing number of subdivided flats around Hong Kong and resolve their associated safety and fire safety problems. The HKIS recommends the Government to proactively coordinate the needs among stakeholders, overcome the opposition faced when implementing its housing policies, and increase and expedite the supply of public and private housing.

Hong Kong's ageing population is expected to grow even faster in the next 20 years. The proportion of elderly should surge to 30% of the total population by 2034. The HKIS recommends the Government include elderly-friendly housing in the existing targeted supply of public and private housing to accommodate the housing needs of the senior citizens and adhere to the policy objective of "ageing in place as the core, institutional care as back-up".

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The HKIS is concerned about the diminishing average living space per person. The HKIS recommends the Government to actively explore and formulate strategies in order to improve the living standards of Hong Kong people.

### **Setting-up Building Repair and Maintenance Authority (BRMA)**

The HKIS fully agrees that the Urban Renewal Authority should conduct a study on building rehabilitation strategies to formulate appropriate measures to prolong the life spans of Hong Kong buildings. At the same time, the HKIS urges the Government to tackle the problem of bid-rigging for building repair works. The HKIS has suggested that the Development Bureau set up a Building Repair and Maintenance Authority (BRMA), and provided supplementary recommendations that Building Repair and Maintenance Advisory Committee should be set up during the transition period. The HKIS hopes that the Government would consider the proposals seriously, and promptly set up a statutory regulatory body to monitor and regulate the market.

### **Smart City**

The HKIS welcomes the Government's support for establishing the Common Spatial Data Infrastructure to provide Government departments, as well as public and private organisations, with adequate information infrastructure to share spatial data, and support the development of a smart city

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

Established in 1984, The Hong Kong Institute of Surveyors is the only professional organisation representing the surveying profession in Hong Kong. As of 8 December 2016, the number of members reached 9,739, of which 6,228 were corporate members. The Institute's work includes setting standards for professional services and performance, establishing codes of ethics, determining requirements for admission as professional surveyors, access and award the professional qualification, and advance members' professional knowledge, technical and services standards through continuing professional development.

The Institute has an important consultative role in government policy making and on issues affecting the profession. We have advised the Government on issues such as unauthorised 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 refer to HKIS website: <http://www.hkis.org.hk>.

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