

Consumer Price Indices for September 2023

The Census and Statistics Department (C&SD) released today (October 20) the Consumer Price Index (CPI) figures for September 2023. According to the Composite CPI, overall consumer prices rose by 2.0% in September 2023 over the same month a year earlier, larger than the corresponding increase (1.8%) in August 2023. Netting out the effects of all Government's one-off relief measures, the year-on-year rate of increase in the Composite CPI (i.e. the underlying inflation rate) in September 2023 was 1.8%, also larger than that in August 2023 (1.5%). The larger increase was mainly due to the increases in food prices, in particular for fresh vegetables whose prices increased significantly due to the impact of typhoons and extreme weather conditions occurred in September.

On a seasonally adjusted basis, the average monthly rate of increase in the Composite CPI for the 3-month period ending September 2023 was 0.1%, the same as that for the 3-month period ending August 2023. Netting out the effects of all Government's one-off relief measures, the corresponding rates of increase were both 0.1%.

Analysed by sub-index, the year-on-year rates of increase in the CPI(A), CPI(B) and CPI(C) were 2.1%, 2.0% and 2.1% respectively in September 2023, as compared to 1.8%, 1.7% and 1.8% respectively in August 2023. Netting out the effects of all Government's one-off relief measures, the year-on-year rates of increase in the CPI(A), CPI(B) and CPI(C) were 1.8%, 1.7% and 1.9% respectively in September 2023, as compared to 1.5%, 1.4% and 1.6% respectively in August 2023.

On a seasonally adjusted basis, for the 3-month period ending September 2023, the average monthly rates of increase in the seasonally adjusted CPI(A), CPI(B) and CPI(C) were 0.1%, 0.1% and 0.2% respectively. The corresponding rates of increase for the 3-month period ending August 2023 were 0.2%, 0.1% and 0.1% respectively. Netting out the effects of all Government's one-off relief measures, the average monthly rates of increase in the seasonally adjusted CPI(A), CPI(B) and CPI(C) for the 3-month period ending September 2023 were 0.1%, 0.1% and 0.2% respectively, and the corresponding rates of increase for the 3-month period ending August 2023 were 0.0%, 0.1% and 0.1% respectively.

Amongst the various components of the Composite CPI, year-on-year increases in prices were recorded in September 2023 for alcoholic drinks and tobacco (18.9%), clothing and footwear (6.5%), meals out and takeaway food (4.0%), electricity, gas and water (2.9%), miscellaneous services (2.7%), miscellaneous goods (2.5%), transport (2.4%), basic food (1.3%), and housing (0.9%).

On the other hand, a year-on-year decrease in the component of the Composite CPI was recorded in September 2023 for durable goods (-1.8%).

Taking the first 9 months of 2023 together, the Composite CPI rose by 1.9% over a year earlier. The respective increases in the CPI(A), CPI(B) and CPI(C) were 2.0%, 1.9% and 2.0% respectively. The corresponding increases after netting out the effects of all Government's one-off relief measures were 1.8%, 1.8%, 1.6% and 1.8% respectively.

In the third quarter of 2023, the Composite CPI rose by 1.9% over a year earlier, while the CPI(A), CPI(B) and CPI(C) rose by 1.9%, 1.8% and 1.9% respectively. The corresponding increases after netting out the effects of all Government's one-off relief measures were 1.6%, 1.7%, 1.5% and 1.7% respectively.

For the 12 months ending September 2023, the Composite CPI was on average 1.9% higher than that in the preceding 12-month period. The respective increases in the CPI(A), CPI(B) and CPI(C) were 2.0%, 1.8% and 1.9% respectively. The corresponding increases after netting out the effects of all Government's one-off relief measures were 1.8%, 1.8%, 1.7% and 1.8% respectively.

Commentary

A Government spokesman said that the underlying consumer price inflation rate remained moderate in September. Prices of basic food turned to a year-on-year increase mainly due to the extreme weather conditions in the early part of the month. Prices of meals out and takeaway food increased at a faster pace. Prices of clothing and footwear, and electricity continued to rise notably, but the rate of increase for the latter eased further. Price pressures on other major components remained broadly in check.

Looking ahead, overall inflation should stay moderate in the near term. External price pressures are expected to abate further. While domestic business cost might face some upward pressures, it should remain contained in the near term. The Government will continue to monitor the situation.

Further information

The CPIs and year-on-year rates of change at section level for September 2023 are shown in Table 1. The time series on the year-on-year rates of change in the CPIs before and after netting out the effects of all Government's one-off relief measures are shown in Table 2. For discerning the latest trend in consumer prices, it is also useful to look at the changes in the seasonally adjusted CPIs. The time series on the average monthly rates of change during the latest 3 months for the seasonally adjusted CPIs are shown in Table 3. The rates of change in the original and the seasonally adjusted Composite CPI and the underlying inflation rate are presented graphically in Chart 1.

More detailed statistics are given in the "Monthly Report on the Consumer Price Index". Users can browse and download this publication at the website of the C&SD (www.censtatd.gov.hk/en/EIndexbySubject.html?pcode=B1060001&scode=270).

For enquiries about the CPIs, please contact the Consumer Price Index Section of the C&SD (Tel: 3903 7374 or email: cpi@censtatd.gov.hk).

Seven landlords of subdivided units under regulated tenancies convicted of contravening relevant statutory requirements

Seven landlords of subdivided units (SDUs) who contravened Part IVA of the Landlord and Tenant (Consolidation) Ordinance (Cap. 7) (the Ordinance) pleaded guilty and were fined from \$800 to \$7,600 today (October 20) at the Eastern Magistrates' Courts. Since the Ordinance has come into force, a total of 16 SDU landlords have been convicted of contravening the Ordinance.

The offences of these landlords include (1) requesting the tenant to pay any money other than those types permitted by the Ordinance; (2) failing to produce copies of the bills and provide an account in writing when requiring the tenant to pay for the reimbursement of the apportioned water and electricity charges; (3) failing to submit a Notice of Tenancy (Form AR2) to the Commissioner of Rating and Valuation within 60 days after the term of the regulated tenancy commenced; and (4) failing to provide the tenant with a rent receipt. The landlord who was fined \$7,600 contravened a total of 11 offences under (1), (3) and (4) above.

The Rating and Valuation Department (RVD) earlier discovered that the landlords failed to comply with the relevant requirements under the Ordinance. Upon an in-depth investigation and evidence collection, the RVD prosecuted against the landlords.

A spokesman for the RVD hopes that these convictions will send a strong message to SDU landlords that they must comply with the relevant requirements under the Ordinance, and also reminds SDU tenants of their rights under the Ordinance. He also stresses that the RVD will continue to take resolute enforcement action against any contraventions of the Ordinance. Apart from following up on reported cases, the RVD has been adopting a multipronged approach to proactively identify, investigate and follow up on cases concerning landlords who are suspected of contravening the Ordinance. In particular, the RVD has been requiring landlords of regulated tenancies to provide information and reference documents of their tenancies for checking whether the landlords concerned have complied with the requirements of the Ordinance. If a landlord, without reasonable excuse, refuses to provide the relevant information or neglects the RVD's request, the landlord commits an offence and is liable to a fine at level 3 (\$10,000) and to imprisonment for

three months. Depending on the actual circumstances and having regard to the information and evidence collected, the RVD will take appropriate actions on individual cases, including instigating prosecutions against suspected contraventions of the Ordinance.

The RVD spokesman appeals to members of the public to come forward and report to the RVD promptly any suspected cases of contravening the relevant requirements. This would help curb illegal acts as soon as possible. Reporting can be made through the telephone hotline (2150 8303), by email (enquiries@rvd.gov.hk), by fax (2116 4920), by post (15/F, Cheung Sha Wan Government Offices, 303 Cheung Sha Wan Road, Kowloon), or in person (visiting the Tenancy Services Section office of the RVD at Room 3816-22, 38/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong, and please call 2150 8303 to make an appointment). Furthermore, the RVD has provided a new form (Form AR4) (www.rvd.gov.hk/doc/en/forms/ar4.pdf) on its website to facilitate SDU tenants' reporting to the RVD.

In addition, pursuant to the Ordinance, a regulated cycle of regulated tenancies is to comprise two consecutive regulated tenancies (i.e. the first-term tenancy and second-term tenancy) for an SDU, and the term of each regulated tenancy is two years. A tenant of a first-term tenancy for an SDU is entitled to be granted a second-term tenancy of the regulated cycle, thus enjoying a total of four years of security of tenure. Since the first batch of regulated tenancies is about to approach their second-term tenancies, the RVD has just started a new round of publicity and education work in order to assist SDU landlords and tenants to understand the important matters pertaining to the second-term tenancy, and procedures that need to be followed about two months prior to the commencement of the purported second-term tenancy. Relevant landlords and tenants may visit the dedicated page for the second-term tenancy on the RVD's website (www.rvd.gov.hk/en/tenancy_matters/second_term_tenancy.html) for the relevant information, including "concise guide", brochures, tutorial videos and frequently asked questions, etc. SDU landlords and tenants are also advised to familiarise themselves with the relevant statutory requirements and maintain close communication regarding the second-term tenancy for handling the matters properly and in a timely manner according to the Ordinance.

For enquiries related to regulated tenancies, please call the telephone hotline (2150 8303) or visit the RVD's webpage (www.rvd.gov.hk/en/our_services/part_iva.html) for the relevant information.

[Town Planning Board maintains its previous decision to amend zoning of](#)

site at northernmost part of Old Course of Fanling Golf Course to “Undetermined” temporarily

The Town Planning Board (TPB) completed today (October 20) the deliberation on the further representations on the proposed amendment to the draft Fanling/Sheung Shui Extension Area Outline Zoning Plan No. S/FSSE/1 (the draft OZP) and decided to amend the draft OZP by the proposed amendment, i.e. rezoning the 9.5-hectare site at the northernmost portion of the draft OZP (the Site) from "Residential (Group A)" to "Undetermined" ("U") temporarily.

Having considered thoroughly 1 903 further representations, the oral submissions of about 60 attendees in the three-day hearing, as well as the views and responses of the Planning Department and relevant departments, the TPB arrived at the decision after discussion at its meeting this afternoon.

The TPB was aware that the Hong Kong Golf Club had lodged a judicial review (JR) against the Director of Environmental Protection's decision to approve with conditions the Environmental Impact Assessment related to the draft OZP (the Decision), and the Court had granted an interim stay on the Decision, but made it clear that the Civil Engineering and Development Department (CEDD) could go ahead with the review on the layout and development intensity of the proposed public housing development at the Site in accordance with the relevant approval conditions under the Decision. The TPB took a cautious approach in considering the further representations, taking into account the relevant content in the Court's decision. The TPB also noted that the Court's decision on the interim stay did not legally prevent the TPB from proceeding with the hearing and submission of the draft OZP to the Chief Executive in Council (CE in C).

After thorough discussion, the TPB considered the "U" zoning for the Site appropriate at this stage since such land use zoning serves as a transitional arrangement and does not determine the permanent use of the Site. It allows the CEDD to conduct the review with flexibility to cater for possible outcomes of the JR, while providing appropriate planning control on the Site during the interim period. The TPB would submit the draft OZP to the CE in C for consideration before the statutory time limit of November 30, 2023.

The TPB acknowledged that the long-term use of the Site would only be confirmed upon completion of the CEDD's review and the JR proceedings. Any further rezoning of the Site in future would be processed in accordance with the Town Planning Ordinance, and the public would have the opportunity to submit representations.

Approved Kwun Tong (South) Outline Zoning Plan amended

The Town Planning Board today (October 20) announced amendments to the approved Kwun Tong (South) Outline Zoning Plan (OZP).

The amendments mainly involve (i) rezoning a site to the west of Lai Yip Street from "Government, Institution or Community (1)" ("G/IC(1)"), "Open Space" ("O") and areas shown as 'Road' to "Commercial (1)" ("C(1)") for commercial development; (ii) rezoning a strip of land to the north of Hoi Bun Road from "G/IC(1)" and "C(1)" to an area shown as 'Road'; (iii) rezoning a site to the south of How Ming Street from "Other Specified Uses" annotated "Business 1" to "Other Specified Uses" annotated "Business" to reflect the completed development; (iv) incorporating the area covered by the approved Urban Renewal Authority Kwun Tong Town Centre – Yuet Wa Street Site Development Scheme Plan No. S/K14S/URA2/2 into the OZP and zoning the area mainly as "Residential (Group B)1" and a strip of land shown as 'Road'; and (v) rezoning a strip of land along Hang On Street from "O" to "G/IC" to reflect the completed development.

Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to reflect the above amendments and to update the general information of various land use zonings and the planning scheme area, where appropriate.

The draft Kwun Tong (South) OZP No. S/K14S/25, incorporating the amendments, is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Kowloon District Planning Office and (iv) the Kwun Tong District Office.

Any person may make written representations in respect of the amendments to the Secretary of the Town Planning Board on or before December 20. Any person who intends to make a representation is advised to read the Town Planning Board Guidelines No. 29C on "Submission and Processing of Representations and Further Representations" (TPB PG-No. 29C).

Submission of a representation should comply with the requirements set out in TPB PG-No. 29C. In particular, the representer should take note of the following:

- * If the representer fails to provide his or her full name and the first four alphanumeric characters of his or her Hong Kong identity card or passport number as required under TPB PG-No. 29C, the representation submitted shall be treated as not having been made; and
- * The Secretariat of the Town Planning Board reserves the right to require the representer to provide identity proof for verification.

The Guidelines and the submission form are available at the above locations (i) and (ii) and the Town Planning Board's website (www.tpb.gov.hk).

Copies of the draft Kwun Tong (South) OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the OZP can be viewed on the Town Planning Board's website (www.tpb.gov.hk).

Approved Tuen Mun Outline Zoning Plan amended

The Town Planning Board today (October 20) announced amendments to the approved Tuen Mun Outline Zoning Plan (OZP).

The amendments mainly involve (i) rezoning a site at the upper section of Hong Po Road from "Green Belt" ("GB") and an area shown as 'Road' to "Residential (Group A)28" ("R(A)28"); (ii) rezoning a site at the junction of Hong Po Road, Tsing Lun Road and Ng Lau Road from "Residential (Group E)1" ("R(E)1") and an area shown as 'Road' to "R(A)28"; (iii) rezoning a site to the west of Ng Lau Road from "R(E)1" to "Government, Institution or Community" ("G/IC"); (iv) rezoning a site in Tuen Mun Area 9 from "Comprehensive Development Area (1)" ("CDA(1)"), "Comprehensive Development Area (2)" and an area shown as 'Road' to "Commercial (2)"; (v) rezoning a site adjacent to Ho Tin Light Rail Station from "CDA(1)" to "Open Space"; and (vi) rezoning two sites to the west and further west of Hing Fu Street from "GB" to "G/IC(3)" and "G/IC(4)" respectively.

Opportunity is also taken to amend the Notes and Explanatory Statement of the OZP to reflect the above amendments and to update the general information of various land use zonings and the planning scheme area, where appropriate.

The draft Tuen Mun OZP No. S/TM/38, incorporating the amendments, is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Tuen Mun and Yuen Long West District Planning Office, (iv) the Tuen Mun District Office and (v) the Tuen Mun Rural Committee.

Any person may make written representations in respect of the amendments to the Secretary of the Town Planning Board on or before December 20. Any person who intends to make a representation is advised to read the Town Planning Board Guidelines No. 29C on "Submission and Processing of Representations and Further Representations under the Town Planning Ordinance" (TPB PG-No. 29C).

Submission of a representation should comply with the requirements set out in TPB PG-No. 29C. In particular, the representer should take note of the following:

- * If the representer fails to provide his or her full name and the first four alphanumeric characters of his or her Hong Kong identity card or passport number as required under TPB PG-No. 29C, the representation submitted shall be treated as not having been made; and
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Copies of the draft Tuen Mun OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the OZP can be viewed on the Town Planning Board's website (www.tpb.gov.hk).