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Replies to initial written questions raised by Legislative Council Members in examining the Estimates of Expenditure 2022-23

Director of Bureau : Secretary for Development

Session No. : 16

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CONTROLLING OFFICER'S REPLY

DEVB(PL)001

(Question Serial No. 0143)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 145 of the Budget Speech that the 2022-23 Land Sale Programme will comprise a total of 13 residential sites, capable of providing about 8 000 residential units. Will the Government inform this Committee of the following:

1. whether these 13 sites are currently “spade-ready sites” or “primitive land”; the estimated timetables for putting up the sites with infrastructure and commencement of works at the soonest;
2. the respective “plot ratio” or estimated “plot ratio” of the domestic part of each of these sites; whether the cost of development for each site is evaluated; if yes, what are the details;
3. whether there is a saleable area requirement for a flat in the aforementioned residential sites, say, not less than 280 square feet; if yes, whether the requirement is applicable to all these 13 sites; if not, the reasons for that, and
4. in light of the acute shortage of parking spaces, whether the requirement for more parking spaces will be stipulated in the Conditions of Sale of these sites so as to cater for the needs of the entire community?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 3)

Reply:

1. In general, a “spade-ready site” refers to land ready for commencement of works. Applying this broad definition to private housing development, all sites included in the annual Land Sale Programme (LSP) announced shortly before the start of a financial year are “spade-ready sites” or are expected to become so in the course of the financial year. Infrastructure or construction works by the developer may commence after the land is sold.

We are conducting the necessary preparatory work before putting the sites up for tender. For example, as mentioned by the Secretary for Development at the Annual LSP Press

Conference on 24 February 2022, the rezoning process for five sites included in the 2022-23 LSP are still ongoing. The Government will follow the established practice to announce in advance the quarterly LSP in order to provide transparency and certainty to the market.

2. The domestic plot ratios of the 13 residential sites vary having regard to various considerations including the plot ratio restriction specified in the respective Outline Zoning Plans, traffic and infrastructural capacity, district character, site location and characteristics, and various possible impacts of the proposed development in the area concerned. The Government will determine the appropriate development intensity in order to optimise the potential of the sites. On current showing and subject to confirmation at the time of tender invitation, the domestic plot ratios of the 13 residential sites will range from around 0.4 to 8.

Manpower resources and financial requirements for making LSP sites “spade-ready” are not readily quantifiable. We therefore do not have readily available information on the development cost of these LSP sites.

3. The Secretary for Development announced on 24 February 2022 that the minimum flat size requirement of at least 26 square metres (around 280 square feet) in saleable area will be extended to all Government land sale sites, railway property development projects, projects of the Urban Renewal Authority, as well as lease modification and land exchange applications by private developers. In other words, the minimum flat size requirement will apply to the 13 LSP sites.
4. In drawing up the Conditions of Sale for Government land sale sites, the Lands Department will, in consultation with various departments such as the Transport Department, include appropriate terms and conditions, for example, parking requirements, for development of the sites. The need or otherwise for stipulating requirements on the provision of ancillary and/or public parking spaces for a site will take into account factors such as the proximity of the site to public transport network, the scale of the development, the demand and supply for the wider area, etc.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)002

(Question Serial No. 0144)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

At present, the Steering Committee on Land Supply (SCLS) co-ordinates the overall plans for development and supply of land in Hong Kong for various uses, and adjusts supply in response to changes in demand. The SCLS is chaired by the Financial Secretary, with secretariat support provided by the Development Bureau (DEVB). Please provide information on the following:

1. Of the 207 staff as at the end of March next year as estimated under Programme (2), how many are responsible for providing secretariat support to the SCLS?
2. Please list out the dates and the number of meetings held by the SCLS since the commencement of the tenure of the current-term Government; and the respective attendance of the Secretary for Transport and Housing and the Secretary for Development at these meetings.

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 4)

Reply:

To strengthen the Government's high-level steer in overseeing and co-ordinating the strategy and planning of land supply, the composition of the Steering Committee on Land Supply (SCLS) has been expanded with effect from April 2019 to include all the Directors of Bureaux, relevant Heads of Department and the Government Economist as standing members. During the period from 1 July 2017 to 31 March 2022, a total of 16 meetings were held, normally at quarterly intervals. The Secretary for Transport and Housing and the Secretary for Development (or their undersecretaries) attended all the meetings.

The Development Bureau (DEVB) provides secretariat support to SCLS as part of its overall duties and therefore we are unable to provide a breakdown of the manpower incurred by DEVB solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)003

(Question Serial No. 0147)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 146 of the Budget Speech that the Government will secure approximately 103 hectares of land in the coming five years, and make available to the market sites for the production of over 57 000 units through land sales or putting up railway property developments for tender. Please provide information on:

1. the number of residential sites, the location and area of these sites, as well as the flat production capacity of these sites respectively;
2. the flat size used as the basis for calculating the flat production capacity with a view to forecasting the number of units to be produced; and
3. whether there is a minimum saleable area requirement for a flat in the aforementioned residential sites, say, not less than 280 square feet. If yes, is the requirement applicable to all the sites? If not, what are the reasons?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 7)

Reply:

Our reply to the three parts of the question is set out below –

1. As mentioned in the Budget Speech, we will secure approximately 103 hectares of land for the production of over 57 000 private residential units in the short to medium term. Nearly 40% of the estimated private residential units are expected to come from sites in New Development Areas (NDA)/New Town Extensions (for example the Kwu Tung North and Fanling North NDAs, Tung Chung New Town Extension), another 40% from other sites under the Government Land Sale Programme (LSP) (for example, the sites at Kai Tak, which are under a rezoning exercise), and the remaining from railway property developments in design stage (mainly around the future Tung Chung East

Station and under Siu Ho Wan Depot Development). The details of sites that are ready for disposal each year will be included in the Government LSP as announced by the Secretary for Development at the Annual LSP Press Conference shortly before the start of a new financial year.

2. There is no one-size-fits-all assumption of flat size for LSP sites as the Government assesses each site taking into account various considerations, including site characteristics, location, district character, market situation and any applicable government policy. For instance, for the 13 residential sites included in the LSP for 2022-23 which are estimated to produce a total flat yield of 8 250 units, the assumptions on flat size range from 50 square metres (m²) to 75 m² per unit.
3. The Secretary for Development announced on 24 February 2022 that the minimum flat size requirement of at least 26 m² (around 280 square feet) in saleable area will be extended to all future Government land sale sites, railway property development projects, projects of the Urban Renewal Authority, as well as lease modification and land exchange applications by private developers.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)004

(Question Serial No. 0630)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The construction of Boundary Control Points (BCPs) Economic Belt between Hong Kong and Shenzhen has been listed as the key construction work of Shenzhen Municipality, Guongdong Province and the Mainland. Regarding the expenditure involved for the startup work and ancillary facilities for the construction of BCPs Economic Belt between Hong Kong and Shenzhen and the Northern Metropolis strongly advocated by the Government of the Special Administrative Region (SAR), will the Government inform this Committee of the following:

1. the number of plenaries of the Hong Kong Guangdong Cooperation Joint Conference held last year, and whether such issues as the development contents of the Northern Metropolis and the BCPs Economic Belt between Hong Kong and Shenzhen have been co-ordinated and discussed in the plenaries; if yes, how the SAR Government has established its positioning for cooperation; whether the Government has evaluated the macro effects of the BCPs Economic Belt between Hong Kong and Shenzhen on the economic development of Hong Kong;
2. which government department will lead or spearhead the work, and which bureaux will participate in the development planning of the BCPs Economic Belt between Hong Kong and Shenzhen; when further details of the BCPs Economic Belt will be announced; how the work will be taken up by the relevant bureau, and the amount of financial provision to be allocated for the work under their purview respectively;
3. regarding the six land BCPs between Hong Kong and Shenzhen in the Northern Metropolis, what their functions allocated at present and the corresponding functions Shenzhen will provide in response; whether the Sha Tau Kok Boundary Control Point will be re-considered to be included in the Northern Metropolis?
4. regarding the facilitation of people and cargo flows in the Northern Metropolis, whether the Government will explore streamlining the mode of clearance with Shenzhen?

5. given that many people consider that the planned inclusion of about 2 500 hectares of large land mass into the conservation area mentioned in the current report amounts to conservation overriding and hindering development, whether the key principle of implementing development first will be re-considered; whether the Government will decide to set up a conservation area by means of land resumption; if yes, of the area and compensation value of land to be resumed?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 1)

Reply:

The development of the Northern Metropolis is a major strategy involving concerted efforts of various policy bureaux and departments. In consultation with other relevant policy bureaux, we set out Government's reply as follows:

1. On matters concerning the Hong Kong Guangdong Cooperation Joint Conference, the Constitutional and Mainland Affairs Bureau advises that the Chief Executive led the Hong Kong Special Administrative Region (HKSAR) delegation to convene, through video conferencing, the 22nd Plenary of the Hong Kong Guangdong Cooperation Joint Conference on 14 May 2021, together with the Guangdong delegation led by the then Guangdong Governor Ma Xingrui. At the conference, both sides held discussions on various cooperation areas, including the development of the Greater Bay Area; support for Hong Kong enterprises to tap into the Mainland domestic market; finance; legal and dispute resolution services; innovation and technology; Safe Greater Bay Area; medicine and healthcare; youth development; education; cross-boundary infrastructure; equine industry; and investment promotion.

The HKSAR Government has also exchanged views with the relevant authorities in Shenzhen following the release of the Northern Metropolis Development Strategy (the Development Strategy). We will continue to keep close communication with the relevant Mainland authorities in taking forward the land development projects under the Development Strategy. For instance, the Planning Department of the HKSAR Government holds regular meetings with the Planning and Natural Resources Bureau of Shenzhen Municipality to exchange views on matter of common interest.

2. The Development Strategy touches on a number of policy areas, and different bureaux and departments are following up the proposals. As far as land development is concerned, the Development Bureau is taking follow-up actions. The development of the area close to the boundary will be covered by the investigation study for San Tin/Lok Ma Chau Development Node and the Planning and Engineering Study for Man Kam To and New Territories North New Town, both of which commenced in October 2021. In considering the land development proposals for these areas including the planning of economic land, the Government will pay full regard to the advantage of their boundary locations and the opportunities arising from developments in Shenzhen and the Greater Bay Area. The input of relevant bureaux, such as Innovation and Technology Bureau in the area of economic uses relating to innovation and high-end manufacturing and Transport and Housing Bureau in the area of logistics industry, will be sought in the planning of land for economic uses. The relevant bureaux will work on details for

implementing the confirmed land uses.

3. and 4.

The Northern Metropolis generally covers the Yuen Long District and North District, including Sha Tau Kok.

According to the Security Bureau overseeing the operation of boundary control points, the HKSAR Government and the Shenzhen Municipal Government have all along been maintaining close collaboration and have jointly explored measures to enhance the handling capacity and clearance facilitation of land boundary control points for promoting efficient and convenient flow of people and goods. The Chief Executive has also stated earlier that co-location arrangement will become the basis in future new control point projects or enhancement and upgrading of the existing control points. The two Governments will continue to consider holistically the overall planning, transport infrastructure and control point service demand and operation, and implement measures that facilitate enhancement in the handling capacity and clearance facilitation of control points, including implementation of clearance mode of “collaborative inspection and joint clearance” at new control points.

5. The Development Strategy proposes to establish a Northern Metropolis covering a total land area of about 30 000 hectares (ha) in northern Hong Kong. The planning principle of “Urban-Rural Integration and Co-existence of Development and Conservation” is adopted under the Development Strategy. Apart from proposing to establish a system of Wetland Conservation Parks (WCP) of around 2 000 ha through resumption of private fish ponds and wetlands with conservation value in Deep Bay and the use of the adjoining Government land, the Development Strategy also proposes the development of 600 ha of housing and economic land, as well as some major enhancements of transport infrastructure. It seeks to create development capacity through identifying more land that are suitable for development, while implementing a proactive conservation policy to expand environmental capacity.

The exact location and areas of the WCP system are yet to be determined by the strategic feasibility study to be launched by the Agriculture, Fisheries and Conservation Department under the policy steer of the Environment Bureau within 2022. In the circumstances, the Government is not yet in a position to advise the areas to be resumed for the purpose and the financial expenditure involved for land resumption.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)005

(Question Serial No. 0722)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Financial Secretary has mentioned that the planning for the development of the Northern Metropolis will be put up in a few years. The Budget Speech makes no mention of the concrete development plans for Ta Kwu Ling as well as the role and positioning of Sha Tau Kok in the North East New Territories. Ta Kwu Ling is situated in the core area of the Northern Metropolis with three Boundary Control Points (BCPs) and substantial amount of undeveloped sites. Regarding the role of Ta Kwu Ling in the Northern Metropolis, will the Government inform this Committee of the following:

1. when the Government will give an outline of the roles and positioning of Ta Kwu Ling and Sha Tau Kok in the Northern Metropolis; whether the Government can speed up the pace and introduce concrete development plans for the northeast part of the Northern Metropolis as early as within the current legislative year;
2. whether the Government will continue to implement the existing innovation and technology (I&T) or high and new technology industries in Ta Kwu Ling for fostering I&T development, thereby achieving complementary development of the North West New Territories and the North East New Territories, which play the roles of dual engines;
3. given that there are a number of large-scale obnoxious facilities and planning in the vicinity of the BCPs in Ta Kwu Ling, including the North East New Territories Landfill Extension, the columbarium and funerary hub in Sandy Ridge, and the relocation of a slaughterhouse and sewage plant to the land adjacent to the BCPs, whether the Government has any plans for suspension of the extension project and removal of the abovementioned obnoxious facilities and planning?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 2)

Reply:

1. According to the Northern Metropolis Development Strategy (the Development Strategy), the Ta Kwu Ling area generally falls within the Hong Kong-Shenzhen Close Interaction Circle and the Sha Tau Kok area generally falls within the Mirs Bay/Yan Chau Tong Eco-recreation/tourism Circle. For the north-eastern part of Northern Metropolis, we are carrying out a Planning and Engineering Study (P&E Study) covering Ta Kwu Ling and other areas including Heung Yuen Wai, Ping Che, Hung Lung Hang, Queen's Hill, Lo Wu and Man Kam To. This P&E Study, commenced in October 2021, covers a vast area of over 1 500 hectares. It will examine a wide range of issues including traffic, environmental, ecological and other infrastructural issues, the land use requirements, the advantages of the areas at a boundary location and the opportunities arising from the developments in Shenzhen and the Greater Bay Area, etc., in order to formulate the appropriate development proposals for the area. Even before the release of the Development Strategy, Ta Kwu Ling is intended to form part of a smart, green and resilient new town in New Territories North with a target population of not less than 200 000 and various economic activities (potentially industries capable of leveraging on the advantages of the boundary location) to provide employment opportunities of about 130 000¹. This projected scale of development has not yet taken into account the Lo Wu/Man Kam To Comprehensive Development Node suggested under the Development Strategy and now incorporated into the scope of the P&E Study. It is the target to complete the P&E Study in about 36 months.
2. Regarding economic positioning, according to the Development Strategy, the Hong Kong-Shenzhen Innovation and Technology Park and the San Tin/Lok Ma Chau Development Node would be expanded to become the San Tin Technopole focusing on innovation and technology (I&T) development, so as to achieve clustering effect and greater economy of scale to synergise with the I&T zone in Shenzhen. As for the north-eastern part of the Northern Metropolis covering Ta Kwu Ling which can leverage on the proximity to the Heung Yuen Wai Boundary Control Point, the area possesses potential for a range of economic uses, including but not limited to industrial uses, commercial/business, modern logistics etc., to complement the San Tin Technopole and to provide diverse local employment opportunities. In formulating the land use proposal in the P&E Study, relevant stakeholders and bureaux/departments will be consulted, including their views on industry development for the area and reservation for land for such purpose.
3. As matters concerning landfills and columbaria cum related facilities are under the policy purview of the Environment Bureau (ENB) and Food and Health Bureau (FHB) respectively, we have consulted the two bureaux on this part of the question.

As advised by ENB, to achieve the goal of not relying on landfills for municipal solid waste (MSW) disposal by 2035, the Government is committed to promoting waste reduction at source and various means of recycling, and will also expedite the development of sufficient waste-to-energy facilities, with a view to transforming

¹ The figures will be reviewed under the P&E Study

unavoidable and non-recyclable domestic waste into resources comprehensively. Before adequate waste-to-energy facilities have been fully commissioned, landfills (including the North East New Territories (NENT) Landfill) are still necessary to handle MSW.

ENB advises that the NENT Landfill will be extended to a limited extent, with an additional capacity of about half of the existing capacity of the NENT Landfill. There will be more stringent contractual requirements under the Extension to ensure that the construction, operation and restoration works of the Extension will not affect the surrounding area and environment. Besides, the Extension will adopt a series of advanced and effective measures to enhance the operation and odour management of the Landfill. Upon the completion of its operation, the Landfill will be restored and landscaped with extensive tree planting to form a natural landscape. The Landfill after greening will then integrate with the surrounding environment and complement the overall planning and development of the Northern Metropolis. In such case, more recreational facilities may be developed for use by the local community.

As regards the facilities at Sandy Ridge, FHB advises that, as conveyed publicly, the Government would adjust the development plan for the funeral facilities at Sandy Ridge Cemetery. Under the revised plan, the columbarium with 200 000 niches would be retained, but the crematorium and funeral parlour facilities in the original plan would be shelved. The Government would adopt a proactive environmental design and add green elements to the columbarium with a view to integrating it into the surrounding natural environment and minimising its impact on the nearby landscape, thereby achieving the planning objective of enhancing the landscape quality of mountain ranges and slope areas of Sha Ling set out in the Development Strategy. FHB will take forward the columbarium development, including consultation and funding application etc., in due course.

The Development Strategy proposes to study the feasibility of relocating the Shek Wu Hui Sewage Treatment Works and the Sheung Shui Slaughterhouse to release more land for development in the long term. The P&E Study mentioned in 1. above will identify potential relocation sites so as to facilitate the relevant bureaux/departments to consider the feasibility of relocating their facilities.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)006

(Question Serial No. 0723)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government is making great efforts to develop the Northern Metropolis, and several villages are covered within its extent. Regarding the urban-rural joint development during the development process, will the Government inform this Committee of the following:

1. whether the role played by villages and their positioning have been considered and adjusted in the course of developing the Northern Metropolis;
2. whether reference has been made to urban-rural joint development approaches such as those adopted by Guangzhou and Shenzhen in the Mainland in the planning of the Northern Metropolis;
3. in developing the Northern Metropolis Development, whether the criteria for and regime of land resumption previously adopted for the New Territories will be reviewed or revised; whether the crucial terms of the Public-Private-Partnership Approach currently formulated will be reviewed and revised;
4. whether consideration has been given to how to introduce amendments to the Small House Policy and the policy pertaining to Tsos/Tongs, such as the consolidation of small house concessionary rights and the development of multi-storey small houses into multi-storey "small buildings", so as to make further optimal use of village land?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 3)

Reply:

1. and 2.

"Urban-Rural Integration" is one of the six planning principles enshrined in the Northern Metropolis Development Strategy (the Development Strategy). It advocates that the rich cultural and natural resources comprising villages, rural township, hilly terrains,

rivers, wetland, fishponds, agricultural land etc., in the region should be suitably utilised, revitalised and conserved in such a way as to create the Northern Metropolis with unique metropolitan landscape featured with “Urban-Rural Integration and Co-existence of Development and Conservation”.

In formulating land use proposals to take forward the Development Strategy, we will take into account the development concepts and planning principles in the Development Strategy and the latest planning circumstances, as well as make reference to appropriate Mainland case studies.

3. When invoking the Lands Resumption Ordinance (Cap. 124) and other relevant legislations to resume private land, the Government is required to provide statutory compensation to persons with legal interest (including landowners) in accordance with the law. The relevant ordinances set out the basis and principles of assessment of the compensation, the procedures involved, and empowers the Lands Tribunal to make the final determination concerning the amount of compensation. Apart from statutory compensation, the Government has put in place an ex-gratia compensation system to offer landowners an alternative means to deal with land compensation in a simpler and more convenient manner. If landowners do not accept the Government’s ex-gratia compensation offers, they can opt to submit statutory compensation claims. The professional fees reasonably incurred by claimants in connection with the claims can be reimbursed by the Government after vetting.

The Northern Metropolis covers a number of New Development Areas (NDAs) in the New Territories currently at the implementation stages, including Kwu Tung North/Fanling North and Hung Shui Kiu/Ha Tsuen NDAs. For these NDAs, the Government has adopted the Enhanced Conventional New Town Approach. Under this approach, the Government will ultimately resume and clear private land planned for developments, and carry out site formation works and provide infrastructure before allocating the land for various purposes including disposal of land for private developments. Prior to land resumption, the Government may allow in-situ land exchange applications from private land owners of sites earmarked for private developments, subject to their meeting of the criteria and conditions as specified by the Government. To facilitate the early conclusion of in-situ land exchange applications under the Enhanced Conventional New Town Approach, the Government has recently announced the option of using standard rates for determining land premium payable. The Government believes the Enhanced Conventional New Town Approach will be a good reference for formulating the implementation model of other NDAs being planned for the Northern Metropolis.

4. According to the prevailing Small House Policy, a small house applicant may apply to develop a small house on his own land or apply for government land for the purpose. The house must not contain more than three storeys and must not exceed a maximum roofed-over area of 700 square feet. Such a house is not regulated under the Buildings Ordinance (Cap. 123). Regarding the suggestion on “ding” buildings, such proposal will significantly alter the Small House Policy. Furthermore, from the land use and development perspectives, land originally planned for low-rise and low-density development may not be suitable for high-rise and high-density development and the

feasibility of any conversion in land uses has to be supported by relevant assessments into aspects concerning spatial planning, traffic, environment, sewerage, etc.

As for the development of Tso/Tong land, pursuant to Chief Executive's 2021 Policy Address, the Secretary for Home Affairs, with the support of the Development Bureau and other relevant departments, has set up a working group with the Heung Yee Kuk to conduct a review to pragmatically break the current impasse in developing Tso/Tong lands. The Working Group has commenced discussions and it aims to complete the review and work out specific amendment proposals before the end of 2022.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)007

(Question Serial No. 0540)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)
(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government launched some measures to support the management of old buildings in the past, including the Operation Buildings Bright 2.0 (OBB 2.0) scheme and the provision of support to owners of old buildings to carry out the building inspection and repair works. Separately, to address the epidemic situation, the Building Drainage System Repair Subsidy Scheme was launched last year, with an aim to providing drainage repair works for owners and tenants for protection of households against infection due to defective drainage systems. In this connection, please inform this Committee of the following:

1. the amounts of subsidies granted, the number of buildings which have had the building repair works completed and the number of buildings which have not had the building repair works completed since the launch of OBB 2.0, with a breakdown by district; the number of items and the situations in respect of which a longer time has been taken to complete the building repair works under the scheme;
2. the amounts of subsidies granted, the number of applications completed and the number of applications pending completion, the number of repair works commenced, the number of applications rejected and the reasons for rejection of applications since the launch of the Building Drainage System Repair Subsidy Scheme, with a breakdown by district.
3. given that all the private residential and composite buildings aged 30 years or above throughout the territory will receive the statutory notice of the Mandatory Building Inspection Scheme from the Buildings Department, and that the private residential buildings in Hong Kong are seriously ageing, of the number of buildings aged 30, 40, 50, 50 or above, with a breakdown by the 18 districts.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 4)

Reply:

1. There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those whose owners are prepared to take up the organisation of inspections and repair works of their buildings. Category 2 buildings cover those which have outstanding Mandatory Building Inspection Scheme (MBIS) notices but the owners concerned have difficulties in co-ordinating the requisite inspections and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on risk basis and exercises its statutory power to carry out the requisite inspection and repair works required under MBIS in default of owners, and seeks to recover the cost from owners concerned afterwards. No application is therefore required for Category 2 buildings.

As of end 2021, the geographical distribution of the number of Category 1 buildings involved in eligible applications, the number of Category 2 buildings selected by BD, the number of buildings with prescribed inspections or repair works commenced, the number of buildings with repair works completed under OBB 2.0 and the amount of subsidy approved are set out in the table below -

	Number of Category 1 buildings involved in the eligible applications	Number of Category 2 buildings selected by BD	Number of buildings with prescribed inspections or repair works commenced		Number of buildings with prescribed repair works completed		Subsidy approved (\$'000) (Note)
			A	B	A	B	
Central & Western	108	66	56	60	9	3	4,595
Eastern	69	54	22	46	4	7	10,683
Kowloon City	151	200	68	169	20	16	39,176
Kwai Tsing	13	0	10	0	0	0	0
Kwun Tong	54	6	15	5	5	0	4,964
North	17	15	8	15	0	0	190
Islands	1	0	0	0	0	0	0
Sai Kung	2	0	1	0	0	0	90
Sham Shui Po	199	255	76	217	6	25	28,209
Shatin	5	1	4	1	0	0	0
Southern	19	13	10	10	0	3	840
Tai Po	18	9	12	9	0	0	230
Tsuen Wan	61	23	27	21	7	2	4,565
Tuen Mun	4	1	4	1	1	0	0
Wan Chai	72	41	35	33	6	5	9,375
Wong Tai Sin	45	13	24	13	7	0	4,374
Yau Tsim Mong	323	278	132	237	31	13	40,435
Yuen Long	39	6	17	6	2	0	0
Total	1 200	981	521	843	98	74	147,726

A : Number of Category 1 buildings

B : Number of Category 2 buildings

Urban Renewal Authority (URA) and BD do not have readily available statistics on the cases requiring longer time to complete the prescribed inspections and repair works. Apart from the time taken to complete the works, time is also needed for owners to organise the prescribed inspections and repair works. Moreover, the local epidemic situation has affected the progress of inspections and repair works. The Government will work closely with URA to pay close attention to the impact of the epidemic, and will adjust the pace of implementation appropriately with a view to commencing and completing the required works as soon as practicable and possible.

Note : Subsidy approved includes the amount of subsidies released and committed to be released as of end 2021. The amount does not represent the amount of subsidies involved for all buildings referred to in the table, as a substantial number of participating buildings have yet to reach the stage under which individual owner-occupiers may submit applications for subsidies.

- There are two categories of buildings under the Building Drainage System Repair Subsidy Scheme (DRS), as with that for OBB 2.0.

The DRS was launched only in May 2021. As many of the participating buildings were still at the investigation stage or the completed works were pending approval of the costs involved, the amount of subsidy granted under DRS as of end 2021 is not available. The geographical distribution of the number of Category 1 buildings approved in principle, the number of Category 2 buildings selected by BD, and the number of buildings with works commenced and completed as of end 2021 are set out in the table below -

	Number of Category 1 building approved in principle (1)	Number of Category 2 buildings selected by BD	Number of buildings with investigation, repair, rectification and/or upgrading works			
			Commenced		Completed	
			A	B	A	B
Central & Western	25	40	16	17	0	0
Eastern	15	22	8	3	0	1
Kowloon City	11	58	7	17	0	2
Kwai Tsing	5	3	4	0	0	0
Kwun Tong	13	16	7	4	0	0
North	0	3	0	2	0	0
Islands	0	0	0	0	0	0
Sai Kung	0	0	0	0	0	0
Sham Shui Po	50	63	30	36	0	2
Shatin	5	0	5	0	0	0
Southern	3	4	2	1	0	0
Tai Po	0	2	0	1	0	0
Tsuen Wan	9	37	5	9	0	3
Tuen Mun	10	3	9	1	0	0
Wan Chai	16	22	12	3	0	4
Wong Tai Sin	1	7	1	3	0	0
Yau Tsim Mong	53	105	36	48	0	2
Yuen Long	12	6	9	1	0	1
Total	228	391	151	146	0	15

A : Number of Category 1 buildings

B : Number of Category 2 buildings

Note ⁽¹⁾ Out of the applications involving 264 Category 1 buildings for which processing was completed as of end 2021, only a very small percentage involving 36 buildings were rejected. The reasons for rejection mainly include failure to meet the relevant eligibility criteria and requirements of DRS, such as the building age below 40 years, the average rateable value exceeding the specified limit, the building not for domestic or composite use, etc.

3. The geographical distribution of private residential and composite buildings of different age groups from 30 years and above as of end 2021 is set out below -

	Building Age (years)				
	30-39	40-49	50-59	60 or above	Total
Central & Western	445	603	635	314	1 997
Eastern	417	346	249	181	1 193
Kowloon City	435	543	527	819	2 324
Kwai Tsing	109	99	16	4	228
Kwun Tong	105	149	171	3	428
North	155	130	175	52	512
Islands	553	179	23	1	756
Sai Kung	923	659	88	0	1 670
Sham Shui Po	263	398	512	367	1 540
Shatin	669	119	40	2	830
Southern	822	621	215	193	1 851
Tai Po	1 015	515	43	8	1 581
Tsuen Wan	168	127	184	37	516
Tuen Mun	411	153	5	2	571
Wan Chai	244	431	596	379	1 650
Wong Tai Sin	43	59	168	4	274
Yau Tsim Mong	149	435	973	539	2 096
Yuen Long	1 506	466	38	54	2 064
Total	8 432	6 032	4 658	2 959	22 081

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)008

(Question Serial No. 0432)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

At present, how many Civil Servants' Co-operative Building Society (CBS) projects are there throughout the territory? Please provide the location of each project in detail. How many of these projects are currently under arrangement for redevelopment in their respective areas? As most of the CBS buildings are situated in urban areas, does the Government has any plans to promote or encourage projects of redeveloping CBS buildings?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 1)

Reply:

The Civil Servants' Co-operative Building Society (CBS) Scheme was introduced in 1952. Under the Scheme, the Government granted land at a concessionary premium to enable eligible civil servants to build residential buildings through forming cooperative societies. The Scheme was terminated in 1980s. A total of 238 CBSs were formed under the Scheme, of which 197 CBSs have been dissolved as of 28 February 2022¹. Locations of the 238 CBS sites are categorised by the status of CBS into two tables below (with Table A denoting undissolved CBSs and Table B dissolved CBSs).

Pursuant to the initiative announced by the Chief Executive in her 2018 Policy Address, the Urban Renewal Authority (URA) commenced in May 2020 pilot projects in Kowloon City to redevelop two clusters of CBS sites for high-density development, thereby optimizing the use of the land involved. The two pilot projects, namely the Shing Tak Street/Ma Tau Chung

1. When a CBS is dissolved, the properties previously owned by the dissolved CBS will be assigned to individual ex-members of the CBS (and/or the newly formed owners' corporation) subject to a legal charge in favour of the Government until the ex-members pay the outstanding land premium to the Government to remove the alienation restriction.

Road Development Project and the Kau Pui Lung Road/Chi Kiang Street Development Scheme, involve nine and 28 CBS sites respectively. The relevant sites are marked in the tables below.

We hope the URA's experience will encourage more redevelopment projects of CBS sites. To facilitate private initiatives in redeveloping CBS sites, the Government has also introduced measures since mid-2020 including (a) adoption of the "existing use land value" (instead of the "redevelopment value" which may likely be higher in majority of cases) as the basis in assessing the amount of outstanding land premium for removing alienation restriction of eligible CBS properties; and (b) remittance of Special Stamp Duty and Ad Valorem Stamp Duty relating to ex-CBS members' property transactions arising from dissolution of CBSs in view of the uniqueness of the nature of such transactions.

We do not have readily available information on redevelopment projects initiated and undertaken by the private sector for other CBS sites.

Table A: List of Undissolved CBS

No.	Name of CBS	Address	Note
1	Aberdeen	27-29 Tsung Man Street, HK	
2	Acme	106-108 Maidstone Road, Kln	(2)
3	Amity	2-8 Hop Yat Road, Kln	
4	Anhui Street	4-6 An Hui Street, Kln	
5	Bonnie	183 Tong Mi Road, Kln	
6	Comfort	10-16 Hop Yat Road, Kln	
7	Concurrent	90-92 Ko Shan Road, Kln	
8	Felix	14-16 Maidstone Road, Kln	
9	Fraternity	39-45 Sai Wan Ho Street, HK	
10	Friends	31-33 Sai Wan Ho Street, HK	
11	Good Hope	181-185 Kau Pui Lung Road, Kln	(2)
12	Good Luck Mansion	183-193 Sai Wan Ho Street, HK	
13	Happy	460 Chatham Road, Kln	
14	Hong Yee	159-165 Sai Wan Ho Street, HK	
15	Kinney	107-113 Kau Pui Lung Road, Kln	
16	Lily Garden	5-7 Pak Kung Street, Kln	
17	Lung Wa	353-355 Po On Road, Kln	
18	Magnolia Garden	7-11 Northcote Close, HK	
19	Maidstone	118 -128 Maidstone Road, Kln	(2)
20	Maine	98-100 Maidstone Road, Kln	(2)
21	Mansion	151-157 Sai Wan Ho Street, HK	
22	Mayfair	165-167 Kau Pui Lung Road, Kln	(2)
23	Pak Kung Street	9-11 Pak Kung Street, Kln	
24	Peace	50 Sycamore Street, Kln	
25	Peerless	71-77 Maidstone Road, Kln	(2)
26	Pokfield Garden	38 Pokfield Road, HK	

No.	Name of CBS	Address	Note
27	Popular	52-58A Chi Kiang Street, Kln	(2)
28	Salim	167-173 Sai Wan Ho Street, HK	
29	Shaukiwan	19-21 Mong Lung Street, HK	
30	Sinclair	110-116 Maidstone Road, Kln	(2)
31	Siu Yuen	26-28 Sycamore Street, Kln	
32	Snug-Home	1-3 Pak Kung Street, Kln	
33	Success	1-3 Wang Wa Street, HK	
34	Sweethome	4-6 Kiang Su Street, Kln	(2)
35	Sycamore	34-40 Sycamore Street, Kln	
36	Tai Wah	41-43 Wai Hang Street, HK	
37	Union	452 Chatham Road, Kln	
38	Universal	60-62 Sycamore Street, Kln	
39	Valley	21-25 Maidstone Road, Kln	
40	Y Hing	46-48 Sycamore Street, Kln	
41	Yick Kwan	2-4 A Kung Ngam Road, HK	

Table B: List of Dissolved CBS

No.	Name of CBS	Address	Note
1	All Up	15-17 Fa Yuen Street, Kln	
2	Alpha	95-99 Tai Hang Road, HK	
3	Arcadia Gardens	10 Ede Road, Kln	
4	Arch Court	59-61 Sheung Shing Street, Kln	
5	Arden Court	96-102 Tin Hau Temple Road, HK	
6	Argog House	93-101 Kau Pui Lung Road, Kln	
7	Arts	22 Sycamore Street, Kln	
8	Ascot	26-32 Maidstone Road, Kln	
9	Aurora	1-5 Northcote Close, HK	
10	Awning	12-14 Kiang Su Street, Kln	(2)
11	Begonia Road	40-46 Begonia Road, Kln	
12	Bella	6-12 Mt. Butler Road, HK	
13	Belmont	123-125 Maidstone Road, Kln	(2)
14	Blossom	19 Wai Hang Street, HK	
15	Blue Garden	57 Blue Pool Road, HK	
16	Blue Pool Road	111-117 Blue Pool Road, HK	
17	Bonavista	9-11 Princess Margaret Road, Kln	
18	Bradford	345-347 Po On Road, Kln	
19	Briar Avenue Housing	11-15 Briar Avenue, HK	
20	Briar Caine	1-4 Briar Avenue, HK/144 Caine Road, HK	
21	Broom Road	16-20 Broom Road, HK	
22	Caron	7-9 Kiang Su Street, Kln	(2)

No.	Name of CBS	Address	Note
23	Cheerful	107-109 Maidstone Road, Kln	(2)
24	Chung Shun	316-318 Shun Ning Road, Kln	
25	Civil Aviation	38-44 Maidstone Road, Kln	
26	Clover	20-22 La Salle Road, Kln	
27	Concord	55-57 Sheung Shing Street, Kln	
28	Constancy	94-96 Maidstone Road, Kln	(2)
29	Cooper Villa	23-29 Wilson Road, HK	
30	Cornwall Street	2E-2H Cornwall Street, Kln	
31	Cypress Court	2-6A Wilson Road, HK	
32	Daniel House	172-174 Sai Wan Ho Street, HK	
33	Dragon Heights	12 Eastbourne Road, Kln	
34	Dragon Phoenix	64 Sycamore Street, Kln	
35	Dumbarton	16-22 Dumbarton Road, Kln	
36	Ede	15 Ede Road, Kln	
37	Elite House	234 Argyle Street, Kln	
38	Emerald	158 Nga Tsing Wai Road, Kln	
39	Evergreen Villa	28-34 Shing Tak Street, Kln	(1)
40	Everest	55-61 Ma Tau Chung Road, Kln	(1)
41	Fa Yuen Street	19-21 Fa Yuen Street, Kln	
42	Fidelity	62-64 Homantin Street, Kln	
43	Fortuna	5-9 Wang Wa Street, HK	
44	Fortunatus	111-113 Maidstone Road, Kln	(2)
45	Forward View	15-19 Princess Margaret Road, Kln	
46	Forwell	15-17 Wang Wa Street, HK	
47	Friendship	152-154 Sai Wan Ho Street, HK	
48	Fuk Kwan	53-55 Tai Hang Road, HK	
49	Gala	1 Tai Cheong Street, HK	
50	Galaxy Mansion	88-92 Maidstone Road, Kln	(2)
51	Gaumont	115-117 Maidstone Road, Kln	(2)
52	Gayland	11-11A Wang Wa Street, HK	
53	Glen Circuit	41 Cloud View Road, HK	
54	Good View	5-8 Briar Avenue, HK	
55	Goodwill	89-93 Tai Hang Road, HK/55 Blue Pool Road, HK	
56	Government Teachers'	992-998 King's Road, HK	
57	Grace Mansion	2 King Tak Street, Kln	
58	Grand View Court	103-105 Kau Pui Lung Road, Kln	
59	Grandeur	51-53 Ma Tau Chung Road, Kln/4-4A Ma Tau Kok Road, Kln	(1)
60	Green Lane	130-140 Blue Pool Road, HK	
61	Green Villa	155 Blue Pool Road, HK	

No.	Name of CBS	Address	Note
62	Greenside Villa	77 Blue Pool Road, HK	
63	Greenvale	15-23 Mt. Davis Road, HK	
64	Hacienda	88-94 Tin Hau Temple Road, HK	
65	Happy Garden	349-351 Po On Road, Kln	
66	Happy Height	21-25 Green Lane, HK	
67	Harbour View	108-114 Tin Hau Temple Road, HK	
68	Harmony	4-12 Tin Kwong Road, Kln	
69	Health Mansion	37-39 Wai Hang Street, HK	
70	High View	8-10 Cloud View Road, HK	
71	Hillview Garden	72 Hill Road, HK	
72	Hoi An Terrace	23 Hoi An Street, HK	
73	Hoi Tong	58-60A Begonia Road, Kln	
74	Homestead Mansion	39 Cloud View Road, HK	
75	Homer	115-115A Kau Pui Lung Road, Kln	
76	Hong Garden	37-47 Homantin Street, Kln	
77	H.K. Civil Servants' Co-operative Building Society, Ltd. (Belcher Garden)	Belcher Garden Estate Office, Pokfulam Road, HK	
	H.K. Civil Servants' Co-operative Building Society, Ltd. (Chatham Garden)	424 Chatham Road, Kln	
78	Hong Kong Chinese Civil Service Pensioners' (Evergreen)	395 Chatham Road, Kln	
79	Co-operative Building Society of the Hong Kong Technical College and the Victoria Technical School, Limited	2-6 Begonia Road, Kln	
80	Honour Terrace	184 Nga Tsin Wai Road, Kln	
81	Hup Kwun	630 King's Road, HK	
82	Hyde	32-34A Tat Chee Avenue, Kln	
83	Inverness	1-7 Inverness Road, Kln	
84	Island Road	31-69 Chai Wan Road, HK	
85	Jade Garden	6 Ede Road, Kln	
86	Jasper	187-189 Kau Pui Lung Road, Kln	(2)
87	Kai Yip	71-73 Ma Tau Chung Road, Kln	(1)
88	King Fung	21-23 Wai Hang Street, HK	
89	King Tak	4 King Tak Street, Kln	
90	Kosan	1-3 Kiang Su Street, Kln	(2)

No.	Name of CBS	Address	Note
91	Laford	54-72 La Salle Road, Kln	
92	La Salle Court	202-208 Nga Tsin Wai Road, Kln	
93	Lancas	32-38 Lancashire Road, Kln	
94	Lancashire	10-16 Lancashire Road, Kln	
95	Lanford Court	28-30 Lancashire Road, Kln	
96	Lannox Gardens	18-24 Lancashire Road, Kln	
97	Liberty	42-44 Sycamore Street, Kln	
98	Little Hut	2-4 Tai Foo Street, HK	
99	Lok Lo	56-58 Sycamore Street, Kln	
100	Longview	156-162 Sai Wan Ho Street, HK	
101	Lucky	164-166 Sai Wan Ho Street, HK	
102	Marigold	153-155 Kau Pui Lung Road, Kln	(2)
103	Mataukok	2-2A Ma Tau Kok Road, Kln	(1)
104	Maxim	82-86 Maidstone Road, Kln	(2)
105	Mega	12 Cloud View Road, HK	
106	Mei Kong	8-10 Kiang Su Street, Kln	(2)
107	Merricourt	131-133 Maidstone Road, Kln/59-65 Maidstone Road, Kln/67-69 Maidstone Road, Kln	(2)
108	Merrington Mansion	1-3 King Tak Street, Kln	
109	Moderate	18-20 Sycamore Street, Kln	
110	Mount Butler	14-20 Wilson Road, HK	
111	Mt. Davis	66-72 Mt. Davis Road, HK	
112	Mount Parker Road	2-8 Mt. Parker Road, HK	
113	Mutual	8-38 Begonia Road, Kln	
114	Nairn Road	6-8 Princess Margaret Road, Kln	
115	New Haven	1-11 Wilson Road, HK	
116	New Ede	4 Ede Road, Kln	
117	Nga Tsin Villa	154 Nga Tsin Wai Road, Kln	
118	Okay	23 Cheung Fat Street, Kln	
119	Olympus	15-21 Broom Road, HK	
120	On Hing	365-371 Po On Road, Kln	
121	On Lok	99-105 Maidstone Road, Kln	(2)
122	On Yip	148-154 Ma Tau Wai Road, Kln	
123	Orion Court	17 Ede Road, Kln	
124	Park View	186-200 Nga Tsin Wai Road, Kln	
125	Parker Court	10-12 Mt. Parker Road, HK	
126	Parker View	14-16 Mt. Parker Road, HK	
127	Park's Drive	1F Maple Street, Kln/160 Nga Tsin Wai Road, Kln	
128	Pentland Court	1A-B Pentland Street, Kln	

No.	Name of CBS	Address	Note
129	Perfect Unity	63-69 Ma Tau Chung Road, Kln	(1)
130	Perpetual	10-16 San Wai Street, Kln/452-462 Ma Tau Wai Road/45-49 Tin Kwong Road, Kln	
131	Pine Court	16 Sycamore Street, Kln	
132	Pine Crest	55-59 Station Lane, Kln	
133	Pine Gardens	11A-D Broom Road, HK	
134	Pine Hill Villa	8-12A Wilson Road, HK	
135	Pleasant Villa	156 Nga Tsin Wai Road, Kln	
136	Po On	357-363 Po On Road, Kln	
137	Pok Oi	75-77 Ma Tau Chung Road, Kln	(1)
138	Pokfield	18-24 Pokfield Road, HK	
139	Pokfulam Heights	86A-D Pokfulam Road, HK	
140	Poksmith Villa	40 Pokfield Road, HK	
141	Port View	141-143 Blue Pool Road, HK	
142	Princess Court	9 King Tak Street, Kln	
143	Prosperity	31-37 Tin Kwong Road, Kln	
144	Renown	101-111 Tai Hang Road, HK	
145	Rock View	36 Tat Chee Avenue, Kln	
146	Ruby Court	614-628 King's Road, HK	
147	Sai Wan Ho	143-145 Sai Wan Ho Street, HK	
148	Saloon	9-11 Tai Lok Street, HK	
149	San Wai	4-8 San Wai Street, Kln	
150	Sanitarian	20-30 Green Lane, HK	
151	Sapphire	224 Argyle Street, Kln	
152	Sea Breeze	7A Comfort Terrace, HK	
153	Serene Villa	41-45 Perkins Road, HK	
154	Shatin Lodge	2 Lok Fung Path, Fo Tan Yeuk, Shatin, NT	
155	Shunning	320-328 Shun Ning Road, Kln	
156	Sincere	83-87 Tai Hang Road, HK	
157	Sincerity	1-11 Healthy Street West, HK	
158	Smiley	41 Blue Pool Road, HK	
159	Smithfield Garden	50 Smithfield Road, HK	
160	Social Alliance	18-20A Tin Hau Temple Road, HK	
161	Splendid	18-24 Maidstone Road, Kln	
162	St. Luke's Garden	250 Argyle Street, Kln	
163	Standard	20-26 Shing Tak Street, Kln	(1)
164	Sunlight	35-37 Sai Wan Ho Street, HK	
165	Sun Lok	52-54 Sycamore Street, Kln	
166	Sunny	41-47 Tai Hang Road, HK	
167	Sunshine	127-129 Maidstone Road, Kln	(2)

No.	Name of CBS	Address	Note
168	Sylvanbrook	92A-C Pokfulam Road, HK	
169	Tai Chung	308-314 Shun Ning Road, Kln	
170	Tai Hang	4-4C Tai Hang Road, HK	
171	Tai Hong	2-4 Tai Lok Street, HK	
172	Tai Ning	2A-B Tai Ning Street, HK	
173	Tai On	157-163 Kau Pui Lung Road, Kln	(2)
174	Tai Tung	94-96 Ko Shan Road, Kln	
175	Thesaurus	330-336 Shun Ning Road, Kln	
176	Tin Hau	104-106 Tin Hau Temple Road, HK	
177	Tong Mi Road	185-191 Tong Mi Road, Kln	
178	Tsung Man	23-25 Tsung Man Street, HK	
179	United	168-170 Sai Wan Ho Street, HK	
180	Unitpoly	50-56A Begonia Road, Kln	
181	Valley View	4A-D Wong Nei Chung Gap Road, HK	
182	Venus	5-7 King Tak Street, Kln	
183	Verdun Villa	8 Ede Road, Kln	
184	Viewcourt	169-175 Kau Pui Lung Road, Kln	(2)
185	Villa Piubello	1-7 Cape Drive, Chung Hum Kok, HK	
186	Virtue Villa	50 Hoi An Street, HK	
187	Wah Yuen Chuen	10 Wah King Hill Road, NT	
188	Wang Wah	2-4 Factory Street, HK	
189	Welcome	102-104 Maidstone Road, Kln	(2)
190	Welfare	18-20 Tsun Yuen Street, Happy Valley, HK	
191	Wing Yat	12-18 Shing Tak Street, Kln	(1)
192	Wing Yip	40-42 Kung Lok Road, Kln	
193	Wing Yuen	78-80 Maidstone Road, Kln	
194	Winsome	117-119 Kau Pui Lung Road, Kln	
195	Wun Sha	65-71 Wun Sha Street, HK	
196	Yau Kam Tau	9 Blossom Terrace, Castle Peak Rd, Ting Kau, NT	
197	Yee On	13-15 Northcote Close, HK	

Note -

(1) Involved in URA's Shing Tak Street/Ma Tau Chung Road Development Project.

(2) Involved in URA's Kau Pui Lung Road/Chi Kiang Street Development Scheme.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)009****(Question Serial No. 0433)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)
(Item 806 Building Drainage System Repair Subsidy Scheme)
(Item 878 Building Maintenance Grant Scheme for Needy Owners)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the implementation of Operation Building Bright 2.0, the Building Maintenance Grant Scheme for Needy Owners and the Building Drainage System Repair Subsidy Scheme, how many cases have benefitted from these subsidy schemes over the past year? What is the Government's future plan on how to promote these subsidy schemes to members of the public?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 2)

Reply:

The date of launching, the number of eligible applications received and approved in principle in 2021, and the number of buildings selected by the Buildings Department (BD) to carry out the requisite inspections and/or repair works in 2021, where applicable, of the Operation Building Bright 2.0 (OBB 2.0), the Building Maintenance Grant Scheme for Needy Owners (BMGSNO) and the Building Drainage System Repair Subsidy Scheme (DRS) are set out in the table below –

Subsidy Scheme	Date of launching	No. of cases with applications approved in principle in 2021⁽¹⁾	No. of buildings selected by BD to carry out the requisite inspections and/or repair works in 2021⁽²⁾
OBB 2.0	July 2018	339 buildings ⁽¹⁾	345 ⁽²⁾
BMGSNO	July 2020	3 686 households	Not applicable
DRS	May 2021	228 buildings ⁽¹⁾	391 ⁽²⁾

Note⁽¹⁾ There are two categories of buildings under the OBB 2.0 and the DRS. Category 1 buildings are those whose owners are prepared to take up the organisation of inspections and repair works for their buildings. Category 2 buildings cover those which have outstanding Mandatory Building Inspection Scheme notices/statutory drainage repair orders but the owners concerned have difficulties in co-ordinating the requisite inspections and repair works. BD proactively selects Category 2 buildings on risk basis and exercises its statutory power to carry out the requisite inspection and repair works required in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0/DRS to cover all or part of such cost. No application is therefore required for Category 2 buildings. As such, the numbers of cases with applications approved refer to those approved under Category 1 only.

Note⁽²⁾ This refers to Category 2 buildings as explained in Note⁽¹⁾.

The Urban Renewal Authority, Government's partner in administering the three schemes, has been promoting the schemes through various channels such as its one-stop online Building Rehabilitation Platform, online advertisement and outreaching efforts to owners' corporations. It is planning to launch another round of airtime promotion by the third quarter of 2022.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)010

(Question Serial No. 0434)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the legislative amendment proposals pertaining to the Land (Compulsory Sale for Redevelopment) Ordinance, what is the current progress of work regarding the legislative amendments and the engagement of stakeholders? Is there any specific work schedule for the said legislative amendment proposals? Will the legislative amendment proposals offer any assistance or policy support for the urban redevelopment of clusters of large old buildings (e.g. buildings with over 200 households)?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 3)

Reply:

The existing thresholds for compulsory sale of lots under the Land (Compulsory Sale for Redevelopment) Ordinance (LCSRO) (Cap. 545) were last reviewed and set in 2010. As announced in the Chief Executive's 2021 Policy Address, with the passage of time and the aging of Hong Kong's building stock, there is a need to review the compulsory sale thresholds to facilitate redevelopment of aged buildings. In this connection, the Development Bureau (DEVB) has already commenced a policy research on practices of other jurisdictions and possible measures to enhance the compulsory sale regime under LCSRO.

DEVB aims at coming up with proposals for presentation to the Panel on Development around the third quarter of 2022, with a view to introducing the legislative amendments in 2023. DEVB will also consult relevant stakeholders such as professional bodies and owners' organisations. In the course of formulating the proposals, DEVB will give due consideration to facilitating redevelopment and at the same time safeguarding the interest of minority owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)011

(Question Serial No. 0435)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please specify the timetable for formulating legislative proposals to implement the land title registration system, starting with new land. Are there any major obstacles in the implementation of the system upon extensively engaging key stakeholders? Has the Government drawn up any programme and work schedule for public education and publicity? If yes, what is the specific progress of the programme at present?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 4)

Reply:

The Government has secured the general support from key stakeholders (including the Consumer Council, Estate Agents Authority, Heung Yee Kuk, Hong Kong Association of Banks, Hong Kong Bar Association, Hong Kong Mortgage Corporation Limited, Law Society of Hong Kong and Real Estate Developers Association of Hong Kong) in implementing the land title registration system on new land first (the "New Land First" proposal). For the purpose of this exercise, "new land" generally refers to land granted by the Government on or after the commencement date (a future date to be specified) of the Land Titles Ordinance (Cap. 585) (LTO) and will include land granted by way of land sale (auction or tender), private treaty grant and land exchange.

To take the matter forward, the Land Registry (LR) is making necessary preparation to facilitate law drafting for amending the LTO. The LR is also working to reach consensus with key stakeholders on the remaining implementation issues, such as issues relating to verification of registration applications by solicitors and indemnity arrangements. We do not anticipate any major obstacle in the implementation of the "New Land First" proposal and plan to consult the Panel on Development on the proposal around Q3 2022, with a view to proceeding with law drafting thereafter and submitting legislative amendment bill to the Legislative Council as early as possible.

Subject to support of the relevant legislative amendments by the Legislative Council, the LR will launch progressively a series of publicity and education programmes for members of the public and practitioners before implementation of the “New Land First” proposal to ensure that members of the public and practitioners can get familiarised with the new system. As always, key stakeholders would be engaged in the planning and devising of these programmes.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)012

(Question Serial No. 0823)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Development Bureau is pressing ahead with the review of the land development legislation, with a view to streamlining development processes and statutory procedures. When is the expected time of completing amendments to the relevant legislation?

Asked by: Hon KWOK Ling-lai, Lillian (LegCo internal reference no.: 9)

Reply:

We issued a paper on “Legislative Proposals to Streamline Development-related Statutory Processes” to the Panel on Development on 16 March 2022. Please refer to LC Paper No. CB(1)78/2022(02) (<https://www.legco.gov.hk/yr2022/english/panels/dev/papers/dev20220322cb1-78-2-e.pdf>) for details of the proposed measures. We consulted the Panel on Development on 22 March 2022. We will also be holding consultation sessions with stakeholder groups. We aim to introduce legislative amendments into the Legislative Council within 2022.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)013

(Question Serial No. 0239)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government has allocated \$6.5 billion for developing new harbourfront promenades and open space as well as improving harbourfront facilities. In this connection, please provide information on the following:

What is the actual expenditure incurred by the Government in promoting harbourfront ecological parks and offering tourist activities with educational elements? What is the amount of provision to be allocated for such initiatives in the coming year?

Asked by: Hon LAM Lam, Nixie (LegCo internal reference no.: 10)

Reply:

With the support of the Harbourfront Commission, the Government has been actively taking forward the following projects with the \$6.5 billion harbourfront enhancement dedicated funding -

- (a) open space at Eastern Street North, Sai Ying Pun;
- (b) promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre;
- (c) Celebration Precinct in Wan Chai North;
- (d) Pierside Precinct in Wan Chai North;
- (e) Water Sports and Recreation Precinct in Wan Chai North;
- (f) Revitalised Typhoon Shelter Precinct in Causeway Bay;
- (g) East Coast Park Precinct in Fortress Hill;
- (h) Boardwalk underneath the Island Eastern Corridor;
- (i) Tsuen Wan Waterfront Enhancement;
- (j) Kai Tak Metro Park;
- (k) Cha Kwo Ling Waterfront;
- (l) Hung Hom Urban Park; and

- (m) consultancy studies on Enhancing Visitors' Experience and Connectivity from the Hinterland to and within Harbourfront Areas, and Design Guidelines for Promenades and Measures for Better Water-land Interface.

Among the \$6.5 billion dedicated funding, \$1.8 billion has already been approved by the Legislative Council and/or the relevant authorities for works and studies related to the projects listed under items (b), (e), (f), (h), (i) & (m) above. Approval for deploying the rest of the sum for other works would be sought in due course as appropriate.

While our harbourfront projects have not been designed solely for ecological purpose, some of them do have an ecological dimension. For instance, the University of Hong Kong has been engaged to study suitable means for enhancing the bio-diversity along the Hoi On Road seawall in Tsuen Wan harbourfront. Relevant features have been installed for giving different species of marine life a more suitable seawall environment. Monitoring works are on-going. On the other hand, we have also engaged a non-profit organisation in operating a K Farm near the Belcher Bay promenade. It is an urban farm opened to the public, and it incorporates hydroponics, aquaponics and organic farming systems. Taking into account the experiences of these projects, we shall continue to explore the possibility of enhancing the ecological elements of other suitable harbourfront initiatives.

It has always been our vision to develop an attractive, vibrant, accessible and sustainable harbourfront. Such a harbourfront will not only be welcomed by the people of Hong Kong, but also by tourists from around the world. In this regard, we have been striving to create an inviting environment for visitors to enjoy the spectacular harbour view, while working hard to introduce festive "pop-up installations" at various harbourfront sites for enhancing visitors' experience. Examples include the "Fly Me To The Moon" at Kwun Tong Promenade during the Mid-Autumn Festival, as well as "Pumpkin Is Coming To Town" and "Harbourfront Santa Village" at Wan Chai HarbourChill during Halloween and Christmas respectively. On the other hand, our promenades also provide suitable venues for hosting major events, such as the 2019 Dragon Boat Race at Tsuen Wan Promenade; and the 2021 New World Harbour Race between Wan Chai Golden Bauhinia Square Public Pier and Tsim Sha Tsui Avenue of Stars. All these initiatives were popular among tourists. In addition, various workshops with educational elements, such as recycling of soft drink packs and used red pockets, as well as Science, Technology, Engineering and Mathematics (STEM) programme by robots, were also held. Such efforts will continue.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)014

(Question Serial No. 0667)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Over the past years, the Government has identified 216 sites having potential to be rezoned for housing development. According to the information provided by the Government in the previous financial year, as at March 2021, 140 sites of them have been rezoned or allocated for housing development, six sites were not approved by the Town Planning Board because of various considerations. In this connection, will the Government inform this Committee of the following:

- a. the rezoning progress of the remaining 70 sites, including the district, location, site area, anticipated date of completing rezoning procedures, estimated number of private/public housing flats to be produced (in tabular form);
- b. the average time required for the 140 sites with rezoning procedures completed to complete the whole rezoning procedures;
- c. given that it is mentioned in the Budget Speech that the Development Bureau plans to streamline land development processes and strives to introduce legislative amendment proposals within this year, the amount of time the Government expects to be shortened for land rezoning after the amendments to the legislation;
- d. how the Development Bureau can ensure that the quality of planning will not be compromised as a result of compressing the procedures?

Asked by: Hon LAM Shun-chiu, Dennis (LegCo internal reference no.: 10)

Reply:

- a. As part of the multi-pronged strategy to increase land supply, the Government has identified, through on-going land use reviews in the last few years, over 210 sites with housing development potential in the short to medium term, capable of providing

over 310 000 flats in total (over 70% for public housing). As at early March 2022, 147 sites (involving an estimated 210 400 flats) have been rezoned or allocated for housing development, seven sites (involving an estimated 6 400 flats) were not approved by the Town Planning Board (TPB) and 22 sites (involving an estimated 73 900 flats) are undergoing rezoning procedures. As for the remaining 40 sites, subject to the findings of the necessary technical studies/assessments, rezoning will be initiated. The information of these 40 sites is set out at **Annex**.

b. The rezoning process is a statutory process subject to procedural requirements and time limits set out in the Town Planning Ordinance (Cap.131). Specifically, the draft Outline Zoning Plan (OZP) incorporating the proposed amendments agreed by the TPB will be exhibited for two months for public inspection and comment. The TPB is required to submit the plans and amendments, together with the representations and comments, to the Chief Executive in Council (CE in C) for approval within nine months after the expiry of the plan exhibition period. In case of special circumstances where approval of the Chief Executive has to be sought to extend the time limit, a maximum extension of six months could be allowed. Whether or not the maximum time period permitted under the law has to be used up would depend on the complexities of individual cases and the volume of representations and comments received. For sites in respect of which the OZP amendment process is held up by judicial review(s) with order granted by the Court staying the submission of the OZP amendments to the CE in C for approval, the time taken to complete the respective OZP amendment process would be subject to the conclusion of legal proceedings.

c. and d.

We have been reviewing how various statutory processes for town planning applications, road gazetting, land resumption, etc., can be streamlined or expedited without compromising quality of decision making. We consulted the Legislative Council's Panel on Development in March 2022 on our proposals, which are set out in LC Paper No. CB(1)78/2022(02) (<https://www.legco.gov.hk/yr2022/english/panels/dev/papers/dev20220322cb1-78-2-e.pdf>). For land rezoning, our target is to reduce the time required from a maximum of 17 months now to around nine months in future. In formulating the proposals, we have endeavoured to strike a better balance among different objectives of our development processes, with a view to expediting the supply of developable land whilst ensuring the quality of decision making in the development process. We have been holding consultation sessions with stakeholder groups on those proposals, and our aim is to introduce legislative amendments into the Legislative Council within 2022.

Remaining 40 sites with rezoning not yet initiated

District	Location
Eastern	Behind Chai Wan Swimming Pool, Chai Wan
	Hau Yuen Path, Braemar Hill
	Braemar Hill Road
	Next to St. Joan of Arc Secondary School, Braemar Hill
Southern	Near Stanley Village Road (near Ma Hang Prison), Stanley
	LCSD Lower Shouson Hill Nursery, San Wan Village, Wong Chuk Hang
	Red Hill Peninsula, Tai Tam
	Site 1, Nam Fung Road, Shouson Hill
	Site 2, Nam Fung Road, Shouson Hill
Kwun Tong	Po Lam Road (Near Po Tat Estate), Kwun Tong
Wong Tai Sin	Fung Tak Road, Diamond Hill
	Fung Shing Street, Ngau Chi Wan
	Wong Tai Sin Community Centre, Ching Tak Street, Wang Tau Hom
Kwai Tsing	Container Port Road, Kwai Chung
	Wah King Hill Road, Kwai Chung (previously known as Near Wonderland Villas, Kwai Chung)
	Site 1, Shek Pai Street, Kwai Chung
	Site 2, Shek Pai Street, Kwai Chung
	Site 3, Shek Pai Street, Kwai Chung
Tsuen Wan	Castle Peak Road, Tsing Lung Tau
	Northern Site, Route Twisk, Tsuen Wan (previously known as Site 1, Route Twisk, Tsuen Wan)
	Southern Site, Route Twisk, Tsuen Wan (previously known as Site 2, Route Twisk, Tsuen Wan)
	East of the "V" zone, Lung Yue Road, Tsing Lung Tau
	South of Ma Wan
Sai Kung	West of Tsui Lam Estate, Tseung Kwan O
	Bus Terminus South of Hong Sing Garden and North of Mau Wu Tsai, Tsueng Kwan O
	South of Po Lam Road, Tseung Kwan O
	North of Po Lam Road South, Tseung Kwan O
Sha Tin	Shek Mun "O" site near Shek Mun Business Area, Sha Tin (Phase 2)
Tai Po	Nam Wa Po, Kau Lung Hang, Tai Po
	Tai Wo, Kau Lung Hang, Tai Po
North	Tong Hang, Fanling
Tuen Mun	Tak Bond Dangerous Godowns and Highways Department Maintenance Depot, Tai Lam Chung, Tuen Mun
	West of Lee Kam STFA Primary School, Tuen Mun
	Siu Sau (Northern Portion), So Kwun Wat, Tuen Mun
Yuen Long	Near Tan Kwai Tsuen (Northern Portion), Yuen Long
	Kam Sheung Road Site 4b, Kam Tin South
	Kam Sheung Road Site 5a, Kam Tin South
	Near Junction of Castle Peak Road and Kam Tin Road, Au Tau, Yuen Long

District	Location
	Tai Yuk Road, Area 13, Yuen Long
	Tung Shing Lei, Yuen Long
Total	40 sites

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)015

(Question Serial No. 0077)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 804 Development of Common Spatial Data Infrastructure portal)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the Common Spatial Data Infrastructure (CSDI), please inform this Committee of the following:

1. details of the CSDI (e.g. the departments involved, estimated expenditure, manpower involved, information provided) from the commencement of the project up to the present;
2. details of the CSDI with standardised spatial datasets (e.g. the departments involved, estimated expenditure, manpower involved, information provided);
3. the government departments which will have access to the CSDI, as well as the contents and information of the CSDI for internal use; and
4. the timetable for opening up the CSDI for the public and the information available for public use.

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 1)

Reply:

The Development Bureau (DEVB), with support from the Innovation and Technology Bureau, is spearheading the development of the Common Spatial Data Infrastructure (CSDI) and its portal, providing a one-stop data platform to open up and share spatial data, minimising the possible duplication of efforts among departments in maintaining and processing data, thereby supporting decision-making and enhancing the efficiency of work.

The sharing of spatial data by government departments will be done in a manner in compliance with the CSDI standards, viz. geo-tagging of non-spatial data, documentation of data specifications and metadata, establishment of Application Programming Interface and conversion of spatial data to an open and machine-readable format.

To prepare for the roll out of the CSDI portal, all departments have been asked to submit on a yearly basis annual spatial data plans to set out the datasets they plan to release in the coming three years. The first set of annual spatial data plans was published on government websites at the end of 2021. A consolidated list is also available on Hong Kong Geodata Store (<https://geodata.gov.hk/gs/spatial-data-plan>). All datasets to be released will comply with the set standards. DEVB will provide assistance during the data standardisation process.

All government departments can access and contribute to the CSDI portal, which is targeted to be made available for government use with effect from the second quarter of 2022 and for public use free of charge by the end of 2022. It is expected that at the time the CSDI portal is available for public use, over 500 spatial datasets from over 50 departments as listed in their respective annual spatial data plans, covering different aspects such as planning, lands, buildings, works, population, transport, etc., will be publicly accessible through the portal, while a small number of datasets will be restricted to government's internal use for security, confidentiality or other relevant considerations.

The total non-recurrent expenditure for the development of the CSDI portal is \$150 million over four years from 2020-21 to 2023-24. The portal development and related work is steered by DEVB's Spatial Data Office staffed by a multi-disciplinary team of 14 officers. The work in respect of the use of CSDI, as a government-wide initiative, is currently undertaken not only by the Spatial Data Office but also by staff in the relevant government departments as part of their overall duties. We are therefore unable to provide a breakdown of the resources involved for the work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)016

(Question Serial No. 0288)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the handling of applications under the Land Sharing Pilot Scheme, will the Government inform this Committee of the following:

1. the number of applications received ever since the launch of the scheme, with a breakdown by District Council district;
2. the year when the first batch of residential units are expected to be produced under the scheme, and the respective numbers of public and private flats to be provided;
3. the manpower and expenditure involved in handling the applications?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 6)

Reply:

To take forward the Land Sharing Pilot Scheme (LSPS), the Land Sharing Office (LSO) was set up under the Development Bureau (DEVB) in May 2020 to provide one-stop consultation and facilitation services for the relevant project proposals.

LSO has so far received three formal applications under LSPS. The locations concerned are respectively Lo Fai Road and Ting Kok Road in Tai Po, Ho Chau Road in Yuen Long (near Tung Shing Lei), and She Shan Road and Lam Kam Road in Tai Po (near Lam Tsuen). While a total of 11 900 public housing/Starter Homes and 5 600 private housing units are proposed under the three applications, the actual number of flats that could be provided in the end is subject to the findings of relevant technical assessments, the acceptance in principle by the Chief Executive in Council (CE in C) after receipt of advice by the Panel of Advisors and the securing of approvals under the relevant statutory regimes.

So far, all three applications have been initially reviewed by the departments concerned and the Panel of Advisors. LSO is liaising with the applicants and has requested them to provide supplementary information and revise their proposals, such that the departments and the Panel of Advisors can complete the vetting in the coming months and the CE in C's in-principle

endorsement can be sought subsequently. We hope to commence the subsequent statutory and administrative procedures within 2022. We will be in a better position to assess the time required to complete these procedures and the construction works after the technical assessments are completed. It remains Government's wish that proposals under the LSPS would contribute towards public and private housing supply in the short to medium term.

The LSO comprises a multi-disciplinary team of about ten staff members with background in town planning, land administration and building management. Since the manpower and resources are shared with the Development Projects Facilitation Office (which was set up to monitor the process of development approvals for larger scale private residential development projects) and other government officers in the DEVB and various departments are also involved in the LSPS as part of their duties, a separate breakdown on the resources dedicated to LSPS is not readily available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)017

(Question Serial No. 0290)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the Development Bureau's initiative to "take forward a new round of 'Green Belt' (GB) review, with a view to identifying land suitable for development", will the Government inform this Committee of the following:

1. the areas of GB sites that have been rezoned to other uses over the past three years, broken down by land use after rezoning;
2. the relevant timetable for the said work; and
3. the expenditure and manpower involved?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 8)

Reply:

In the past three years (from 2019 to 2021), about 57 hectares (ha) of land originally zoned "Green Belt" ("GB") were rezoned. They were mainly rezoned to "Residential" (about 41.3 ha), "Government, Institution or Community" (about 4.7 ha), area shown as 'Road' (about 3.7 ha), "Other Specified Uses¹" (about 3.6 ha), "Open Space" (about 1.8 ha) and "Open Storage" (about 1.6 ha).

Following the announcement in the Chief Executive's 2021 Policy Address, we commenced a new round of review to examine the alternative land use potential of around 300 ha of land zoned "GB". Subject to preliminary findings to be available in mid-2022, technical studies to further ascertain the feasibility of selected sites will follow.

¹ For accommodating facilities including sewage treatment works, columbarium, cemetery, etc.

The review is undertaken by staff of the Planning Department and other relevant departments as part of their existing duties. As such, we are unable to provide a separate breakdown of the expenditure involved solely for this initiative.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)018

(Question Serial No. 0042)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In the Matters Requiring Special Attention in 2022-23, the Government mentioned that it would work with the Planning Department to take forward a new round of “Green Belt” review, with a view to identifying land suitable for development. Please advise how many hectares of “Green Belt” have been/will be reviewed in the previous round and new round of “Green Belt” reviews respectively? Among them, how many hectares of land have been identified for or are expected to be identified for residential and non-residential development? What are the expenditures of the relevant reviews respectively?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 6)

Reply:

As part of the ongoing efforts of land use review and through two stages of review on “Green Belt” (“GB”) sites in the past, the Planning Department (PlanD) had identified 77 “GB” sites with an estimated total area of about 227 hectares (ha) for potential housing development.

Following the announcement in the Chief Executive’s 2021 Policy Address, we commenced a new round of review to examine the alternative land use potential of around 300 ha of land zoned “GB”. Subject to preliminary findings to be available in mid-2022, technical studies to further ascertain the feasibility of selected sites will follow.

The review is undertaken by staff of PlanD and other relevant departments as part of their existing duties. As such, we are unable to provide a separate breakdown of the expenditure involved solely for this initiative.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)019

(Question Serial No. 0043)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please set out the deliverables of the Steering Group on Streamlining Development Control, which was established in 2018, and its work plan in the coming financial year. Please also provide the expenditure involved and staff establishment of the Steering Group in the past three financial years, as well as the relevant estimated expenditure and staff establishment for the coming financial year.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 7)

Reply:

A Steering Group was set up under the Planning and Lands Branch (PLB) of the Development Bureau (DEVB) in February 2018 to examine how best to align and rationalise the standards and definitions involved in development approval processes involving departments under PLB's portfolio. Issues examined by the Steering Group are discussed with the industry through a dedicated sub-committee established under the Land and Development Advisory Committee (LDAC). Since the establishment of this institutional set up, we have so far rolled out various streamlining measures relating to 11 aspects, such as building height restriction, landscape requirement, design and disposition clause under lease, site coverage restriction as well as gross floor area/plot ratio restriction. Another example is that the Lands Department would now accept requests for advance processing of lease modification/land exchange applications in association with rezoning applications approved by the Town Planning Board under section 12A of the Town Planning Ordinance (Cap. 131) with a set of development parameters clearly defined/firmed up. These measures minimise double handling between departments, rationalise the definitions and requirements of the control parameters, as well as increase transparency and certainty in the approval processes.

As announced in the Chief Executive's 2020 Policy Address, we have expanded the composition and remit of the Steering Group to cover additional departments (on top of those under DEVB) involved in the development approval processes, with a view to reviewing

more comprehensively the processes involving different aspects and rationalising the development-related requirements imposed by various departments.

Under the expanded ambit, we have been according priority to the review of how various statutory processes for town planning applications, road gazetting, land resumption, etc., can be streamlined or expedited. We consulted the Panel on Development in March 2022 on our proposals, which are set out in LC Paper No. CB(1)78/2022(02) (<https://www.legco.gov.hk/yr2022/english/panels/dev/papers/dev20220322cb1-78-2-e.pdf>). We will also be holding consultation sessions with stakeholder groups. Our aim is to introduce legislative amendments into the Legislative Council within 2022.

Apart from the above review of statutory processes, we will continue to review other administrative processes, covering topics including but not limited to streamlining approval processes related to trees, reviewing existing guidelines on processing of development applications in Wetland Buffer Areas, promoting wider use of pre-submission enquiries for planning application, etc.

The expanded streamlining exercise is mainly conducted by existing staff as part of their overall duties and we are thus unable to provide a separate breakdown of the manpower establishment and expenditure incurred solely for the work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)020

(Question Serial No. 0044)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It was stated in the 2021-22 Budget Speech that the Government had identified 210 sites with potential for housing development. Please advise on the latest progress of the 14 sites “with statutory rezoning procedures initiated/in progress” and the “remaining 56 sites with rezoning not yet initiated”. For sites with rezoning not yet initiated so far, please set out the reasons why rezoning procedures are yet to be initiated or the problems encountered therein in respect of each of these sites.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 8)

Reply:

As part of the multi-pronged strategy to increase land supply, the Government has identified, through on-going land use reviews in the last few years, over 210 sites with housing development potential in the short to medium term, capable of providing over 310 000 flats in total (over 70% for public housing). As at early March 2022, 147 sites have been rezoned or allocated for housing development, seven sites were not approved by the Town Planning Board and 22 sites are undergoing rezoning procedures.

As for the remaining 40 sites, subject to the findings of the necessary technical studies/assessments, the Government will initiate rezoning in accordance with the established procedures.

Other than these 210 plus sites identified in the past, the Government has been identifying new land with housing development potential (including vacant or soon-to-be-vacant school sites, green belt sites and sites originally reserved for Government, Institution or Community facilities) in recent years. The Government will prioritise the rezoning proposals of these new sites together with those of the remaining 40 sites according to findings of their technical assessments, potential flat yield and views of the public,

with a view to putting our planning resources to the best use and expediting the supply of suitable sites for housing development.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)021****(Question Serial No. 0046)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the Land Sharing Pilot Scheme, please provide information on the annual expenditure involved under the scheme. Will the applicants be required to pay for the expenditure under the "User Pays" principle? Please provide information on the applications received so far and the processing progress by using the following table:

Applicant and location of site	Date of submitting application	Proposed number of public and private flats to be provided	Date of verifying the eligibility of application	Date of rejecting application	Date of submitting the application for the Panel's consideration	Date of submitting the application for Executive Council's consideration	Has the application completed all the processes under the scheme

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 10)

Reply:

To take forward the Land Sharing Pilot Scheme (LSPS), the Land Sharing Office (LSO) was set up under the Development Bureau (DEVB) in May 2020 to provide one-stop consultation and facilitation services for the relevant project proposals.

The LSO comprises a multi-disciplinary team of about ten staff members with background in town planning, land administration and building management. Since the manpower and resources are shared with the Development Projects Facilitation Office (which was set up to monitor the process of development approvals for larger scale private residential development projects) and other government officers in the DEVB and various departments are also involved in the LSPS as part of their duties, a separate breakdown on the resources dedicated to LSPS is not readily available. Under the LSPS, while no application fee is charged,

applicants are required to conduct all necessary assessments at their own costs to prove the viability of the proposal.

LSO has so far received three formal applications under LSPS, details of which are summarised in the table below. All three applications have been initially reviewed by the departments concerned and the Panel of Advisors appointed by the Chief Executive. LSO is liaising with the applicants and has requested them to provide supplementary information and revise their proposals, such that the departments and the Panel of Advisors can complete the vetting in the coming months and the Chief Executive in Council's in-principle endorsement can be sought subsequently. We hope to commence the subsequent statutory and administrative procedures within 2022.

Project site	Applicant (Parent Company)	Date of Submitting Application	Proposed number of public/Starter Homes (SH) and private flats to be provided	Current Status
Lo Fai Road and Ting Kok Road, Tai Po	Kam Luk Investment Company Limited (<i>Nan Fung Development Limited</i>)	19 July 2021	Public/SH: 1 149 units Private: 493 units	Under vetting
Ho Chau Road near Tung Shing Lei, Yuen Long	Richduty Development Limited, Success King Limited and Topwood Limited (<i>Sun Hung Kai Properties Limited</i>)	2 August 2021	Public/SH: 2 266 units Private: 1 474 units	Under vetting
Lam Kam Road, She Shan, Tai Po	Ocean Target Enterprises Limited (<i>Henderson Land Development Company Limited</i>), Fullmark Development Limited and Gettenwood Company Limited (<i>Wheelock Properties Limited</i>)	3 August 2021	Public/SH: 8 484 units Private: 3 636 units	Under vetting

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)022

(Question Serial No. 0578)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Financial Secretary has stated in the Budget Speech that the Bureau is pressing ahead with the review of the land development legislation, with a view to streamlining development processes and statutory procedures and hence shortening the time of land creation. It is also planned to introduce amendment bills into the Legislative Council within this year, so that the various reclamation works and New Development Area projects as well as public and private housing projects can be completed as early as possible. In this connection, will the Government inform this Committee of the following:

1. the respective legislative timetables and details of the amendments to the land development legislation as planned; and
2. whether the Government will employ more staff for streamlining processes while shortening the time of land creation, thereby driving the increase in construction costs?

Asked by: Hon LEE Chun-keung (LegCo internal reference no.: 7)

Reply:

1. We consulted the Panel on Development in March 2022 on our proposals to streamline development-related statutory processes. The proposals are set out in LC Paper No. CB(1)78/2022(02) (<https://www.legco.gov.hk/yr2022/english/panels/dev/papers/dev20220322cb1-78-2-e.pdf>). We will also be holding consultation sessions with stakeholder groups. Our aim is to introduce legislative amendments into the Legislative Council within 2022.
2. The streamlining exercise is mainly conducted by existing staff as part of their overall duties. The directions of streamlining measures for both administrative and statutory processes focus on simplification of work arrangements, pursuing parallel instead of sequential processing, minimising double handling between departments, rationalising

the definitions and requirements of control parameters, as well as increasing transparency and certainty in the approval processes. Such directions should not in themselves lead to a significant increase in staffing requirements. If additional staff is required to handle a larger caseload within any period in time because of advancement in the timeline for processing, the additional resources required will be sought under the established resource allocation mechanism.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)023

(Question Serial No. 0687)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding "Enhance Harbourfront" as mentioned in paragraph 163 of the Budget Speech, in the coming year "this will extend the Victoria Harbour promenade by one kilometre to a total length of 26 kilometres". In this connection, will the Government inform this Committee of the following:

1. the current spending position of the dedicated funding of \$6.5 billion for harbourfront enhancement earmarked in the 2019-2020 Budget;
2. the amount of funds allocated to harbourfront construction works, the estimated expenditure on staff, the length of newly built promenades in kilometres and the area of newly created open spaces in hectares in each of the past few years since the establishment of the current-term Government, broken down by year;
3. the current manpower ratio and amount of allocation for the Harbour Office set up by the Bureau to provide support for the Harbourfront Commission; whether the manpower ratio and amount of allocation will be adjusted for the coming year;
4. as it was mentioned in the Bureau's reply to fellow Legislative Council members (Reply Serial No. DEVB(PL)044) that the length of newly built harbourfront promenades was 24 kilometres, while it is mentioned in paragraph 163 of the Budget Speech that the target for the coming year is to extend the Victoria Harbour promenade "by one kilometre to a total length of 26 kilometres", and it is evident that only one kilometre of the promenade was built last year, how the Government will evaluate the effectiveness of the relevant work;
5. the latest progress of the "Boardwalk underneath the Island Eastern Corridor" project as mentioned last year;

6. as the Government mentioned before that the target for harbourfront development was to extend the promenade's length to 34 kilometres and provide about 35 hectares of quality open spaces by 2028, how the Government will evaluate if the works can be completed as scheduled; whether the Government has conducted any evaluation on the construction works under COVID-19 epidemic situation, and what approaches will be taken to catch up on the progress?

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 6)

Reply:

With the support of the Harbourfront Commission (HC), the Government has been actively taking forward various projects with the \$6.5 billion harbourfront enhancement dedicated funding. Details of the relevant projects are as follows -

- (a) Open Space at Eastern Street North, Sai Ying Pun (area: 1.32 hectare (ha)): tender assessment for appointment of consultant is underway. Construction works are expected to be completed by phases starting 2024 subject to funding approval by the Finance Committee of the Legislative Council (LegCo);
- (b) Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre (area: 1.4 ha; new promenade added through recent project: 560 metres (m)): project concluded and site opened in full for public enjoyment in April 2021;
- (c) Celebration Precinct in Wan Chai North (area: 1.85 ha): the site is opened for public enjoyment. We will continue to invite professional inputs from local creative talent in further enhancing the attractiveness of the Precinct as necessary;
- (d) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade added through recent projects: 412 m): the site has been opened for public enjoyment by phases under the incremental approach - promenade between Expo Drive East and Marsh Road was connected in December 2020 and opened; promenade on both sides of the Wan Chai Ferry Pier and the "HarbourChill" behind the Pier were opened in March 2021. Winning entries of the 2020 Harbourfront Public Furniture Competition are also being displayed at the Precinct;
- (e) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade added through recent projects: 550 m; new promenade to be added: 220 m): promenade between Wan Chai North Temporary Public Transport Interchange and Hung Hing Road Flyover was connected in December 2020 and opened, with new sections (including a set of harbour steps) opened in December 2021. More parts will be released from major infrastructural works and beautified for opening by phases in late 2022/early 2023. The water sports sector has started organising water sports events at the Precinct since the latter half of 2020, while winning entries of the 2020 Harbourfront Public Furniture Competition are also being displayed there;
- (f) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade to be added: 317 m): the promenade near Victoria Park Road is being enhanced.

A new set of harbour steps will also be introduced for bringing people closer to the water. These are expected to be opened by the latter half of 2022;

- (g) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade added through recent project: 360 m; new promenade to be added: 412 m): area to the west of Watson Road (including a fencefree breakwater) was opened in September 2021. A set of “Victoria Harbour” word art has also been displayed on-site. Area to the west of Hing Fat Street will be released from major infrastructural works and beautified by the latter half of 2022;
- (h) Boardwalk underneath the Island Eastern Corridor (new promenade to be added: 1 800 m): the LegCo Finance Committee approved a funding of \$1.68 billion in October 2021. Construction works commenced in December 2021 and are expected to be completed by phases starting 2024, with full completion expected in end 2025 as scheduled;
- (i) Tsuen Wan Waterfront Enhancement (area: 2.05 ha): under the incremental approach, the promenade along Hoi On Road (Phase 1 project) was completed and opened by phases in September 2019 and April 2021 respectively. As regards the portion from Hoi On Road to Hoi Hing Road (Phase 2 Project), tender assessment for appointment of consultant is underway. Separately, with a view to enhancing the bio-diversity along the seawall there, the University of Hong Kong has installed relevant features along the waterfront. Monitoring works are on-going;
- (j) Kai Tak Metro Park (area: 12.8 ha; new promenade to be added: 583 m): although a majority of the site is still needed as works area until 2024-25, efforts have been made to minimise the works area and shorten the occupation period so that individual land parcels could be released for beautification and subsequent opening to the public as soon as possible. With such efforts, it is expected that certain parts of the project area designated as Dining Cove and the promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened by phases starting 2023. Additional efforts have also been made to reinstate the promenade fronting the To Kwa Wan Typhoon Shelter to be released by Central Kowloon Route project. It is expected to open by phases starting from late 2023;
- (k) Cha Kwo Ling Waterfront (area: 4.5 ha; new promenade to be added: 1 043 m): this promenade project will be taken forward together with the adjacent campus project of the Vocational Training Council. A consultant is being engaged for devising a detailed design for the promenade. On the other hand, the waterfront area to be released from the nearby Kwun Tong Sewage Pumping Station will be beautified under an incremental approach for opening in 2023;
- (l) Hung Hom Urban Park (area: 2.2 ha): the site has been opened for public use upon relocation of the public transport interchange thereon in January 2019. Design options are being explored for further enhancing public experience on the site, which will take into account comments received during the Market Sounding Exercise conducted earlier, the experience gained from the open use, as well as the progress and feedback of projects being pursued in the vicinity (including the “Open Space Development at Hung Hom Waterfront” project by the Leisure and Cultural Services Department and the

beautification of the Hung Hom (South) Ferry Pier); and

- (m) Consultancy studies on Enhancing Visitors' Experience and Connectivity from the Hinterland to and within Harbourfront Areas, and Design Guidelines for Promenades and Measures for Better Water-land Interface: upon completion of the inception reports and literature review on overseas projects, the consultants have begun the public engagement exercise and on-site survey. Findings are expected in 2022-23.

Despite the pandemic situation, the works above have been progressing well in general under the incremental approach. Phased opening has been adopted for earlier public enjoyment and the opened sites have been welcomed by the general public and the Harbourfront Commission. Since the establishment of the current term of Government, we have been opening new promenade for public use every year, ranging from some one kilometre (km) to three km each year and amounting to about six km in total. By the end of 2021, promenades with a total length of 25 km have already been connected and we intend to add another one km in 2022. With the implementation of the above projects as well as other relevant initiatives (including several public open spaces to be pursued by private developers at the former Kai Tak Runway), the length of our harbourfront promenades could be extended to 34 km by 2028.

In consultation with the HC, all the \$6.5 billion dedicated funding has already been assigned for the relevant projects above, with \$1.8 billion approved by LegCo and/or the relevant authorities already and approval for deploying the remaining sum to be sought in due course as appropriate.

The Harbour Unit of the Development Bureau was re-organised into a multi-disciplinary Harbour Office (HO) in July 2018 for providing enhanced support to HC in taking forward various harbourfront enhancement initiatives, including the planning, implementation and publicity of the priority projects supported by the \$6.5 billion dedicated funding. The total number of staff of HO will be maintained at 33 in 2022-23 and the estimated operating expenditure of HO in 2022-23 will be \$70.8 million, which will cover the recurrent costs of promenades under the purview of HO, salaries and other operating expenses.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)024

(Question Serial No. 0001)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 148 of the Budget Speech that the Government will review the land development legislation with a view to streamlining development processes and statutory procedures and hence shortening the time of land creation. In this connection, with regard to the renewal of old districts and enhancement of renewal policy, will the Government inform this Committee of the following:

1. whether the Government will consider improving the Land (Compulsory Sale for Redevelopment) Ordinance, including lowering the threshold for compulsory sale orders (compulsory auction) to be granted by the Lands Tribunal from not less than 80% ownership of the title to the same land lot amassed by any person to 70%; if yes, of the expected time for introducing such legislative amendment; if not, of the reasons;
2. regarding the compensation policy on renewal of old districts, whether the compensation criteria will be set with reference to the prices per square foot of newly completed buildings in the respective districts and minority owners be arranged for in-situ rehousing on a "flat-for flat" basis without requiring them to pay the price difference for their new flats;
3. whether the Government will examine the relaxation of plot ratios for residential and commercial sites in urban areas (such as Kowloon Tong and Kai Tak) for the provision of more flats; if yes, of the details; if not, of the reasons; and
4. whether the Government will examine the shortening of the notice period for redevelopment from the existing period of 30 months to 18-24 months prior to the demolition of buildings, with a view to shortening the time required for redevelopment?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 1)

Reply:

1. The existing thresholds for compulsory sale of lots under the Land (Compulsory Sale for Redevelopment) Ordinance (LCSRO) (Cap. 545) were last reviewed and set in 2010. As announced in the Chief Executive's 2021 Policy Address, with the passage of time and the aging of Hong Kong's building stock, there is a need to review the compulsory sale thresholds to facilitate redevelopment of aged buildings. In this connection, the Development Bureau (DEVB) has already commenced a policy research on practices of other jurisdictions and possible measures to enhance the compulsory sale regime under LCSRO.

DEVB aims at coming up with proposals for presentation to the Panel on Development around the third quarter of 2022, with a view to introducing the legislative amendments in 2023. DEVB will also consult relevant stakeholders such as professional bodies and owners' organisations. In the course of formulating the proposals, DEVB will give due consideration to facilitating redevelopment and at the same time safeguarding the interest of minority owners.

2. For redevelopment projects carried out by private developers, it is a market activity for the private developers to negotiate with the owners of the affected properties regarding the purchase price and other arrangements. As for redevelopment projects carried out by the Urban Renewal Authority (URA) under the Urban Renewal Authority Ordinance (Cap. 563), the Flat-for-Flat (FFF) Scheme operated by the URA provides the affected owner-occupiers of domestic properties with an option, on top of the cash compensation, to purchase a flat under this Scheme. Domestic owner-occupiers who wish to opt for FFF must first accept the cash compensation offer made by URA calculated on the basis of the value of a notional seven-year-old replacement flat. They then could have a choice to buy flats situated in the lowest few floors in the future "in-situ" new development or any FFF Scheme offered by URA in the same district, or flats in an existing FFF Scheme at Kai Tak, where applicable. Unit prices for new flats under the FFF Scheme will be fixed by the URA for each redevelopment project at the time when acquisition offers are made to the owners.
3. Review of planned land use and development intensities of different urban areas is conducted from time to time to ensure appropriate planning action be initiated in a timely manner. The development intensity of individual sites and the degree of possible increase would be determined having regard to relevant planning guidelines and the maximum domestic plot ratios permissible in planning terms, subject to relevant technical assessments demonstrating that there would be no insurmountable problems or incompatibility with the surroundings as well as approval by the Town Planning Board. For instance, the development intensity of some housing sites at Kai Tak has been increased for about 30% through reviews in recent years. As part of the overall district planning review, the Government has also been working with URA to explore possible ways of enhancing the efficiency of land use and the redevelopment potential of certain densely populated old districts. In this connection, in response to the findings and recommendations of the District Study for Yau Ma Tei and Mong Kok (YMDS) conducted by URA, the Government aims at initiating the first batch of amendments to the relevant Outline Zoning Plans within 2022 to, among others, permit interchangeability between domestic and non-domestic plot ratio in selected areas within these two districts as well as increase the plot ratio for the Nathan Road

commercial spine. Moreover, based on experience gained in YMDS, URA will be commissioning consultants in the third quarter of 2022 to conduct district planning studies for Tsuen Wan and Sham Shui Po for completion in around two years' time.

4. There is no statutory or administrative requirement under the LCSRO on notice period to the Government for demolition works. Insofar as compulsory sales under the regime of LCSRO are concerned, minority owners are usually formally notified of a compulsory sale application when a copy of the application is served to them by the applicant under LCSRO. The time required for the Lands Tribunal to process a compulsory sale application (i.e. from the date of application to granting a compulsory sale order) varies according to the circumstances of each case. In reviewing the LCSRO, DEVB will examine whether there is room to streamline the existing legal process.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)025

(Question Serial No. 0093)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2022-2023, the Government states that it will “continue to further streamline the development-related requirements and approvals through the expanded Steering Group on Streamlining Development Control”. In this connection, will the Government inform this Committee of:

- a. the amount of resources and the staff establishment involved in executing this policy initiative;
- b. the number of procedures and the amount of time for processing that have been reduced through the streamlining exercise; and
- c. the number of projects that have benefited from the said policy initiative.

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 1)

Reply:

- a. The streamlining exercise is mainly conducted by existing staff as part of their overall duties and we are thus unable to provide a separate breakdown of the resources and manpower establishment incurred solely for the work.
- b. and c.

The planning and implementation of development projects is normally subject to various approvals including, for instance, those in town planning, land administration, environmental impact assessment and construction works. Depending on nature of the individual projects, the approval processes applicable to individual cases could be different. We are therefore not in a position to give a general indication of the time saved as a result of the streamlining efforts introduced so far. To give some examples

of time saved as a result of streamlined arrangements for individual aspects, the Civil Engineering and Development Department has introduced a pilot arrangement of “term consultancy” for engineering feasibility studies (EFS) for public housing developments in certain regions, thereby saving around 4 – 5 months procurement time for EFS in the development process of public housing; the Lands Department now processes lease modification/land exchange applications in association with rezoning applications approved by the Town Planning Board under section 12A of the Town Planning Ordinance (Cap. 131) (TPO) in a parallel manner, before completion of the statutory approval process for the amendment of the outline zoning plan, thereby advancing the land administration process for considerable number of months. More recently, the Government has proposed a package of measures to streamline development-related statutory processes as laid down under different pieces of legislation, such as the TPO, Lands Resumption Ordinance (Cap. 124) and Roads (Works, Use and Compensation) Ordinance (Cap. 370) (<https://www.legco.gov.hk/yr2022/english/panels/dev/papers/dev20220322cb1-78-2-e.pdf>). For a typical public housing project involving rezoning and land resumption, implementation of the proposed revisions to the statutory processes may shorten the land development process by roughly around 2 – 2.5 years.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)026

(Question Serial No. 0094)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government states that in 2021, the Planning and Lands Branch “continued to oversee the preparation of proposals by the Land Registry to amend the Land Titles Ordinance (Cap. 585)”. In Matters Requiring Special Attention in 2022-2023, the Government states that it will “formulate legislative proposals to implement the land title registration system, starting with new land, upon extensively engaging key stakeholders”. In this connection, will the Government inform this Committee of:

- a. the amount of resources and the staff establishment involved in executing this policy initiative; and
- b. the latest progress, target, timetable and estimated completion date for formulating the said legislative proposals.

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 2)

Reply:

The Government has secured the general support from key stakeholders (including the Consumer Council, Estate Agents Authority, Heung Yee Kuk, Hong Kong Association of Banks, Hong Kong Bar Association, Hong Kong Mortgage Corporation Limited, Law Society of Hong Kong and Real Estate Developers Association of Hong Kong) in implementing the land title registration system on new land first (the “New Land First” proposal). For the purpose of this exercise, “new land” generally refers to land granted by the Government on or after the commencement date (a future date to be specified) of the Land Titles Ordinance (Cap. 585) (LTO) and will include land granted by way of land sale (auction or tender), private treaty grant and land exchange.

To take the matter forward, the Land Registry (LR) is making necessary preparation to facilitate law drafting for amending the LTO. The LR is also working to reach consensus with key stakeholders on the remaining implementation issues. We plan to consult the Panel on Development on the “New Land First” proposal around Q3 2022, with a view to

proceeding with law drafting thereafter and submitting legislative amendment bill to the Legislative Council as early as possible.

The relevant work is mainly conducted by existing staff as part of their overall duties and a separate breakdown of the resources and staff establishment solely for the work is not available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)027

(Question Serial No. 0156)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned under the Programme that there will be “effective planning and use of land, a steady and sufficient supply of land”. Will the Government provide information on the following:

1. the respective numbers of brownfield sites resumed with compensation procedures completed and under resumption and their locations and areas over the past two years; among these sites, the number of brownfield sites which are covered by both private land and government land;
2. the estimated number of brownfield sites to be resumed for development in the coming three years, and the number of brownfield sites that can be converted into “spade-ready sites” (i.e. engineering feasibility studies, detailed design, rezoning, land resumption, clearance, land decontamination and site formation works are completed);
3. given that it is pointed out in the Study on Existing Profile and Operations of Brownfield Sites in the New Territories that over 40% (653 hectares) of the brownfield sites are situated in the New Development Areas (NDAs)/areas with possible development potential, whether the Government will accord priority to kicking start the resumption procedures for these brownfield sites and speeding up the compensation procedures, thereby expediting the development of the NDAs and accelerating the land creation process; if not, what are the reasons;
4. the existing progress on dealing with the development of Tso/Tong lands in the New Territories and whether the Working Group on Review of Tso/Tong Administration will examine the release of individual Tso/Tong lands; the estimated new timetable for the release of Tso/Tong lands;

5. how many land titles are held by “Tsos/Tongs” and the area involved within the existing extent of the NDAs and the Northern Metropolis; how the Government speeds up the relevant land resumption work; and
6. whether consideration will be given to setting up a cross-bureau and professional work team to rationalise the difficulties encountered in the development of the NDAs and the Northern Metropolis for expediting the implementation of the NDAs and the Northern Metropolis as well as ensuring the future supply for developable land; if not, what are the reasons?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 1)

Reply:

1. and 2.

Over the past two years, the Government has resumed 90 hectares (ha) of land in the New Territories for development. Looking forward, as many as 700 ha of land is expected to be resumed by the Government in the run up to 2029-30 for various development projects, including the various phases of the Yuen Long South Development Area, the remaining phases of the Kwu Tung North/Fanling North and Hung Shui Kiu/Ha Tsuen New Development Areas (NDAs), and a number of public housing development projects. Areas resumed/to be resumed include all types of private land including brownfield sites, and a breakdown focusing only on brownfield sites is not readily available. When land is resumed, the Government provides compensation in accordance with prevailing policies, and the Lands Department (LandsD) has been following up on compensation matters with the affected persons in accordance with the established mechanism.

3. We have been actively taking forward the development of the NDAs/potential development areas involving brownfield sites. For example, noting the directive in Chief Executive’s 2018 Policy Address in advancing the studies on developing brownfield sites in the New Territories North (NTN), we have advanced the study for the NTN development by adopting a phased development approach and commenced the feasibility study of San Tin/Lok Ma Chau Development Node (STLMC DN) (i.e. the First Phase Development of the NTN) first in September 2019, considering the relatively higher concentration of brownfield operations in the area. By starting planning work early, we may commence works for STLMC DN as early as 2024, a pace faster than other NDA projects.

4. and 5.

The Chief Executive’s 2021 Policy Address mentioned that the Secretary for Home Affairs would set up a working group with the Heung Yee Kuk New Territories to conduct a review and work out specific amendment proposals related to development of Tso/Tong lands in collaboration with the Development Bureau (DEVB) and other relevant departments. The Working Group commenced discussions in December 2021 on the management of Tso/Tong under the New Territories Ordinance (Cap. 97) and exchanged views on the direction of strengthening the management. The Working Group aims to work out specific amendment proposals within a year.

The Government resumes private land only for public purposes which have been established in accordance with the requirements of the relevant legislations. When deciding whether to resume a piece of land, the background related to ownership of the land will not be considered. In this circumstance, the Government does not have statistics on land held by Tso/Tongs in NDAs and the wider area covered by the Northern Metropolis. In general, the DEVB will continue to rationalise and streamline land resumption process with a view to expediting the development process. We have recently proposed a package of measures to streamline development-related statutory processes¹, which include measures to advance the process for seeking authorisation for land resumption by kick-starting the objection-handling procedures for land resumption in parallel with the statutory planning process for the concerned public purpose, and stating expressly in the Lands Resumption Ordinance (Cap. 124) that the Government may commence land resumption and payment of compensation without the need to wait for approval of funding for the relevant works projects. These measures, if approved and put into practice, may altogether advance the completion of land resumption and clearance processes for development projects by around 18 months.

6. The Government all along has appropriate steering and co-ordinating mechanism at different levels in place to take forward the NDAs in the New Territories. Under DEVB, there is a team led by a directorate officer responsible for co-ordinating with relevant departments to oversee from a policy angle the planning and implementation of the various NDA projects. There are also teams led by directorate officers under the Civil Engineering and Development Department to liaise closely with relevant departments on project planning and implementation, so that the works of site formation, infrastructures and various public facilities are carried out in a timely and orderly manner. For land administration matters, a dedicated team led by a directorate officer is established under the LandsD to handle land resumption, clearance and land disposal for taking forward the implementation of the various NDAs. As for the proposal in the Northern Metropolis Development Strategy to set up a high-level dedicated government institution to steer and guide relevant bureaux/departments in taking forward the planning, design and construction of the entire Northern Metropolis, the Chief Executive has indicated earlier that this matter with implications for Government's organisation set up could be considered by the next term of Government.

- End -

¹ Details can be found in a paper issued to the Panel on Development vide the following link: <https://www.legco.gov.hk/yr2022/english/panels/dev/papers/dev20220322cb1-78-2-e.pdf>.

CONTROLLING OFFICER'S REPLY**DEVB(PL)028****(Question Serial No. 0157)**

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please set out the estimated number of new population, the time of the first batch of population intake and the number of population intake in regard to the New Development Areas (NDAs) as well as the estimated year of the entire planned population having moved in the NDAs, broken down by the following projects: a) Kwu Tung North/Fanling North; b) Hung Shui Kiu/Ha Tsuen NDA; c) Yuen Long South Development; d) New Territories North Development; e) Tung Chung New Town Extension; f) artificial islands in the Central Waters; g) Public Housing Developments at Kam Tin South.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 2)

Reply:

The requested information is shown in the table below:

	Development	New population	First batch of population intake	Completion of population intake
(a)	Kwu Tung North/ Fanling North New Development Area	188 000	First Phase development: during the period from 2023 to 2028 Population concerned: 52 900	2032

	Development		New population	First batch of population intake	Completion of population intake
(b)	Hung Shui Kiu/Ha Tsuen New Development Area		176 000	First Phase development: during the period from 2024 to 2026 Population concerned: 4 400	2038
(c)	Yuen Long South Development		98 700	First Phase development: during the period from 2028 to 2031 Population concerned: 13 200	2038
(d)	New Territories North Development	San Tin/Lok Ma Chau Development Node (now expanded to become San Tin Technopole under the Northern Metropolis Development Strategy)	123 000 to 128 000 (tentative, subject to study)	Earliest intake: 2031 (tentative, subject to study) Population concerned: subject to study	Subject to study
		New Territories North New Town and Man Kam To (now expanded to include Lo Wu/Man Kam To Comprehensive Development Node under the Northern Metropolis Development Strategy)	Not less than 400 000 (tentative, subject to study)	Subject to study	Subject to study

	Development	New population	First batch of population intake	Completion of population intake
(e)	Tung Chung New Town Extension	184 000	2024 Population concerned: 31 000	2030
(f)	Artificial Islands in the Central Waters	400 000 to 700 000 (tentative, subject to study)	Earliest intake: 2034 (tentative, subject to study) Population concerned: subject to study	Subject to study
(g)	Public Housing Developments at Kam Tin South	22 700	2027 Population concerned: 3 000	2029

Note: The above is based on information available as at March 2022 and subject to change. For the New Development Area projects in (a), (b) and (c), the figures in column “First batch of population intake” refer to the population of the first phase developments.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)029

(Question Serial No. 0158)

Head: (138) Government Secretariat: Development Bureau (Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding harbourfront-related planning and land issues under the Programme, will the Government inform this Committee:

1. of the number of cases in which government departments sought advice from the Department of Justice in regard to the construction works under assessment that might have contravened the Protection of the Harbour Ordinance and the total number of construction works involved over the past five years;
2. of the names of the works projects undertaken by government departments in respect of which the original designs of the projects were amended on the ground that the relevant technical assessments had considered such projects might have contravened the Protection of the Harbour Ordinance, and the period of construction time extended due to the need to make amendments to the construction works over the past five years;
3. of the number of works projects undertaken by government departments in respect of which “the overriding public need test” was required to be met prior to the commencement of construction works, the names of the projects, the reasons for undergoing the test, the time required for preparing the whole “overriding public need test”, and the expenditure on the studies involved over the past five years;
4. of the respective numbers of meetings held and items discussed by the Working Group on the Protection of the Harbour Ordinance under the Harbourfront Commission (HC) over the past five years; whether the HC has conducted studies and put forth proposals in relation to the enhancement of the Protection of the Harbour Ordinance; if yes, of the details; if not, of the reasons; and
5. given that under “Matters Requiring Special Attention” the Bureau will “continue to coordinate harbourfront-related planning and land issues, as well as inter-departmental efforts in the formulation and implementation of harbourfront enhancement projects”, and the Secretary for Development has pointed out earlier that a review and proposal on the Protection of the Harbour Ordinance would come up in the latter half of 2022, of the contents involved and the timetables concerned, and whether public consultation will be

carried out in the course of work; and of the manpower and estimated expenditure involved in carrying out the work?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 3)

Reply:

With the support of the Harbourfront Commission, the Government has been striving to enhance the harbourfront on both sides of the Victoria Harbour for public enjoyment. In the process, we have been respecting the legal principles stipulated under the Protection of the Harbour Ordinance (Cap. 531) (the Ordinance). According to the judgment handed down by the Court of Final Appeal on the draft Wan Chai North Outline Zoning Plan in January 2004, there is a presumption against reclamation in the Harbour under the Ordinance, but reclamation is not prohibited entirely. It is required that reclamation must be justified by “cogent and convincing” materials for demonstrating “overriding public need”.

Since the handing down of the above judgement, the Government has carried out various reclamation works, including those relating to the Central-Wan Chai Bypass, cross-harbour section of the Shatin to Central Link and the Central Kowloon Route. A more recent case is the Boardwalk underneath the Island Eastern Corridor (Boardwalk project), which commenced construction in December 2021. In accordance with the Ordinance, “cogent and convincing” materials were prepared in these cases for demonstrating the “overriding public need” for reclamation. Legal advice was also sought. The project scope and designs were formulated in such a way that complied with the requirements of the Ordinance. For example, the Boardwalk project will make extensive use of the foundations of the Island Eastern Corridor with minimal addition of new foundations, a feature that also brings savings in costs. Such preparation work was usually undertaken in parallel with other tasks, such as works design and public consultation. The time and resources spent on the preparation of the “cogent and convincing materials” varies depending on the circumstances of individual projects.

The Working Group on the Protection of the Harbour Ordinance was set up in December 2016 to review the implementation of the Ordinance on a need basis. Over the years, the Harbourfront Commission and its task forces have also considered projects with implications for the Ordinance, such as the Boardwalk project. Looking ahead, the Government will examine the scope for improving the Ordinance to facilitate particularly works for improving connectivity or enhancing harbourfront areas for public enjoyment. In doing so, the Government maintains that it does not support reclamation within the harbour for the purpose of boosting land supply. The Development Bureau is working on the matter and aims to commence public engagement starting with consultation with the Harbourfront Commission later in the year. The required manpower and expenditure will be absorbed by the Harbour Office.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)030

(Question Serial No. 0159)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the measure of streamlining statutory procedures and hence shortening the time of land creation so that public and private housing projects can be completed as early as possible as mentioned in the Budget Speech, will the Government inform this Council of the following:

1. the number of follow-up cases on development approval applications for larger-scale private residential sites since the establishment of the Development Projects Facilitation Office (DPFO) under the Development Bureau, with a breakdown by categories of projects under application; the amount of time saved by the DPFO on average for the relevant projects and the current staff establishment of the DPFO;
2. whether the Government will establish dedicated posts and teams for the New Development Areas and the development of the Lantau Tomorrow by making reference to the DPFO and the dedicated posts previously created for the Energizing Kowloon East initiative so as to expedite the statutory procedures and studies related to land development, consolidate the approvals of other departments and enhance local consultation; if not, how the Government will rationalise the lengthy period currently required for preliminary studies, designs, land resumption and land formation;
3. given that it is mentioned in the Programme that the Bureau will “formulate legislative amendments to streamline the development control procedures set out in laws relating to town planning, land resumption and works-related procedures” in the coming year, of the pieces of legislation that are involved in the streamlining of procedures and the estimated amount of time that can be reduced for land development; whether the land resumption procedure for Comprehensive Development Area will be advanced and the relevant compensation and rehousing mechanisms enhanced so as to enable parallel processing of planning and site clearance;
4. whether the proposals for streamlining approval procedures made by the Steering Group on Streamlining Development Control over the past two years have been fully

implemented; which procedures will be reviewed in the coming financial year so as to keep up the efforts in expediting land development; and

5. whether the Government has any specific targets for shortening the time of land creation?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 4)

Reply:

1. The Development Projects Facilitation Office (DPFO) was established under the Development Bureau (DEVB) in December 2020 to facilitate the processing of planning, lease modification and building plan applications, etc., for larger-scale private residential development projects (providing a flat yield of 500 or more) until the commencement of works. The purpose is to ensure smooth processing of development applications in order to avoid delays and expedite housing supply.

DPFO is tracking and monitoring the applications for planning, lease modification/land exchange, building plan approval and building permits for some 40 larger-scale private residential sites as at end of February 2022. The breakdown by the categories of related development applications are as follows:

Types of Applications <i>(Note: To avoid double-counting, a development project involving different applications at the same time will be counted only once in this table)</i>	No.
Planning application under sections 12A, 16 & 17 of the Town Planning Ordinance (Cap. 131) (TPO)	21
Lease modification / Land exchange	19
Building plan / Permit application	8
Total	48

As the complexities and issues involved in the applications vary in different development projects and at their different stages, it is thus not appropriate to compare directly the handling time of different projects. Nor is it practical to set a general benchmark on processing time for all projects. That said, DPFO has been proactively tracking the development applications of the concerned projects and liaising closely with relevant bureaux/departments involved to ensure the issues hindering smooth processing of applications are resolved expeditiously. DPFO shares resources with the Land Sharing Office (LSO) responsible for co-ordinating the processing of applications under the Land Sharing Pilot Scheme and there are 14 staff in DPFO/LSO at present.

2. The Government all along has appropriate steering and co-ordinating mechanism at different levels in place to take forward the new development areas (NDAs) in the New Territories and the Lantau Tomorrow Vision project. Under DEVB, there are teams led by directorate officers to guide and co-ordinate at the policy level the planning and

implementation of the above projects. There are also teams led by directorate officers under the Civil Engineering and Development Department to liaise closely with relevant departments on project planning and implementation, so that the works of site formation, infrastructures and various public facilities are carried out in a timely and orderly manner. For land administration matters, a dedicated team led by a directorate officer was established under the Lands Department to handle land resumption, clearance and land disposal for taking forward the implementation of the various NDAs.

3. to 5.

A Steering Group was set up under the Planning and Lands Branch (PLB) of DEVB in February 2018 to examine how best to align and rationalise the standards and definitions involved in development approval processes involving departments under PLB's portfolio. Issues examined by the Steering Group are discussed with the industry through a dedicated sub-committee established under the Land and Development Advisory Committee (LDAC). Since the establishment of this institutional set up, we have so far rolled out various streamlining measures relating to 11 aspects, such as building height restriction, landscape requirement, design and disposition clause under lease, site coverage restriction as well as gross floor area/plot ratio restriction. These measures minimise double handling between departments, rationalise the definitions and requirements of the control parameters, as well as increase transparency and certainty in the approval processes.

As announced in the Chief Executive's 2020 Policy Address, we have expanded the composition and remit of the Steering Group to cover departments involved in the development approval process other than those under DEVB, with a view to reviewing more comprehensively the process involving different aspects and rationalising the development-related requirements imposed by various departments.

One major direction of review is the streamlining of different parts of development approval process as laid down under different pieces of legislation, such as the TPO, Lands Resumption Ordinance (Cap. 124) and Roads (Works, Use and Compensation) Ordinance (Cap. 370), etc. This will have the benefit of shortening the time required for the land production process. We briefed the Panel on Development on our legislative proposals in March 2022 and aim to introduce the legislative amendments into the Legislative Council within 2022. Please refer to LC Paper No. CB(1)78/2022(02) (<https://www.legco.gov.hk/yr2022/english/panels/dev/papers/dev20220322cb1-78-2-e.pdf>) for details of the respective measures proposed and a rough estimation of the extent to which the land development process could be expedited.

Apart from the above review of statutory processes, the Steering Group will continue to review other administrative processes relevant to development, covering topics including but not limited to streamlining approval processes related to trees, reviewing existing guidelines on processing of development applications in Wetland Buffer Areas, promoting wider use of pre-submission enquiries for planning applications.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)031

(Question Serial No. 0602)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the Northern Metropolis Development Strategy plan and Lantau Tomorrow Vision, will the Government inform this Committee of the following:

1. the current stage and development schedule of the Northern Metropolis Development Strategy plan;
2. the amount and percentage share of land in the Northern Metropolis covered by government land, brownfield sites, agricultural and village land, and private land;
3. whether the Government can handle the matters of land resumption and compensation in the Northern Metropolis first, and carry out such works as engineering infrastructure and site formation for government land first;
4. given that both the Northern Metropolis and Lantau Tomorrow are Hong Kong's future major works projects which require a huge amount of capital, whether the Government will consider public participation therein by making financial assessments when conducting relevant studies, including taking into account if these two projects will be taken forward by financing through such approaches as bond issuances or public-private partnership;
5. how the "infrastructure-led development" can be achieved in the Northern Metropolis and Lantau Tomorrow Vision?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 2)

Reply:

1. to 3.

In addition to the existing new towns and a number of New Development Areas (NDAs) in different planning and development stages (e.g. Kwu Tung North and Fanling North NDAs as well as Hung Shui Kiu/Ha Tsuen NDA being implemented and Yuen Long South Development soon to enter implementation stage), the Northern Metropolis Development Strategy (the Development Strategy) also proposes, alongside railway and nature conservation projects, further developing about 600 hectares of housing and economic land on top of the planning and development projects which are underway. The Development Strategy is a conceptual strategic plan and requires further study. To follow up, we have commenced the studies for San Tin Technopole, New Territories North New Town, Lo Wu/Man Kam To Comprehensive Development Node in October 2021; and plan to commence in 2022 new studies to explore expansion of Hung Shui Kiu/Ha Tsuen NDA to cover Lau Fau Shan/Tsim Bei Tsui/Pak Nai areas and expansion of Kwu Tung North NDA to cover Ma Tso Lung area. The areas of government/private land, brownfield sites, agricultural and village land involved in the land development projects proposed in the Development Strategy will be stock-taken in the relevant studies. Also, the land resumption/compensation and implementation arrangements for these projects will be worked out in due course, taking into account findings of those studies. We will strive to expedite the delivery of these land supply projects. In fact, with the development projects we are already working on, it is estimated that about 40% of the proposed flats and developable land in the Northern Metropolis will be delivered in the next ten years.

4. The Government keeps an open mind to explore different options of financial arrangements to implement large-scale infrastructure projects, including the Northern Metropolis and the Artificial Islands in the Central Waters under the Lantau Tomorrow Vision. Among them, the Government will, under the Study of the Artificial Islands in the Central Waters, formulate development proposals and financial assessments in relation to the proposals. The Study will consider in detail the characteristics of different components in the development project, economic values, commercial viability, the role of the Government in future operations, cost and other factors, so as to formulate a suitable financing option for the project. A mixture of different options include bond issuances or public-private partnership, etc., may be adopted. As regards the Northern Metropolis, the Development Strategy is a conceptual strategic plan, covering existing and future projects to be implemented over a span of time. The various proposals under the Development Strategy will be pursued in a way that pays full regard to the consideration of financial viability and sustainability. In his 2022 Budget Speech, the Financial Secretary proposed to set aside \$100 billion from the cumulative return of the Future Fund to set up a dedicated fund to expedite the implementation of infrastructure works within the Northern Metropolis. The mode of operation of the dedicated funding is being studied and relevant details will be announced in due course.
5. To be “infrastructure-led” in pursuing developments is an important policy direction for the purpose of creating development capacity.

In the on-going Study for the Artificial Islands in the Central Waters, strategic studies will be conducted on the major road and railway networks linking the proposed Kau Yi Chau Artificial Islands, Hong Kong Island West, North Lantau and the coastal areas of Tuen Mun. The Study will include related traffic and transport assessments. On the whole, the new major road and railway networks should meet the development needs of the artificial islands and effectively relieve the current heavy traffic load of the North West New Territories to and from urban area.

As regards the Northern Metropolis, five new railway projects are proposed in the Development Strategy to drive land development and unleash the development potential of the vast area. The Development Bureau, Transport and Housing Bureau and the relevant departments will work closely together in the relevant studies on these railway projects and the development potential of the concerned areas.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)032

(Question Serial No. 0603)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding harbourfront enhancement work, will the Government provide information about the following:

1. the new length of each section of the promenades along both sides of the Victoria Harbour after extending the total length to 26 kilometres in the coming year;
2. the locations on the existing promenades along both sides of the Victoria Harbour which have not yet been connected, their respective lengths and the reasons for that, and the updated schedule for their subsequent linking with the harbourfront promenades and the total length of these promenades;
3. how many kilometres of the 26-kilometre harbourfront promenades will be provided with cycle tracks or suitable for using bicycles; whether the construction of cycle tracks will be accorded priority in the future enhancement works; and
4. the details of the first section of the promenade under private development as mentioned in the Budget Speech; whether consideration will be given to expediting the implementation of harbour promenade projects under this approach in the future?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 1)

Reply:

The harbourfront along both sides of the Victoria Harbour has a total length of about 73 kilometres (km). Of this length, about 35 km (comprising 4 km on Hong Kong Island and 31 km in Kowloon, Kai Tak, Tsuen Wan and Kwai Tsing) are natural coastline, as well as developed land with port and public facilities, private residential premises and commercial blocks, etc., that are not easily and readily accessible. For the remaining 38 km (comprising 13 km on Hong Kong Island and 25 km in central Kowloon, Kai Tak, Tsuen Wan and Kwai

Tsing), they are planned for development into harbourfront promenades. Specifically, of the 38 km, about 25 km locating on both sides of the Victoria Harbour (comprising 10 km on Hong Kong Island and 15 km in central Kowloon, Kai Tak, Tsuen Wan and Kwai Tsing) have already been opened for public enjoyment by 2021. With the dedicated funding of \$6.5 billion and other harbourfront initiatives, we plan to further extend the total length of our opened harbourfront promenades to about 34 km by 2028. The remaining four km will generally be developed when the relevant private projects, mostly in Yau Tong, Kai Tak and West Kowloon, roll ahead.

In 2022, harbourfront enhancement works will cover both sides of the Victoria Harbour, and this will further extend the length of harbourfront promenade by approximately one km from the current 25 km to about 26 km. On the Kowloon side, the key projects include the Hoi Sham Park Extension in Kowloon City, Kai Tak Station Square (Phase 2), and the first promenade section at the Kai Tak former runway which is implemented as Public Open Space in Private Development. These projects will extend the length of harbourfront promenades on the Kowloon side by almost 500 metres (m). For Hong Kong Island, the Water Sports and Recreation Precinct, Revitalised Typhoon Shelter Precinct and East Coast Park Precinct will be further enhanced, extending the length of harbourfront promenades on the Hong Kong Island by about 215 m.

We attach great importance to enabling cycling in the above promenades in Kai Tak and Hong Kong Island progressively. A consultancy is underway for studying the appropriate implementation model and a pilot project is being planned for testing out the possible arrangement within the year. Subject to its findings, our vision is to implement a 12-km long shared-use cycle track along the Hong Kong Island and a 13-km long cycle track in Kai Tak in the long run.

Together with the Harbourfront Commission, we have been sparing no efforts in connecting the promenades along both sides of the Victoria Harbour for public enjoyment. In the process, we have been and will continue to make appropriate arrangement such as the incremental approach and Public Open Space in Private Development, in achieving such vision in a timely manner.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)033

(Question Serial No. 0605)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. It is mentioned under the Programme that the Branch will “continue to adopt a multi-pronged strategy to increase land supply in the short, medium and long term and take forward the recommendations of the Task Force on Land Supply”. Please provide the number and progress of the sites developed under the recommendations by the Task Force on Land Supply (TFLS) over the past two years, with a breakdown by categories of such recommendations.
2. Apart from the TFLS, has the Government explored new directions for site development over the past two years? Will the Government explore the directions in the coming year? If yes, what are the details? If not, what are the reasons?
3. The TFLS has recommended establishing a land reserve for Hong Kong. What is the progress made by the Government in this regard? What are the estimated number and area of sites available for putting into the reserve?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 4)

Reply:

1. The implementation progress of the eight priority land supply options recommended by the Task Force on Land Supply (TFLS) as at March 2022 and the land supply involved are as follows –

Options recommended by TFLS	The implementation progress of the priority land supply options and the land supply involved
Expediting brownfield development	Around half of the brownfield sites have been covered by New Development Areas (NDAs) and other known development projects. Of the 450 hectares (ha) lying outside such project areas but may have

Options recommended by TFLS	The implementation progress of the priority land supply options and the land supply involved
	<p>higher development potential, the Planning Department completed the first-phase review of 160 ha and the second-phase review of the remaining 290 ha in 2019 and early 2021 respectively. Details are set out in the information papers submitted to the Panel on Development on 18 March 2020 (LC Paper No. CB(1)463/19-20(01) at https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-463-1-e.pdf) and 31 March 2021 (LC Paper No. CB(1)756/20-21(01) at https://www.legco.gov.hk/yr20-21/english/panels/dev/papers/devcb1-756-1-e.pdf) respectively. Engineering Feasibility Studies (EFSs) of the 12 shortlisted brownfield clusters which are roughly estimated to provide over 30 000 public housing units are in progress. The EFS are expected to be completed progressively from 2022.</p>
<p>Unleashing development potential of private agricultural land in the New Territories</p>	<p>To take forward the recommendation, the Development Bureau launched the Land Sharing Pilot Scheme (LSPS) and set up the Land Sharing Office (LSO) in May 2020.</p> <p>LSO has so far received three formal applications under LSPS. The locations concerned are respectively Lo Fai Road and Ting Kok Road in Tai Po, Ho Chau Road in Yuen Long (near Tung Shing Lei), and She Shan Road and Lam Kam Road in Tai Po (near Lam Tsuen). While a total of 11 900 public housing/Starter Homes and 5 600 private housing units are proposed under the three applications, the actual number of flats that could be provided is subject to the findings of relevant technical assessments and the views of the Panel of Advisors (PoA) appointed by the Chief Executive.</p> <p>So far, all three applications have been initially reviewed by the departments concerned and the PoA. LSO is liaising with the applicants and has requested them to provide supplementary information and revise their proposals, such that the departments and the PoA can complete the vetting in the coming months and the Chief Executive in Council's in-principle endorsement can be sought subsequently. If things go well, we hope to commence the subsequent statutory and administrative procedures within 2022, and expect land will be ready for housing development in four to six and a half years.</p>
<p>Development of the 32 ha of land east of Fan Kam Road of Fanling Golf Course (FGC) for the purpose of housing development</p>	<p>The Government commenced the technical study in September 2019 to examine the development potential of the 32 ha of land of the FGC and to assess the scope of infrastructural works required to support the development. The study will be completed shortly and we target to start the relevant statutory procedures within 2022.</p>

Options recommended by TFLS	The implementation progress of the priority land supply options and the land supply involved
Expediting studies on near-shore reclamation projects including Lung Kwu Tan, Sunny Bay and Road P1 (Tai Ho - Sunny Bay Section)	<p>The Government obtained funding approval from the Legislative Council (LegCo) in February 2021 for the engineering study on Road P1 (Tai Ho - Sunny Bay Section). The study commenced in June 2021 for completion in 30 months.</p> <p>The Government will also seek funding approval from the LegCo at an appropriate time for the planning and engineering studies for Sunny Bay (reclamation of about 60 to 100 ha).</p> <p>For Lung Kwu Tan reclamation (involving about 220 ha), our target is to seek funding approval from the LegCo within 2022 to kick start the planning and engineering study.</p>
Expediting studies on the 1000-ha artificial islands in the Central Waters	<p>The Government obtained funding approval from the LegCo in December 2020 for the studies related to the 1 000 ha artificial islands in the Central Waters. The studies commenced in June 2021 for completion in 42 months.</p>
Continuing cavern and underground space development and studies	<p>Construction of the main caverns for relocating the Sha Tin Sewage Treatment Works commenced in July 2021. Detailed design for relocating Diamond Hill Fresh Water and Salt Water Service Reservoirs to caverns was substantially completed in 2021, and the construction works are targeted to commence in 2022 after obtaining funding approval from the LegCo.</p>
Pressing ahead with NDA projects	<p><u>Tung Chung New Town Extension (TCNTE); involving reclamation of 130 ha and resumption of private land of about 16 ha</u></p> <p>TCNTE will provide 62 100 units (including 44 700 public housing units) for estimated total population of 184 000 subject to residual planning approvals to be obtained. The first phase of site formation and infrastructure works started in May 2021 and are targeted to be completed in seven years, with phased completion from 2024 onwards. The first population intake is expected in 2024.</p> <p><u>Kwu Tung North/Fanling North (KTN/FLN) NDA; total area of about 612 ha (development area of 320 ha)</u></p> <p>The land resumption and infrastructural works for the first phase of KTN/FLN NDA commenced progressively in September of 2019, enabling first population intake for private housing in 2023 and public housing in 2026. The detailed design for the remaining phase of KTN/FLN NDA also commenced in December 2019 and the target is to commence the works for the remaining phase in 2024. Upon full development, KTN/FLN NDA will provide a planned housing units of about 71 800, including about 48 500 public housing units.</p>

Options recommended by TFLS	The implementation progress of the priority land supply options and the land supply involved
	<p><u>Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA; total area of about 714 ha (development area of about 441 ha)</u></p> <p>The Government commenced the construction of the first phase development of HSK/HT NDA in early July 2020 with first population intake targeted in 2024, in respect of the Dedicated Rehousing Estate. The design and site investigation of the second phase development also commenced in September 2020 targeting the commencement of works in 2024. The NDA upon full development will provide about 61 500 housing units, including 31 800 public housing units.</p> <p><u>Yuen Long South Development; total area of about 224 ha (development area of about 185 ha)</u></p> <p>The project upon full development can provide 32 900 housing units, including 22 300 public housing units. The detailed works design for the First Phase development is near completion. We will soon seek funding approval for the site formation and infrastructure works for the First Phase development, as well for the detailed works design for the subsequent phases. It is the target to have the first population intake by 2028.</p> <p><u>New Territories North (NTN); total area of more than 2 000 ha (development area under review)</u></p> <p>The development of NTN will be implemented in two phases. The feasibility study for the first phase development covering the San Tin/Lok Ma Chau Development Node (STLMC DN) commenced in September 2019 and was substantially completed in 2021. The subsequent investigation study for STLMC DN and the planning and engineering study for the remaining phase development covering NTN New Town and Man Kam To commenced in October 2021. The above studies have also covered the San Tin Technopole and Lo Wu/Man Kam To Comprehensive Development Node newly proposed in the Northern Metropolis Development Strategy (see part 2 of the reply below).</p>
Commencing studies on the River Trade Terminal site and the coastal areas of Tuen Mun	The related studies for re-planning of Tuen Mun West including the River Trade Terminal (involving 220 ha) would be pursued together with the planning and engineering study for Lung Kwu Tan reclamation. Our target is to seek funding approval from the LegCo within 2022 to kick start the study.

2. The Northern Metropolis Development Strategy (the Development Strategy) announced with the Chief Executive's 2021 Policy Address proposed a conceptual strategic plan for the northern part of the New Territories. On the basis of the development projects already under planning/implementation, the Development Strategy identified additional major land development proposals. Amongst them, the examination of development potential for San Tin Technopole and Lo Wu/Man Kam To Comprehensive Development Node has been incorporated into other studies which commenced in October 2021. For the other new land development projects proposed, including the expansion of HSK/HT NDA to cover Lau Fau Shan/Tsim Bei Tsui /Pak Nai areas and expansion of KTN NDA to cover Ma Tso Lung area, the new studies are targeted to commence in 2022. In the meantime, we will continue to boost land supply through various other means including pursuing another round of review of "Green Belt" zones, redevelopment of three urban squatter areas in Cha Kwo Ling, Chuk Yuen United Village and Ngau Chi Wan Village, urban renewal, etc.
3. The final report of the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" Study, released in October 2021, suggests that from 2019 to 2048, the overall demand for land would be about 6 200 ha, while with the adoption of the Government's multi-pronged land supply strategy an overall land supply of 7 300 ha could be made available to meet the projected land requirement over the same 30-year period.

This estimated supply comprises a committed land supply of about 3 200 ha (largely supply to be generated from various land development projects which are ongoing or are at relatively advanced stages of planning) and possible supply of about 4 100 ha of solution spaces to be available in the medium to long term. The latter include 1 000 ha from Kau Yi Chau Artificial Islands representing an expansion of the Harbour Metropolis and close to 2 300 ha from the Northern Metropolis.

In projecting the overall land demand and supply for this 30-year period, we have incorporated the concept of land reserve by making visionary assumptions on demand for land and making available a sufficiently large pool of solution spaces to meet the assessed demand and contingencies.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)034

(Question Serial No. 0776)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In developing the “Northern Metropolis”, will the Government review and revise the criteria for and regime of land resumption previously adopted in the New Territories, with a view to enhancing the efficiency in “land resumption” and development which is a subject of criticism at present?

Asked by: Hon SO Cheung-wing (LegCo internal reference no.: 11)

Reply:

The Northern Metropolis is a strategic planning concept, covering a large area across Yuen Long and the North District with a total land area of around 300 square kilometres. Currently, the Government still has to conduct more studies to ascertain the land use, implementation arrangements, resumption boundary and related matters, etc.

In general, the Development Bureau will continue to rationalise and streamline the land resumption process with a view to expediting the development process. We have recently proposed a package of measures to streamline development-related statutory processes (details can be found in a paper issued to the Panel on Development vide the following link: <https://www.legco.gov.hk/yr2022/english/panels/dev/papers/dev20220322cb1-78-2-e.pdf>). Under the package, we have included measures which seek to advance the process for seeking authorisation for land resumption by kick-starting the objection-handling procedures for land resumption in parallel with the statutory planning process for the concerned public purpose. We have also proposed stating expressly in the Lands Resumption Ordinance (Cap. 124) that the Government may commence land resumption and payment of compensation without waiting for approval of funding for the relevant works projects. These measures, if approved and taken forward eventually, may advance the completion of land resumption and clearance procedures for development projects by around 18 months.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)035

(Question Serial No. 0213)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Development Bureau (Planning and Lands Branch) is responsible for taking a multi-pronged strategy to increase land supply in the short, medium and long term, including shortlisting brownfield clusters for public housing development, and applying the Lands Resumption Ordinance to resume private land suitable for subsidised housing. It is pointed out in paragraph 153 of the Budget Speech that the Government has identified some 350 hectares of land for the provision of about 330 000 public housing units. In this connection, please advise on the following:

1. the locations in respective districts, area, existing use, estimated number of units to be produced and development schedule for the 350 hectares of land in tabular form;
2. the area of brownfield sites involved and the private land therein of the 350 hectares of land, as well as the estimated expenditure for resumption of these private brownfield sites (including land acquisition and other relevant compensations); and
3. the information about the public housing projects involving brownfield sites which were completed or under construction over the past five years, including the area of brownfield sites, expenditure for land resumption and number of completed units involved under each project.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 28)

Reply:

As announced in the Chief Executive's 2021 Policy Address and the Long Term Housing Strategy Annual Progress Report 2021, the Government has identified about 350 hectares (ha) of land required for providing about 330 000 public housing units in the coming ten-year period from 2022-23 to 2031-32, which can meet the estimated public housing demand of 301 000 units.

Public housing in Hong Kong is mainly provided by the Hong Kong Housing Authority (HA)¹ and the Hong Kong Housing Society (HKHS)². Of the 330 000 public housing units mentioned above, more than 100 000 units are scheduled for completion in the first five-year period (i.e. from 2022-23 to 2026-27). According to the forecasts as at December 2021, the estimated number of units and location of the projects to be completed by HA and HKHS between 2022-23 and 2025-26 are listed at **Annex 1**. There are about 24 400 units anticipated to be completed in 2026-27 and they are at the final stage of land production. Relevant information of these projects will be included in the rolling five-year production programme to be announced in the second quarter of 2022, and the provisional estimation is at **Annex 2**.

As for public housing projects estimated to be completed in the second five-year period (i.e. from 2027-28 to 2031-32) and involving an estimated number of about 235 000 units, they are mostly still at the planning and engineering and architectural design stage. Their completion years are subject to studies and the progress of various stages in the development process such as rezoning, consultation with local communities, infrastructure construction, land resumption, clearance or reprovisioning of affected facilities, seeking of funding from the Legislative Council, site formation works, etc. Their production programme is therefore more fluid. Relevant information is provided in the table below:

Public housing estimated to be completed in the second five-year period (i.e. from 2027-28 to 2031-32)[#]	Percentage of units involved
10 Projects from Tung Chung New Town Extension	9%
6 Projects from Hung Shui Kiu/Ha Tsuen New Development Area (NDA)	9%
2 Projects from Yuen Long South Development Area	2%
12 Projects from Kwu Tung North/Fanling North NDA	16%
10 Projects from brownfield clusters*	13%
48 Projects from areas with housing development potential in the short- to medium-term (e.g. Wah Fu North, Pak Shing Kok Road, Wang Chau etc.)	32%
1 Project from Partial Development of Fanling Golf Course	4%
31 Projects from other sources (e.g. redevelopment of HA's factory estates, part of the development at Siu Ho Wan Depot Site, etc.)	15%
Total	100%

Project number subject to change from time to time due to combining/re-organisation of programme phasing for project management purposes.

* These projects refer to those being taken forward in brownfield clusters shortlisted from previous reviews in 2020 and 2021, which were identified with potentials for public housing development. Other individual brownfield sites situated within NDAs are subsumed under the entries of the respective NDAs in the above table.

¹ As a financially autonomous public body, HA funds its public housing programmes with its own resources.

² As an independent, financially autonomous, self-financing and not-for-profit organisation, HKHS funds its public housing projects with its own resources.

The Government will closely monitor the progress of the above projects with a view to expediting housing and land supply. Where resumption of private land is needed to implement the public housing projects, we will seek authorisation for resumption and pay compensation in accordance with the established mechanism. Since resumption is often needed not only for the public housing projects per se but also for taking forward the supporting infrastructure and ancillary facilities, we do not have readily available information on land resumption figures corresponding specifically to each of the individual public housing projects undertaken/to be undertaken by HA/HKHS as named above. To give some general indication, out of around 120 ha of land resumed in the three-year period from 2019-20 to 2021-22 and the 700 ha of land estimated to be resumed in the run up to 2029-30, some 90% will be attributable to resumption for NDAs (including public housing projects therein) and public housing projects together with their supporting infrastructure/facilities outside NDAs. As we have not been keeping track of the specific nature of private land to be resumed/resumed, we do not have readily available information on the number and area of brownfield sites out of the private land involved.

**Public Housing Production Forecast of the Hong Kong Housing Authority (HA) and
the Hong Kong Housing Society (HKHS)
(from 2022-23 to 2025-26)
(Based on the Forecast as at December 2021)**

(A) HA's Public Rental Housing (PRH)/Green Form Subsidised Home Ownership Scheme (GSH)

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
Estimated Project Completion in 2022-23				
Extended Urban	Kwai Tsing	Tsing Hung Road [#]	2 900	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 800	6 800
	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	900	900
			Sub-total	11 300
Estimated Project Completion in 2023-24				
Urban	Sham Shui Po	Pak Tin Phase 10	900	900
	Wong Tai Sin	Diamond Hill Phase 2 [#]	2 100	2 100
Extended Urban	Kwai Tsing	Ching Hong Road North Phase 1	900	1 500
		Ching Hong Road North Phase 2	600	
	Islands	Tung Chung Area 100	5 200	5 200
New Territories	Tuen Mun	Hin Fat Lane	900	2 600
		Tuen Mun Area 29 (West)	1 000	
		Yip Wong Road Phase 1	700	
			Sub-total	12 300
Estimated Project Completion in 2024-25				
Urban	Kwun Tong	Lei Yue Mun Phase 4 [#]	2 000	2 000
Extended Urban	Islands	Tung Chung Area 99	4 800	4 800
New Territories	Tuen Mun	Yip Wong Road Phase 2	2 600	2 600
	North	Fanling Area 36 Phase 4 [#]	800	800
			Sub-total	10 200

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
Estimated Project Completion in 2025-26				
Urban	Kwun Tong	Hiu Ming Street	1 100	5 200
		Wang Chiu Road Phase 1	2 700	
		Wang Chiu Road Phase 2	1 500	
	Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	2 600	2 600
Extended Urban	Sha Tin	Hang Tai Road Phase 2 [#]	1 900	1 900
New Territories	North	Sheung Shui Areas 4 & 30 Site 1 Phase 1	1 500	2 900
		Sheung Shui Areas 4 & 30 Site 2 Phase 2	1 400	
			Sub-total	12 600

Remarks

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
 2. The figures are subject to amendments at the detailed design stage.
- # GSH Projects.

(B) HA's Other Subsidised Sale Flats (SSFs)

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
Estimated Project Completion in 2022-23				
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 600
		On Muk Street Phase 1	500	
			Sub-total	3 600
Estimated Project Completion in 2023-24				
Urban	Eastern	Java Road	200	200
Extended Urban	Sai Kung	Chiu Shun Road	600	600
			Sub-total	800
Estimated Project Completion in 2024-25				
Urban	Kowloon City	Kai Tak Site 2B2	1 800	4 400
		Kai Tak Site 2B6	2 000	
		Ko Shan Road	500	
Extended Urban	Sai Kung	Anderson Road Quarry Site RS-1	1 900	4 800
		Anderson Road Quarry Site R2-5	1 100	
		Anderson Road Quarry Site R2-7	400	
		Anderson Road Quarry Site R2-8	1 400	
New Territories	Tuen Mun	Hang Fu Street	500	500
			Sub-total	9 700
Estimated Project Completion in 2025-26				
Urban	Kowloon City	Kai Tak Site 2B5	1 700	1 700
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-6	1 000	1 000
	Islands	Tung Chung Area 109	1 300	1 300
New Territories	Yuen Long	Long Bin Phase 1	3 100	3 100
			Sub-total	7 100

Remarks

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
2. The figures are subject to amendments at the detailed design stage.

(C) HKHS's PRH

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
Estimated Project Completion in 2022-23				
Urban	Kowloon City	Lee Kung Street*	300	300
			Sub-total	300
Estimated Project Completion in 2023-24				
Extended Urban	Sha Tin	Jat Min Chuen	100	100
New Territories	North	Pak Wo Road	500	800
		Pak Wo Road*	300	
			Sub-total	800
Estimated Project Completion in 2024-25				
Urban	Kwun Tong	Ting On Street	400	1 000
	Southern	Shek Pai Wan Road	600	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IB	400	400
			Sub-total	1 300
Estimated Project Completion in 2025-26				
Urban	Kowloon City	Kai Tak Area 1E1	1 500	1 500
			Sub-total	1 500

Remarks

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
 2. The figures are subject to amendments at the detailed design stage.
- * Senior Citizen Residences Scheme Project.

(D) HKHS's SSFs

Estimated Year of Completion/ District	Sub-district (District Council)	Project Title	Estimated Flat Number	Estimated Flat Number By Sub-district (District Council)
Estimated Project Completion in 2023-24				
New Territories	North	Pak Wo Road	700	700
			Sub-total	700
Estimated Project Completion in 2024-25				
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-2	1 400	1 800
		Anderson Road Quarry Site R2-3	400	
New Territories	Yuen Long	Hung Shui Kiu New Development Phase IA	300	300
			Sub-total	2 100
Estimated Project Completion in 2025-26				
Urban	Kowloon City	Kai Tak Area 1E1	700	700
Extended Urban	Sai Kung	Anderson Road Quarry Site R2-4	1 000	1 000
New Territories	North	Jockey Club Road	600	1 600
	Yuen Long	Hung Shui Kiu New Development Phase II	1 000	
			Sub-total	3 300

Remarks

1. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.
2. The figures are subject to amendments at the detailed design stage.

**Public Housing Projects estimated to be completed in 2026-27
by the Hong Kong Housing Authority and
the Hong Kong Housing Society**

Projects[#]	Number of flats[#] (About)
1 Project from Tung Chung New Town Extension	1 800
3 Projects from Kwu Tung North/Fanling North New Development Area	10 400
8 Projects from areas involving individual land parcels outside major development areas but identified as carrying housing development potential in the short- to medium-term (e.g. Tai Wo Hau Road, Kam Sheung Road, etc.)	7 800
3 Projects at Kai Tak Development	4 400
Total	24 400

The above information is provisional for the time being and may be subject to change.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)036

(Question Serial No. 0277)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government has earmarked \$1 billion for 2021-22 to provide subsidies for owners of 3 000 old buildings to carry out drainage repair or enhancement works. The Buildings Department will also assist “three-nil” buildings in carrying out building and drainage repair works. The revised estimated expenditure for 2021-22 is \$7.715 million. In this connection, please inform this Committee of the following:

1. With the Government's target to commence investigation and repair works for 300 eligible buildings in 2021, how many old buildings have subsequently been provided with subsidies and what was the average amount of subsidy for each building?
2. How many “three-nil” buildings did the Buildings Department assist in carrying out building and drainage repair works in 2021-22? What were the total expenditure involved and the average expenditure for each building?
3. In light of the severe epidemic situation, how many old buildings does the Government expect to assist in carrying out repair works in 2022-23? When does the Government expect that 3 000 buildings can benefit from the initiative?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 23)

Reply:

To address rising public concerns regarding defective drains amid the Coronavirus Disease 2019 epidemic, the Government launched the Building Drainage System Repair Subsidy Scheme (DRS) on 1 May 2021 in partnership with the Urban Renewal Authority to subsidise the investigation, repair, rectification and/or upgrading of drainage systems of old

residential or composite buildings. With a total commitment of \$1 billion, the DRS is expected to benefit owners of over 3 000 buildings.

1. There are two categories of buildings^(Note) under the DRS. The DRS will subsidise 80% of the total cost of the investigation, repair, rectification and/or upgrading of drains, subject to a “per building” cap. As of end 2021, a total of 312 buildings have commenced the investigation, repair and/or upgrading works (comprising 151 Category 1 buildings and 161 Category 2 buildings). Since many of the participating buildings were at the investigation stage as of end 2021, the average amount of subsidy per building is not yet available.

Note: Category 1 buildings refer to buildings of which owners are willing and able to organise the works by themselves. Category 2 buildings refer to buildings of which owners are unable to co-ordinate the works among themselves thus requiring the Buildings Department (BD) to, on risk-basis, exercise its statutory power to carry out the requisite works for compliance of outstanding statutory drainage-related orders in default of the owners concerned (e.g. three-nil buildings).

2. In 2021, among the 161 Category 2 buildings which the BD has commenced the investigation or repair works in default of owners under the DRS, 78 buildings are “three-nil” buildings. Since the site works are in progress, the total costs involved would not be available at this early stage of works.
3. The completion date of the repair works for the target buildings will depend on various factors such as the progress of owners in organising the works, as well as the scale and complexity of the works involved. Depending on response from owners’ organisations, for planning purpose, our target is to commence investigation, repair and/or upgrading works for about 400 Category 1 and 300 Category 2 buildings in 2022-23 and that a total of around 3 000 buildings would have investigation, repair and/or upgrading works commenced over a period of five years after the launching of the DRS in May 2021.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)037

(Question Serial No. 0676)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

To support Hong Kong's integration into the "one-hour living circle" in the Greater Bay Area, apart from the development of public roads and railways in the Northern Metropolis, it is crucial to invest in the construction of waterborne transport infrastructure, which can facilitate the connectivity between the Central and the main cities in the Pearl River Delta in the future. In this connection, how will the Government consider the investment, including the relevant funding arrangement, in the construction of waterborne passenger and cargo/container terminals infrastructure in the Northern Metropolis?

Asked by: Hon YIM Kong (LegCo internal reference no.: 10)

Reply:

The Northern Metropolis Development Strategy (the Development Strategy) is a conceptual strategic plan, aiming to put forward key action directions, general action items and policy recommendations. The Development Strategy proposes a number of new railway, land development and nature conservation projects in the Northern Metropolis to meet the medium to long term land requirements and to cater for sustainable development. Focusing on overall strategy, it has not set out specific proposals in relation to waterborne transport infrastructure connecting the Mainland. Notwithstanding this, the Development Strategy proposes to open up the Sha Tau Kok Pier gradually for tourism, and the Government is following up on this proposal.

As the Development Strategy is taken forward, should there be any opportunities of promoting waterborne transport, they will be referred to the Transport and Housing Bureau which oversees the development of waterborne transport infrastructure.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)038

(Question Serial No. 0089)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

To “co-ordinate and oversee the work relating to the Kwu Tung North/Fanling North and Hung Shui Kiu/Ha Tsuen New Development Areas (NDAs), Yuen Long South Development, New Territories North Development and Tung Chung New Town Extension” is one of the responsibilities of the Planning and Lands Branch of the Development Bureau. Subsequent to the “Northern Metropolis Development Strategy” put forward in the 2021 Policy Address, please inform this Committee of the following:

1. whether the relevant planning work has to be revised as some of the said areas overlap with the Northern Metropolis. If yes, what are the details? If not, what are the reasons?
2. the proportion of the estimated financial provision for 2022-23 used for following up on the proposals related to land development in the “Northern Metropolis Development Strategy”;
3. the total estimated expenditure for 2022-23 is 1.3% lower than the original estimate for 2021- 22. Since the Northern Metropolis is the highlight of future development, it is expected that a certain amount of capital is needed. In this connection, what are the reasons for the Government to reduce the estimated expenditure? What specific impact will the relevant estimated expenditure have on the development of the projects in the Northern Metropolis?

Asked by: Hon YUNG Hoi-yan (LegCo internal reference no.: 4)

Reply:

1. To follow up the relevant recommendations in the Northern Metropolis Development Strategy, we have adjusted our planning work as follows:

- (a) To commence a new study in 2022 to examine the expansion of the Kwu Tung North New Development Area (NDA) to cover Ma Tso Lung;
- (b) To commence a new study in 2022 to examine expansion of the Hung Shui Kiu/Ha Tsuen NDA to cover the Lau Fau Shan and Tsim Bei Tsui areas and development potential in areas from Lau Fau Shan to Pak Nai;
- (c) To expand the scope of the investigation study (commenced in October 2021) for San Tin/Lok Ma Chau Development Node under the New Territories North (NTN) Development to cover the San Tin Technopole; and
- (d) To expand the scope of the Planning and Engineering Study (commenced in October 2021) for Man Kam To and NTN New Town under the NTN Development to cover the Lo Wu/Man Kam To Comprehensive Development Node.

2. and 3.

The above studies will be funded under the Capital Works Reserve Fund, hence outside the purview of Head 138 in the General Revenue Account. .

The provision of Programme (2) Buildings, Lands and Planning of the Draft Estimates of Development Bureau (Planning and Lands Branch) for 2022-23 is 1.3% lower than the original estimate for 2021-22. This is mainly due to the decrease in cash flow requirement for non-recurrent items.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)039

(Question Serial No. 0778)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (Ms Clarice YU)
Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of the following:

1. Has the Government increased the frequency of inspection of drainage pipes in private buildings under the Coronavirus Disease 2019 epidemic? If so, what are the manpower and expenditure involved?
2. Will the Government comprehensively review the design of drainage pipes in private buildings? If so, what are the expenditure and manpower involved?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 6)

Reply:

1. In addition to attending to public reports on defective drains, the Buildings Department (BD) commenced in June 2020 a one-off 24-month special scheme by engaging consultancy firms to inspect the external drainage systems of all private residential or composite buildings exceeding three storeys in height (the inspection scheme). The inspection scheme covers the inspection of external drainage systems of around 20 000 private residential or composite buildings across the territory. As at the end of 2021, BD's consultants have inspected about 15 500 buildings. A total of 38 BD staff comprising professional, technical and clerical grade officers are required to implement the inspection scheme and take follow-up action under the Buildings Ordinance (Cap. 123) (BO). \$300 million has been earmarked for the inspection scheme mainly to procure consultancy services and cover staff and other administrative cost. The funding for the inspection scheme is provided under the Anti-epidemic Fund and is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account.
2. The design of the drainage system for private buildings is subject to the control of the BO and the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and

Latrines) Regulations (Cap. 123I) (the Regulation). To keep abreast of the modern-day standards and latest building technology, the Government has been reviewing the Regulation by stages. The first stage legislative amendments were completed and implemented in 2015. The second stage legislative amendments are now being pursued by BD.

The main objectives of the second stage legislative amendments are to replace the prescriptive requirements by performance-based requirements to cater for advancement in building technology and introduce a higher standard for the design of drainage systems of new buildings. In order to achieve early implementation of some of the proposed enhanced design standards of the drainage system and to allow the industry sufficient time to familiarise with the enhancements, BD issued a Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) in April 2021. BD will draw on the experience of implementing the PNAP in preparing the legislative amendments, with a target to submit the second stage legislative amendments in the next legislative session.

The review and updating of building laws, standards and codes of practice are part of BD's overall duties and no breakdown of expenditure and manpower could be provided solely for this task.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)040****(Question Serial No. 0440)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (Ms Clarice YU)

Director of Bureau: Secretary for Development

Question:

Over the past year, what is the number of building orders against unauthorised building works and drainage issued by the Buildings Department? How many buildings have complied with these orders and conducted the required works? How would the Department plan to improve the compliance so as to enhance the compliance rate of building orders?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 9)

Reply:

The Buildings Department (BD) takes enforcement action against unauthorised building works (UBWs) and defective drains in response to public reports and through large scale operations. In 2021, the numbers of UBWs removal orders and drainage repair orders issued and complied with, and the numbers of buildings involved with removal orders and drainage repair orders complied with are tabulated below –

Orders	Number of orders issued ⁽¹⁾	Number of orders complied with ⁽³⁾	Number of buildings with orders complied with ⁽³⁾
Removal orders	10 588	10 518	3 816
Drainage repair orders	8 393 ⁽²⁾	1 855	1 316

Note ⁽¹⁾: Contain orders with prescribed compliance dates yet to be expired.

Note ⁽²⁾: There was a substantial increase of drainage repair orders issued in 2021 due to the one-off territorial-wide drainage inspection scheme. The number of drainage repair orders issued in 2020 was 1 540.

Note ⁽³⁾: The figures do not necessarily correspond to the removal orders and drainage repair orders issued in 2021. Also, there may be cases where more than one order has been served on one single building.

Building owners should take primary responsibility for the proper maintenance of their properties and ensure that their properties are free from UBWs. When statutory orders are served on them, they should comply with removal orders to remove UBWs and repair orders to repair their buildings including the drainage systems within the specified period. In case of non-compliance with orders, BD will consider instigating prosecution action against those non-compliant owners. Nevertheless, the Government recognises that some owners may have difficulties in fulfilling their responsibility due to lack of financial means and technical knowledge, and/or other special circumstances. Therefore, the Government has provided technical and financial assistance to owners of private buildings through various assistance and loan schemes. Key schemes include the Operation Building Bright 2.0, the Building Drainage System Repair Subsidy Scheme, the Building Maintenance Grant Scheme for Needy Owners, the Building Safety Loan Scheme, the Home Renovation Interest-free Loan and the Common Area Repair Works Subsidy. To facilitate owners to apply for various assistance schemes, the Urban Renewal Authority has launched an all-in-one Integrated Building Rehabilitation Assistance Scheme (IBRAS). Under the IBRAS, eligible owners can simply complete one set of application forms for multiple applications for various assistance schemes. In addition, after issuing the statutory orders, BD will arrange its in-house social services teams to provide assistance to those owners and residents in need, including co-ordinating residents of the buildings to carry out the required works, and assisting them to apply for financial assistance schemes as appropriate.

Meanwhile, BD will continue to promote building safety and remind the public of the problems associated with UBWs and defective drains through its public education and publicity programmes using various channels, including televisions, radios, newspapers, pamphlets, webpages, social media and public transport.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)041

(Question Serial No. 0118)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (Ms Clarice YU)
Director of Bureau: Secretary for Development

Question:

As regards new buildings, the Buildings Department scrutinises and approves building plans, carries out audit checks on construction works and site safety, and issues occupation permits upon completion of new buildings. In this connection, will the Government inform this Committee of the following in the past three years:

the numbers of audit checks on construction works and site safety of new buildings;
the numbers of discrepancies found during the audit checks; and
the numbers of discrepancies with the approved plans or the requirements of the Buildings Ordinance found before the issuance of occupation permits.

Asked by: Hon LEE Tsz-king, Dominic (LegCo internal reference no.: 9)

Reply:

Under the Buildings Ordinance (Cap. 123) (BO), the Buildings Department (BD) requires the registered building professionals and registered contractors responsible for the building works in private development projects to properly supervise the building works to ensure that the works are carried out in accordance with the approved plans, the BO and its subsidiary regulations. Furthermore, BD carries out site inspections and surprise checks to monitor the building works in construction sites, so as to ensure public safety and quality of works.

The numbers of site inspections (including surprise checks) carried out by BD in 2019, 2020 and 2021 were 12 216, 9 460 and 12 735 respectively. BD does not keep statistics with a breakdown on audit checks on construction works and on site safety of new buildings.

BD does not compile statistics on the numbers of discrepancies found during the audit checks and the numbers of discrepancies with the approved plans or the requirements of the BO found before the issuance of occupation permits. Under any circumstances, all building

works should be carried out in accordance with the approved plans and the BO, and BD would only issue an occupation permit upon satisfactory completion of works.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)042

(Question Serial No. 0790)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (Ms Clarice YU)
Director of Bureau: Secretary for Development

Question:

In one of the Matters Requiring Special Attention in 2022-23, the Government will, in collaboration with the Urban Renewal Authority, continue to implement the Building Drainage System Repair Subsidy Scheme to assist owners of old and dilapidated domestic buildings to repair and/or upgrade the drains of their buildings. Will the Government inform this Committee of the following:

1. Please provide a breakdown by District Council district of the numbers of eligible buildings under the scheme; among them, the respective numbers of Category 1 buildings and Category 2 buildings; the number of target buildings which have commenced repair works; the number of beneficiary households; and the details of the implementation timetable of the entire scheme;
2. When will the Government review the effectiveness of the scheme; will the Government consider providing additional resources to expand the scope of the scheme; and
3. What are the amount of resources and the staff establishment involved for implementation of the scheme?

Asked by: Hon LEE Wai-king, Starry (LegCo internal reference no.: 2)

Reply:

1. The Building Drainage System Repair Subsidy Scheme (DRS) was launched on 1 May 2021 at a commitment of \$1 billion. The Urban Renewal Authority (URA) is Government's partner in administration of the DRS.

There are two categories of buildings under the DRS. Category 1 buildings are those whose owners are willing and able to organise among themselves to take up the investigation and repair works. Category 2 buildings are those which have outstanding statutory orders for common drains but the owners concerned have difficulties in co-ordinating the requisite drainage investigation and repair works. The Buildings Department (BD) will proactively select Category 2 buildings on a risk basis and exercise its statutory power to carry out the required works in default of owners concerned. It is estimated that there are some 10 000 buildings eligible to join the DRS but we do not have such information broken down by District Council districts.

As of end December 2021, the number of eligible applications to join as Category 1 buildings, the Category 2 buildings selected by BD, and the Category 1 and Category 2 buildings with drainage investigation and repair works commenced by District Council districts are tabulated below –

District	Number of eligible Category 1 buildings applied		Number of eligible Category 2 buildings	
	Applied to URA for joining DRS	Drainage investigation or repair works commenced	Selected by BD	Drainage investigation or repair works commenced
Central & Western	54	16	40	17
Eastern	33	8	22	4
Islands	0	0	0	0
Kowloon City	56	7	58	19
Kwai Tsing	12	4	3	0
Kwun Tong	29	7	16	4
North	1	0	3	2
Sai Kung	0	0	0	0
Sha Tin	7	5	0	0
Sham Shui Po	91	30	63	38
Southern	6	2	4	1
Tai Po	4	0	2	1
Tsuen Wan	15	5	37	12

District	Number of eligible Category 1 buildings applied		Number of eligible Category 2 buildings	
	Applied to URA for joining DRS	Drainage investigation or repair works commenced	Selected by BD	Drainage investigation or repair works commenced
Tuen Mun	11	9	3	1
Wan Chai	35	12	22	7
Wong Tai Sin	11	1	7	3
Yau Tsim Mong	107	36	105	50
Yuen Long	33	9	6	2
Total	505	151⁽¹⁾	391	161⁽²⁾

Note ⁽¹⁾: About 9 800 domestic units are involved in the 151 Category 1 buildings.

Note ⁽²⁾: About 6 200 domestic units are involved in the 161 Category 2 buildings.

2. The Government will review the effectiveness, resources and scope of the DRS at an appropriate juncture upon more experience is gained from implementation of the scheme.
3. As the Government's partner in implementing DRS, the URA is responsible for administering the scheme under the "all-in-one" Integrated Building Rehabilitation Assistance Scheme and absorbs the associated administrative cost with its own resources. URA is unable to provide a separate breakdown of the expenditure and manpower incurred solely for administering the DRS.

Under DRS, BD will exercise its statutory power to carry out the works in default of owners by mobilising its default works consultants and government contractors and seek to recover the cost from them afterwards. Such owners could also benefit from the DRS. To this end, some \$50 million out of the \$1 billion earmarked for DRS has been set aside for BD to procure services for a period of six years from 2021-22 to assist in the administration of the default works.

The Buildings Unit of the Development Bureau (DEVB) oversees the implementation of DRS as part of its overall portfolio. DEVB is unable to provide a breakdown of the manpower resources deployed solely for this scheme.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)043

(Question Serial No. 0097)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (Ms Clarice YU)
Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2022-2023, the Government states that it will “continue to prepare Stage 2 legislative amendments to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) for transforming the existing prescriptive requirements to performance-based standards, as well as rationalising and updating the relevant statutory provisions”. In this connection, will the Government inform this Committee of:

- a. the amount of resources and the staff establishment involved in executing this policy initiative; and
- b. the scope, the target, the legislative timetable and the latest progress of this amendment.

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 5)

Reply:

The main objectives of Stage 2 legislative amendments to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) are to replace the prescriptive requirements by performance-based requirements to cater for advancement in building technology and introduce a higher standard for the design of drainage systems of new buildings. In order to achieve early implementation of some of the proposed enhanced design standards of the drainage system and to allow the industry sufficient time to familiarise with the enhancements, the Buildings Department (BD) issued a Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) in April 2021. BD will draw on the experience of implementing the PNAP in preparing the legislative amendments, with a target to submit the Stage 2 legislative amendments in the next legislative session.

The review and updating of building laws, standards and codes of practice are part of BD's overall duties and no breakdown could be provided solely for this task.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)044

(Question Serial No. 0098)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (Ms Clarice YU)
Director of Bureau: Secretary for Development

Question:

In respect of issuing mandatory building inspection notices to existing buildings, the actual number of notices issued in 2021 amounted to 7 228 and the estimated number of notices to be issued in 2022 will be increased to 12 000. In this connection, will the Government inform this Committee of:

- a. the amount of resources and the staff establishment involved in executing this policy initiative; and
- b. major reasons for the prominent increase in the number of notices to be issued in 2022.

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 6)

Reply:

The work performed by the Buildings Department (BD) with respect to the Mandatory Building Inspection Scheme (MBIS) is carried out by 195 professional and technical staff of the Mandatory Building Inspection Sections. Issuing MBIS notices are part of their overall duties and no breakdown could be provided solely for this task.

The estimated increase in the number of MBIS notices to be issued by BD in 2022 is projected based on the actual increase in the number of projections on the exteriors of target buildings selected in 2021 requiring inspection by property owners under MBIS.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)045

(Question Serial No. 0738)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (Ms Clarice YU)
Director of Bureau: Secretary for Development

Question:

Regarding the Joint Office for Investigation of Water Seepage Complaints (JO) under the Food and Environmental Hygiene Department and the Buildings Department (BD), will the Government provide information on the following:

1. in each of the past five years, the numbers of cases received and were handled by JO and among them, the numbers of cases requiring professional investigation as well as the numbers of cases in which the investigations and tests could not be completed within 90 working days;
2. the numbers of cases in which innovative technologies and new testing technologies were used by the Government to solve water seepage problems during the investigation in the past five years as well as the details;
3. in regard to the completed cases, the number of cases which were referred to BD and the Water Supplies Department with corresponding follow-up and enforcement actions taken, as well as among which, the numbers of cases which resulted in prosecution, conviction and penalties; and
4. the staff establishment of JO and the expenditure for engaging outsourced consultants to carry out professional investigation in the past two years and in the coming year?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 4)

Reply:

1. & 2. Statistics on handling water seepage reports by the Joint Office (JO) in the past five years are tabulated below –

Number of Cases	2017	2018	2019	2020	2021
Reports received	36 002	36 684	34 169	39 166	43 233
Reports handled ⁽¹⁾	30 605	28 221	28 096	35 397	36 262
(a) Cases screened out ⁽²⁾	14 732	14 571	13 867	21 345	21 813
(b) Cases with investigation concluded	15 873	13 650	14 229	14 052	14 449
- Cases with source of water seepage identified	6 253	5 729	5 663	6 746	6 000
- Cases with source of water seepage not identified and investigation terminated	4 172	3 164	2 891	3 403	4 467
- Cases with seepage ceased during investigation	5 448	4 757	5 675	3 903	3 982
(c) Among the cases in (b) above, cases requiring professional investigation	11 190	9 716	10 078	9 780	10 286
(d) Among the cases in (c) above, cases adopting new testing methods	27	92	620	1 922	2 037
(e) Of the reports received, number of cases in which investigations and tests could not be completed within 90 working days ⁽³⁾	Not available	12 106	12 301	12 925	Not yet available

Note ⁽¹⁾: The number of reports handled does not necessarily correspond to the number of reports received in the same year.

Note ⁽²⁾: These include unjustified cases not meeting the 35% moisture content criterion and withdrawn cases, etc. where no investigation was conducted by JO.

Note ⁽³⁾: Progress of investigation hinges on various factors, including:

- (a) complexity of the case e.g. seepage involving multiple sources, repeated or intermittent seepage condition, in which multiple tests are necessary; and
- (b) whether owners or occupiers of premises are co-operative.

3. Where the water seepage poses a risk to building safety/relates to defective drainage of a building or results in water wastage, JO will refer the case to the Buildings Department (BD) or the Water Supplies Department (WSD) for follow-up action under the Buildings Ordinance (Cap. 123) or the Waterworks Ordinance (Cap. 102) respectively. JO does not compile statistics on the number of cases referred to BD and WSD in regard to the completed cases. In this connection, BD and WSD also do not compile statistics on the number of cases referred by JO which resulted in prosecution, conviction and penalties.
4. The staff establishment and expenditure of the JO in handling water seepage reports in buildings in 2020-21, 2021-22 and 2022-23 are tabulated below –

Food and Environmental Hygiene Department	2020-21	2021-22	2022-23
Number of investigation and co-ordinating staff	241	250	252
Staff cost and departmental expenses (\$ million)	180.5	202.6 (estimated)	184.7 (estimated)

BD	2020-21	2021-22	2022-23
Number of professional and technical staff	82	82	82
Staff cost and departmental expenses (\$ million)	66.1	64.5 (estimated)	65.7 (estimated)
Expenditure for engaging outsourced consultants (\$ million)	37.9	38.5 (estimated)	45.5 (estimated)

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)046

(Question Serial No. 0880)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

Regarding rural livelihood, funding for Rural Public Works (RPW) and the backlog of such works, will the Government inform this Committee of the following:

1. A number of villages have yet to have their applications for the construction of Village Offices (VOs) approved. Is there any target for the number of VOs approved for construction each year? What are the respective numbers of VOs approved for construction in the New Territories over the past five years?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 5)

Reply:

If a Village Representative wishes to construct a Village Office (VO) in his village, he should submit a Short Term Tenancy (STT) application for the construction of a VO to the Lands Department after obtaining the support from the relevant District Officer. Under the prevailing policy, the VO should be no more than three storeys high with a height not exceeding 8.23 metres and a built-over-area not exceeding 65.03 square metres.

The number of STT approved for VO each year and the time taken for processing each case vary due to various factors including the nature and complexity of issues relating to each application, comments from relevant departments and whether other requirements are to be fulfilled in advance under the relevant regulatory regimes. From 2017 to 2021, a total of five STTs for VO uses were granted in the New Territories. As at end of March 2022, six applications have been approved pending execution of STT documents while 17 applications are being processed.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)047

(Question Serial No. 0541)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

The Government conducted a review of vacant school premises (VSPs) in 2020, including those on 192 government sites. As the long-term uses of a certain number of VSPs are still pending, these sites can be let out by way of short-term tenancies (STTs) to non-profit-making organisations for providing transitional housing or other social services. They can even be used for promoting the development of sports, culture and arts. In this connection, please inform this Committee of the following:

1. The specific number and details of cases involving revitalisation of or changing the use of VSPs in the past three years, with a tabulated breakdown by location of school premises, name of tenant, tenancy term, permitted user and number of beneficiaries or service recipients.
2. Please set out by 18 districts the respective numbers of STT and idle sites (including school premises) neither with any planned long-term uses nor having received any applications for other uses in the past three years.
3. The respective numbers of non-profit-making organisations renting idle government sites through STTs in the past three years. Please set out in table form the names of the tenants, the locations of the sites, the tenancy terms, the permitted users and the numbers of beneficiaries and service recipients.
4. Amongst the cases of letting out idle government sites (including school premises) by way of STTs in the past three years, how many applications involved religious, sports, cultural and arts organisations and how many of these applications were approved? Regarding the successful applications, please set out in table form the locations of the sites, the names of the tenants, the tenancy terms and the processing time of the applications. How many applications were rejected and what were the reasons for that?

5. In the past three years, how many applications involved non-profit-making organisations which served ethnic minorities? What were the respective numbers of approved and rejected applications? What were the reasons for rejection? Regarding the approved cases, please set out by district the names of the tenants, the tenancy terms, the users of the sites and the processing time of the applications.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 5)

Reply:

1. Of the 192 vacant school premises (VSPs) situated wholly or partly on government land (including private land to be surrendered to the Government), 149 sites were managed by the Lands Department (LandsD) as at end of December 2021 while the rest were managed by other bureaux/departments or owners of the private lots concerned. Excluding sites which were already allocated for short-term uses, would be allocated for long-term uses or are not suitable or available for uses due to site constraints or other reasons (including slope safety), 75 sites are available for short-term uses. 37 of these sites have applications under consideration.

From 2019-20 to 2021-22 (up to 31 December 2021), a total of 12 short-term tenancies (STTs) for VSPs involving revitalisation or change of use were approved by LandsD. While LandsD does not have information on the number of beneficiaries or service recipients of these STT tenants, relevant particulars of the approved STTs are below –

Location	Name of Tenant	Tenancy Term	Permitted User (Note 1)
1. Former Ying Yin Catholic Primary School, Yuen Long	Muhammadia Ghosia Islamic Association Limited	3 years certain and thereafter quarterly	Educational, cultural, and recreational activities
2. Former Wing On School (Part), Yuen Long	Village Representatives of Shung Ching San Tsuen	1 year certain and thereafter quarterly	Village office
3. Former Chuk Hing Public School, Yuen Long	Fruit Garden Social Enterprise Limited	Up to 2 August 2022 and thereafter quarterly	Organic farm and animal training centre
4. Former Koon Man School, Tsuen Wan	Hong Kong Photographic Culture Association Limited	4 years and 9 months certain and thereafter quarterly	Photography resource centre
5. Former Portuguese Community School, Kowloon	Hong Kong Repertory Theatre Limited	6 years and 9 months certain and thereafter quarterly	Performing arts
6. Former Koon Ying Public School, Yuen Long	Anfield Hearts Foundation Limited	5 years certain and thereafter quarterly	School

Location	Name of Tenant	Tenancy Term	Permitted User (Note 1)
7. Southern part of Former Peng Chau Chi Yan Public School, Peng Chau	Peng Chau Rural Committee	1 year certain and thereafter quarterly	Cultural, recreational cum sports activities
8. Former Ping Yeung Public School, Ta Kwu Ling	Hung Hei Lun Charity Organization Limited	3 years certain and thereafter annually	Youth centre
9. Former King Sau School, Sha Tau Kok	Lin Ma Hang Village Charity Fund Limited	5 years certain and thereafter quarterly	Hakka cultural museum
10. Former Sha Kong Public Luen Yick School, Yuen Long	The Boys' and Girls' Clubs Association of Hong Kong	Up to 1 November 2024 and thereafter quarterly	Children life learning centre
11. Former Yat Sun School, Tai Po	Village Representative of Tseng Tau Village	1 year certain and thereafter quarterly	Village office and a recreational centre
12. Former Lung Shan School, Lung Yeuk Tau	Hong Kong North District Leisure Association Limited	3 years certain and thereafter quarterly	Football training centre

Note 1: The users quoted are general descriptions of the uses permissible in the tenancy agreements and not intended to be the legal interpretation of the user conditions of the relevant STTs.

- LandsD has uploaded details of vacant government sites (VGS), including VSPs, available for STT application by non-governmental organisations (NGOs) or social enterprises for community, institutional or non-profit-making uses onto the GeoInfo Map (www.map.gov.hk/gm/map/search/faci/_VGS). The website provides details of VGSs in 18 districts, including their respective location, site area and application status. As at 31 December 2021, 629 VGSs are available for application. LandsD has no readily available breakdown specifically on those sites with no application received in the past three financial years.
- From 2019-20 to 2021-22 (up to 31 December 2021), a total of 26 STTs in respect of these VGSs (other than VSPs) were approved by LandsD in addition to the 12 STTs for VSPs as mentioned above. While LandsD does not have the information on the number of beneficiaries and service recipients of these STT tenants, relevant particulars of these approved STT for VGSs (other than VSPs) are below –

Location	Name of Tenant	Tenancy Term	Permitted User (Note 2)
1. Rutland Quadrant	Kowloon City District Recreation and Sports Council Limited	3 years certain and thereafter quarterly	Non-profit-making sports training centre, ancillary office

Location	Name of Tenant	Tenancy Term	Permitted User (Note 2)
2. Cheung Sha Wan Road near Mei Foo Government Complex	Music Children Foundation Limited	4 years certain and thereafter quarterly	Non-profit-making Music Training Centre
3. Near Lot 2111 RP in D.D.111, Kam Tin Road, Pat Heung	Hong Kong African Association	Up to 3 January 2023 and thereafter quarterly	Office and such ancillary facilities
4. Lung Cheung Road	Chinese Dance Art Association	4 years certain and thereafter quarterly	Non-profit-making dance centre
5. On Yiu Street near MTR Shek Mun Station	Christian & Missionary Alliance Shatin Church Union Hong Kong Limited	4 years and 9 months certain and thereafter quarterly	Social service centre
6. Hoi Tai Street, Quarry Bay	Church Body of The Hong Kong Sheng Kung Hui (HKSKH)	Up to 30 June 2024 and thereafter quarterly	Non-profit-making open recreation and sitting out area
7. Lower Embankment outside NKIL 6574 at Former Kai Tak Runway	Hong Kong Canoe Union Limited	5 years certain and thereafter quarterly	Non-profit-making water sports centre
8. Sandy Bay Road	The Hong Kong Society for Rehabilitation	1 year certain and thereafter quarterly	Parking of private buses and private light buses which are owned and operated by the tenant
9. Junction at Hoi Hing Road and Hoi Kok Street, Tsuen Wan	Yan Chai Hospital Board (YCHB)	Up to 1 July 2025 and thereafter monthly	Transitional housing
10. Junction of Ferry Street and Shantung Street	United Welfare Union Hong Kong Limited	3 years certain and thereafter quarterly	Non-profit-making prayer hall for worshipping
11. San Wan Road, Wong Kong Shan, Fanling	Charigreen Limited	1 year certain and thereafter quarterly	Temporary storage for collection and distribution of surplus food (packaged food only)
12. Nos. 5-7 Yip Shing Street, Kwai Chung	Hong Kong Council of Social Services	4 years and 9 months certain and thereafter quarterly	Transitional housing
13. Near Lot 618 RP in D.D. 103, Ko Po San Tsuen, Kam Tin	House of Joy & Mercy Company Limited	Up to 3 August 2021 and thereafter quarterly	Animal boarding establishment
14. Adjoining AIL 159 RP & Exts, Wong Chuk Hang Road	The Hong Kong Tuberculosis, Chest and Heart Diseases Association	5 years certain and thereafter quarterly	Hospital development (Note 3)
15. Near Lot 435RP in D.D. 103, Ko Po San Tsuen, Kam Tin	HK Saving Cat and Dog Association Limited	Up to 3 August 2023 and thereafter quarterly	Animal boarding establishment
16. Underneath Kwun Tong Bypass at Hoi Bun Road, Kowloon	Kwun Tong Sports Promotion Association Limited	3 years certain and thereafter quarterly	Non-profit-making sports training centre and ancillary storage facilities
17. D.D. 123, Nam Sang Wai, Yuen Long	Hong Kong St. John Ambulance	Up to 20 September 2022 and thereafter quarterly	Non-profit-making first aid post and ancillary facilities
18. Chi Shin Street, Area 65, Tseung Kwan O	Hong Kong University of Science and Technology	3 years certain and thereafter quarterly	Organic or Chinese herbal planting and renewable energy demonstration centre or such other uses

Location	Name of Tenant	Tenancy Term	Permitted User (Note 2)
19. D.D. 109, Shing Mun San Tsuen, Kam Tin, Yuen Long	Tung Tak School	Up to 15 November 2024 and thereafter quarterly	Temporary school (student outdoor activities area)
20. Near Fuk Hang Tsuen Road. Lam Tei	Construction Industry Council	3 years certain and thereafter quarterly	Training ground for conducting courses in relation to formwork training and re-bar fixing training together with other ancillary uses
21. Shing Fung Road, Kai Tak	The Hong Kong Water Sports Council	5 years certain and thereafter quarterly	Water sports centre and other ancillary facilities
22. Open Space at the junction of Sha Tin Wai Road and To Shek Street, underneath Sha Lek Highway	Hong Kong Table Tennis Association Limited	4 years and 9 months certain and thereafter quarterly	Table tennis training centre
23. Junction of Nullah Road and Tung Choi Street	Concern for Grassroots' Livelihood Alliance Limited	4 years and 9 months certain and thereafter quarterly	Non-profit-making community service centre and open space
24. Mount Davis, Hong Kong	Friends of Mount Davis Association Limited	3 years certain and thereafter quarterly	Non-profit-making exhibition use for Mount Davis military relics
25. Near Tin Ying Road, Ping Shan, Yuen Long	Tin Shui Wai Community Network	3 years certain and thereafter quarterly	Farming and Fishery Culture Education Centre
26. Near Man Tung Road, Area 17, Tung Chung, Lantau Island	The Evangelical Lutheran Church of Hong Kong	3 years certain and thereafter quarterly	Non-profit-making church hall with ancillary facilities

Note 2: The users quoted are general descriptions of the uses permissible in the tenancy agreements and not intended to be the legal interpretation of the user conditions of the relevant STTs.

Note 3: STT was granted as a temporary arrangement prior to permanent land grant.

4. From 2019-20 to 2021-22 (up to 31 December 2021), a total of 48 STT applications for use of VGSs (including VSPs) related to religious, sports, cultural and arts uses were received by LandsD. During the same period, a total of 16 applications for such uses were approved with relevant particulars shown in the table below (a subset of the approved applications set out in Part (1) and Part (3) above), whereas 31 applications for such uses were rejected or withdrawn^{Note 4}. The main reasons for rejection included insufficient information provided, lack of policy support from relevant policy bureaux, failure to fulfil the requirements of relevant departments, etc.

Note 4: Applications approved/rejected/withdrawn during the period may include applications received before the period, while applications received during the period may still be under processing.

Location	Name of Tenant	Tenancy Term	Permitted User (Note 5)	Processing Time (months)
Non-VSP VGS				
1. Rutland Quadrant	Kowloon City District Recreation and Sports Council Limited	3 years certain and thereafter quarterly	Non-profit-making sports training centre, ancillary office	79
2. Cheung Sha Wan Road near Mei Foo Government Complex	Music Children Foundation Limited	4 years certain and thereafter quarterly	Non-profit-making Music Training Centre	25
3. Lung Cheung Road	Chinese Dance Art Association	4 years certain and thereafter quarterly	Non-profit-making dance centre	23
4. Lower Embankment outside NKIL 6574 at Former Kai Tak Runway	Hong Kong Canoe Union Limited	5 years certain and thereafter quarterly	Non-profit-making water sports centre	10
5. Junction of Ferry Street and Shantung Street	United Welfare Union Hong Kong Limited	3 years certain and thereafter quarterly	Non-profit-making prayer hall for worshipping	12
6. Underneath Kwun Tong Bypass at Hoi Bun Road, Kowloon	Kwun Tong Sports Promotion Association Limited	3 years certain and thereafter quarterly	Non-profit-making sports training centre and ancillary storage facilities	60
7. Shing Fung Road, Kai Tak	The Hong Kong Water Sports Council	5 years certain and thereafter quarterly	Water sports centre and other ancillary facilities	42
8. Open Space at the junction of Sha Tin Wai Road and To Shek Street, underneath Sha Lek Highway	Hong Kong Table Tennis Association Limited	4 years and 9 months certain and thereafter quarterly	Table tennis training centre	7
9. Mount Davis, Hong Kong	Friends of Mount Davis Association Limited	3 years certain and thereafter quarterly.	Non-profit-making exhibition use for Mount Davis military relics	16
10. Near Man Tung Road, Area 17, Tung Chung, Lantau Island	The Evangelical Lutheran Church of Hong Kong	3 years certain and thereafter quarterly	Non-profit-making church hall with ancillary facilities	3
VSP				
11. Former Ying Yin Catholic Primary School, Yuen Long	Muhammadia Ghosia Islamic Association Limited	3 years certain and thereafter quarterly	Educational, cultural, and recreational activities	53
12. Former Koon Man School, Tsuen Wan	Hong Kong Photographic Culture Association Limited	4 years and 9 months certain and thereafter quarterly	Photography resource centre	11
13. Former Portuguese Community School, Kowloon	Hong Kong Repertory Theatre Limited	6 years and 9 months certain and thereafter quarterly	Performing arts	58
14. Southern part of Former Peng Chau Chi Yan Public School, Peng Chau	Peng Chau Rural Committee	1 year certain and thereafter quarterly	Cultural, recreational cum sports activities	30
15. Former King Sau School, Sha Tau Kok	Lin Ma Hang Village Charity Fund Limited	5 years certain and thereafter quarterly	Hakka cultural museum	49

Location	Name of Tenant	Tenancy Term	Permitted User (Note 5)	Processing Time (months)
16. Former Lung Shan School, Lung Yeuk Tau	Hong Kong North District Leisure Association Limited	3 years certain and thereafter quarterly	Football training centre	15

Note 5: The users quoted are general descriptions of the uses permissible in the tenancy agreements and not intended to be the legal interpretation of the user conditions of the relevant STTs.

5. While LandsD does not have readily available breakdown on the applications involving NGOs occupying VGS/VSP serving ethnic minorities, a total of 29 STT applications for use of VGSs (including VSPs) related to community service and social welfare uses were received by LandsD from 2019-20 to 2021-22 (up to 31 December 2021). During the same period, six applications for such uses were approved with relevant particulars shown in the table below (a subset of the approved applications set out in Part (1) and Part (3) above), whereas 22 applications for such uses were rejected or withdrawn^{Note 6}. The main reasons for rejection included insufficient information provided, lack of policy support from relevant policy bureaux, failure to fulfil the requirements of relevant departments, etc.

Note 6: Applications approved/rejected/withdrawn during the period may include applications received before the period, while applications received during the period may still be under processing.

Location	Name of Tenant	Tenancy Term	Permitted User (Note 7)	Processing Time (months)
Non-VSP VGS				
1. Near Lot 2111 RP in D.D.111, Kam Tin Road, Pat Heung	Hong Kong African Association	Up to 3 January 2023 and thereafter quarterly	Office and such ancillary facilities	24
2. On Yiu Street near MTR Shek Mun Station	Christian & Missionary Alliance Shatin Church Union Hong Kong Limited	4 years and 9 months certain and thereafter quarterly	Social service centre	25
3. D.D. 123, Nam Sang Wai, Yuen Long	Hong Kong St. John Ambulance	Up to 20 September 2022 and thereafter quarterly	Non-profit-making first aid post and ancillary facilities	8
4. Junction of Nullah Road and Tung Choi Street	Concern for Grassroots' Livelihood Alliance Limited	4 years and 9 months certain and thereafter quarterly	Non-profit-making community service centre and open space	12
VSP				
5. Former Ping Yeung Public School, Ta Kwu Ling	Hung Hei Lun Charity Organization Limited	3 years certain and thereafter annually	Youth centre	16
6. Former Sha Kong Public Luen Yick School, Yuen Long	The Boys' and Girls' Clubs Association of Hong Kong	Up to 1 November 2024 and thereafter quarterly	Children life learning centre	17

Note 7: The users quoted are general descriptions of the uses permissible in the tenancy agreements and not intended to be the legal interpretation of the user conditions of the relevant STTs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)048

(Question Serial No. 0121)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

On matters relating to squatter structures and agricultural structures, please inform this Committee of the following:

- (a) the respective total numbers of surveyed squatter structures on (i) private agricultural land and (ii) government land throughout the territory in each of the past five years (2017-18 to 2021-22), with a tabulated breakdown by the Squatter Control Office (SCO) responsible and the use of such squatter structures (i.e. domestic use, agricultural use and other uses);
- (b) the respective numbers of applications for undertaking repair works for surveyed squatter structures on (a) private agricultural land and (b) government land which the Lands Department (LandsD) (i) received, (ii) approved and (iii) rejected in each of the past five years (2017-18 to 2021-22), with a breakdown by the SCO responsible and the use of such squatter structures; if there were rejected applications, the reasons for that;
- (c) the respective numbers of applications for issuance of Letter of Approval for Agricultural Structures received, approved and rejected by LandsD in each of the past five years (2017-18 to 2021-22); if there were rejected applications, the reasons for that;
- (d) the average and longest time taken to process applications in the past five years (2017-18 to 2021-22); and the reasons for that;
- (e) the respective numbers of non-compliant surveyed (i) domestic and (ii) non-domestic squatter structures which were demolished and cancelled by the Government in each of the past five years (2017-18 to 2021-22), with a tabulated breakdown by the SCO responsible;
- (f) the respective numbers of squatter structures which were cancelled or demolished due to new development areas or other land use planning with a tabulated breakdown by the SCO responsible, and the respective numbers of agricultural structures which were

cancelled or demolished for the same reasons mentioned above with a tabulated breakdown by district, in each of the past five years (2017-18 to 2021-22).

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 3)

Reply:

- (a) From 2017 to 2020, there were seven regional Squatter Control Offices (SCOs) undertaking squatter control duties in the Lands Department (LandsD), i.e. (i) Hong Kong and Lei Yue Mun (HK & LYM) Office, (ii) Kowloon, Tsuen Wan and Kwai Tsing (K, TW & KT) Office, (iii) Islands (Is) Office, (iv) New Territories East(1) (NTE1) Office, (v) New Territories East(2) (NTE2) Office, (vi) New Territories West(1) (NTW1) Office and (vii) New Territories West(2) (NTW2) Office.

In 2021, all the SCOs have been subsumed under the 12 District Lands Offices (DLOs) according to the geographical boundaries of the respective DLOs with a view to enhancing land control work of DLOs. Squatter control duties in the respective districts have since been taken up by the newly formed Squatter Control Teams of the DLOs (SCTs).

Owing to the organisational re-structuring, the figures required are provided for two respective periods, namely “From 2017 to 2020” and “In 2021”, as shown below –

From 2017 to 2020

The respective numbers of surveyed squatter structures for domestic use on private agricultural land (PAL) and government land (GL) by various SCOs are set out below –

Year SCO	Number of surveyed domestic squatter structures							
	2017		2018		2019		2020	
	PAL	GL	PAL	GL	PAL	GL	PAL	GL
HK & LYM	781	2 636	781	2 631	781	2 624	781	2 617
K, TW & KT	2 136	3 322	2 120	3 174	2 112	3 159	2 099	3 156
Is	1 687	5 168	1 681	5 166	1 672	5 162	1 658	5 150
NTE1	4 915	7 764	4 893	7 754	4 881	7 742	4 878	7 736
NTE2	16 153	6 721	16 134	6 721	16 132	6 721	16 108	6 721
NTW1	8 498	5 101	8 441	5 058	8 391	5 053	8 372	5 045
NTW2	17 234	1 746	17 160	1 731	17 094	1 709	17 020	1 677
Total	51 404	32 458	51 210	32 235	51 063	32 170	50 916	32 102

The respective numbers of surveyed squatter structures for non-domestic use on PAL and GL by various SCOs are set out below –

Year SCO	Number of surveyed non-domestic squatter structures							
	2017		2018		2019		2020	
	PAL	GL	PAL	GL	PAL	GL	PAL	GL
HK & LYM	341	1 848	341	1 837	341	1 830	341	1 830
K, TW & KT	2 955	2 650	2 944	2 607	2 930	2 600	2 919	2 598
Is	2 897	13 188	2 891	13 183	2 888	13 179	2 864	13 143
NTE1	15 576	28 183	15 463	28 105	15 405	28 061	15 365	28 034
NTE2	62 428	23 225	62 379	23 205	62 351	23 201	62 231	23 190
NTW1	34 708	16 968	34 460	16 872	34 208	16 839	34 136	16 824
NTW2	89 895	7 021	89 551	6 821	89 216	6 651	88 808	6 467
Total	208 800	93 083	208 029	92 630	207 339	92 361	206 664	92 086

In 2021

The respective numbers of surveyed squatter structures for domestic use on PAL and GL by respective DLOs are set out below –

Year DLO	Number of surveyed domestic squatter structures	
	2021	
	PAL	GL
Hong Kong East (HKE)	3	82
Hong Kong West and South (HKW&S)	625	1 939
Kowloon East (KE)	254	1 103
Kowloon West (KW)	0	2
Islands (Is)	1 603	5 116
North (N)	13 747	5 172
Sai Kung (SK)	1 279	2 023
Sha Tin (ST)	1 045	1 669
Tai Po (TP)	2 431	3 833
Tsuen Wan and Kwai Tsing (TW&KT)	1 990	2 627
Tuen Mun (TM)	5 108	3 069
Yuen Long (YL)	22 650	5 317
Total	50 735	31 952

The respective numbers of surveyed squatter structures for non-domestic use on PAL and GL by respective DLOs are set out below –

Year DLO	Number of surveyed non-domestic squatter structures	
	2021	
	PAL	GL
HKE	11	115
HKW&S	242	1 373
KE	187	473
KW	0	26

		Number of surveyed non-domestic squatter structures	
DLO \ Year	Year	2021	
		PAL	GL
	Is	2 721	13 036
	N	46 767	17 594
	SK	5 103	9 318
	ST	2 229	4 030
	TP	7 604	13 988
	TW&KT	2 807	2 427
	TM	18 077	8 890
	YL	119 936	20 383
	Total	205 684	91 653

- (b) In the past five years (from 2017 to 2021), relevant statistics on applications for repairs of surveyed squatter structures on PAL and GL are set out below –

Year (Note 1)	Number of applications/ notification forms (Note 2) received		Number of applications approved		Number of applications rejected/withdrawn (Note 3)	
	PAL	GL	PAL	GL	PAL	GL
2017	15	24	11	23	4	1
2018	28	37	24	34	4	3
2019	16	17	11	16	5	1
2020	6	28	3	25	3	3
1 January 2021 – 27 June 2021	2	17	1	11	1	6
28 June 2021 – 31 December 2021	21	29	(Note 2)	(Note 2)	(Note 2)	(Note 2)

Note 1: As processing of applications takes time, the applications approved/rejected/withdrawn may not correspond to the applications received during the same year.

Note 2: With effect from 28 June 2021, LandsD has streamlined the arrangement for repairing or rebuilding surveyed squatter structures. Occupier of surveyed squatter structure can commence repairing or rebuilding works after submitting a completed Notification Form to LandsD in accordance with the requirements stated therein without the need for prior approval.

Note 3: Key reasons for rejection include applicants' failure to provide necessary documents to prove their identity as the occupant of the surveyed squatter structure, applicants' failure to obtain consent from the registered owner of the PAL for repairing the surveyed squatter structure, etc.

- (c) In the past five years (from 2017 to 2021), relevant statistics on applications for Letters of Approval for Agricultural Structures on PAL are set out below –

Year (Note 1)	Number of applications received	Number of applications approved	Number of applications rejected/withdrawn (Note 2)
2017	23	14	23
2018	63	24	25
2019	31	18	9
2020	28	9	10
2021	33	7	20

Note 1: As processing of applications takes time, the applications approved/rejected/withdrawn may not correspond to the applications received during the same year.

Note 2: Key reasons for rejection include applicants' failure to provide sufficient information, the existence of unauthorised structure(s) on the site under application, or applicants' failure to fulfil other departments' requirements, etc.

- (d) From 1 January 2017 to 27 June 2021, the average time taken to process applications for repairs of surveyed squatter structures on PAL/GL was around 25 days and the longest processing time was 100 days. The reason for the relatively long processing time of a particular case was due to the applicant's failure to obtain consent of the registered owners of the PAL for repairs of the surveyed squatter structure despite being given time to do so. The application was rejected in the end. With effect from 28 June 2021, occupiers of surveyed squatter structures are no longer required to submit applications and seek LandsD's prior approval for repairing or rebuilding surveyed squatter structures since LandsD has streamlined the arrangement. Occupiers of surveyed squatter structure can commence repairing or rebuilding works after submitting a completed Notification Form to LandsD in accordance with the requirements stated therein without the need for prior approval. As for processing of applications for Letters of Approval for Agricultural Structures on PAL, LandsD in general takes around four months to issue such approval. For complicated cases such as those with land title or boundary problems or with requirements imposed by other regulatory authorities to be resolved, the processing time would be longer.
- (e) In the past five years (from 2017 to 2021), the number of non-compliant structures (including surveyed squatter structures) on GL demolished and cancelled by SCO/SCT is set out below –

Year	Number of non-compliant structures on GL demolished and cancelled by SCO/SCT
2017	235
2018	182
2019	130
2020	184
2021	292

- (f) To allow more time for affected residents to vacate their structures, LandsD will hand over the land required in the New Development Area (NDA) to the Civil Engineering and Development Department by phases for commencement of works. The number of squatter structures cleared by LandsD in Kwu Tung North and Fanling NDAs, Hung Shui Kiu/Ha Tsuen NDA and Yuen Long South Development Area in the past five years is set out below –

NDA	Year				
	2017-18	2018-19	2019-20	2020-21	2021-22*
Kwu Tung North and Fanling North NDAs	0	0	0	309	782
Hung Shui Kiu/Ha Tsuen NDA	0	0	0	0	5
Yuen Long South Development Area^	0	0	0	0	0
* As at 28 February 2022					
^ Land clearance not yet commenced					

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)049

(Question Serial No. 0289)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

On monitoring the implementation of the New Territories Small House Policy, please inform this Committee of the following:

1. the staff establishment involved;
2. the respective numbers of applications for small house development in the New Territories (i) received, (ii) approved, (iii) rejected and (iv) still under processing by the Government since 5 November 2021, with a breakdown by District Council district;
3. has the Government made any performance pledge for the processing time of applications for small house development in the New Territories, so that the application process will be optimised to avoid a prolonged period of processing time from the submission of applications to the completion of approval procedures. If yes, what are the details? If no, what measures are in place to ensure a timely completion of the application process?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 7)

Reply:

1. The Lands Department (LandsD) does not have precise information on the number of staff dedicated to the processing of small house applications as some of the relevant staff are also responsible for other land administration duties. LandsD reviews and redeploys manpower from time to time in light of changing operational requirements. As a general reference, around 100 staff members are involved in processing small house applications in LandsD.
2. LandsD does not have readily available breakdown of small house applications by District Council district in the New Territories. The breakdown of small house

applications by the eight New Territories District Lands Offices (DLOs) from November 2021 to December 2021 is set out below –

DLO	Number of small house applications received	Number of small house applications approved	Number of small house applications rejected	Number of small house applications under processing (as at end of December 2021)
Islands	14	8	32	674
North	66	11	9	3 859
Sai Kung	3	3	28	1 571
Sha Tin	12	2	30	162
Tai Po	22	20	3	1 456
Tsuen Wan and Kwai Tsing	8	0	1	241
Tuen Mun	26	8	8	552
Yuen Long	72	44	34	4 085
Total	223	96	145	12 600

Note 1: As the processing of applications received during the above period may not be completed within the same period, the applications approved, rejected and being processed above may not correspond with the applications received during the same period.

- Our prevailing performance pledge is to process not less than 2 300 applications a year. For straightforward small house applications, the processing may be completed within 24 weeks from the date of interview with the respective applicant. The time taken for processing each case will vary due to various factors including the nature and complexity of issues relating to each application, whether local objections are received, and whether there are requirements to be fulfilled in advance under other regulatory regimes. In late 2021, LandsD has implemented new internal guidelines to streamline the application and approval procedures, including improving the efficiency of objection-handling mechanism and strengthening monitoring and review of progress, so as to speed up processing.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)050

(Question Serial No. 0045)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

The pilot scheme for charging premiums at standard rates in respect of lease modifications for redevelopment of old industrial buildings was launched in 2021. What are the respective numbers of applications received, accepted and rejected, and the number of agreements on premiums executed since the roll-out of the pilot scheme? For the cases in which agreements on premiums have been executed, how many working days does it take on average from the receipt of applications to the execution of agreements? What were the administrative expenditure and the manpower involved in implementing the pilot scheme?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 9)

Reply:

The pilot scheme for charging land premium at standard rates on lease modifications for redevelopment of industrial buildings (the pilot scheme) was launched on 15 March 2021 for a two-year period. It is applicable to redevelopment of industrial buildings (IBs) constructed before 1987.

The pilot scheme aims to provide certainty on the amount of land premium to be charged through promulgating a set of standard rates upfront to provide incentive for revitalisation of IBs and expedite the processing of the relevant lease modification applications. It is an alternative to the conventional premium assessment on a case-by-case basis.

From its launch until end-February 2022, the Lands Department (LandsD) approved the basic terms of 18 lease modifications for redevelopment of IBs that are eligible for the pilot scheme, eight of which opted for the land premium to be charged at standard rates. Among these eight cases, the assessed land premium has been accepted for six (out of which four cases have been executed and two will be executed in the coming months), whereas the other two are being processed.

In general, the time taken from the date of issuing the first premium offer to the date of reaching an agreement has been shortened from seven months under the conventional assessment approach to one month under the standard rates approach as no premium negotiation is necessary.

The implementation of the pilot scheme is absorbed by the existing staff and resources of LandsD.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)051

(Question Serial No. 0099)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2022-2023, the Government states that it will “continue to facilitate and expedite land supply for housing and other developments through streamlining processes and expediting procedures for land disposal and lease modifications/land exchanges”. In this connection, will the Government inform this Committee of:

- a. the amount of resources and the staff establishment involved in executing this policy initiative;
- b. the latest progress and attainment of this policy initiative; and
- c. the current time and number of procedures needed to process each application for land disposal, lease modifications and/or land exchanges over the last two financial years.

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 7)

Reply:

To expedite the approval of development submissions under lease and the processing of land disposal and major lease modification/land exchange cases, two dedicated teams, namely Development Control Section (DCS) and Land Supply Section (LSS) have been established in the Lands Department (LandsD) since 2019.

Under the leadership of the Development Bureau, various control regimes on building height, sustainable building design, site coverage, plot ratio/gross floor area (GFA) restrictions, etc. have been streamlined in the past two years. Specifically, LandsD introduced and promulgated in 2021 various streamlining measures in respect of determination of GFA as well as site coverage under lease. LandsD has also streamlined procedures for granting approval and consent under lease. LandsD will continue to explore possible initiatives and further scope for streamlining and expediting the development process.

In order to expedite the approval of development submissions under lease, DCS with its centralised Building Plan Unit (BPU) has continued to process all development submissions for new residential, commercial and industrial projects until the Occupation Permit is issued by the Building Authority. From 1 April 2021 to 28 February 2022, BPU completed the processing of 851 development submissions in which 98% of general building plan submissions were completed within the pledged period.

As at end February 2022, lease modification/land exchange cases being handled by LSS are expected to generate a total of about 2 600 000 square metres (m²) domestic GFA (involving about 45 000 flats) and 900 000 m² non-domestic GFA. LSS keeps close liaison and arranges inter-departmental meetings with the applicants with a view to resolving problematic issues expeditiously. From April 2020 up to end February 2022, LSS has fully met LandsD's performance pledge on the issuance of provisional offer or rejection or indication of in-principle agreement to applicants of major cases upon receipt of a valid application within 22 weeks. The average processing time for lease modification/land exchange cases by LSS is less than 18 weeks as compared with the performance target of 22 weeks.

As at end February 2022, there are 33 and 101 professional/technical posts (excluding posts performing general administrative and clerical support duties) in BPU and LSS respectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)052

(Question Serial No. 0100)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Survey and Mapping
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2022-2023, the Government states that it will continue to “develop a Building Information Modelling (BIM)-GIS data repository for public infrastructure developments, and to explore harmonisation of BIM data standards and the exchange of BIM/3D digital map data”. In this connection, will the Government inform this Committee of:

- a. the amount of resources and the staff establishment involved in executing this policy initiative;
- b. the latest progress and timetable for the full implementation of BIM in the approval processes replacing the paper-based procedures handled by Lands Department as well as other relevant departments;
- c. the number of projects that have been benefited in the approval processes by adopting BIM over the last two financial years;
- d. the number of procedures and time that have been reduced by the Lands Department as well as other relevant departments for processing approval over the last two financial years through the adoption of BIM; the reasons if the approval processes had not been fast-tracked.

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 8)

Reply:

- a. A sum of \$26.28 million has been committed for the Lands Department (LandsD) to support the development of Building Information Modelling (BIM) projects since October 2020. In addition, four time-limited posts were created in LandsD for processing building plan data and the establishment of BIM Data Repository.

b. – d.

To promote and encourage the use of BIM in the construction industry, LandsD and the Buildings Department (BD) have jointly commissioned a consultancy to develop a plug-in tool for BIM software for checking area calculations of building plans under lease conditions and the Buildings Ordinance (Cap. 123). LandsD will continue to collaborate with relevant departments to explore how BIM could further facilitate the building plan approval process. Details relating to the implementation of BIM in the approval of building plans by LandsD, including the timetable, the number of beneficiaries and the time saved, will be further assessed based on the outcome of these ongoing explorations. LandsD does not keep statistics relating to the use of BIM in other departments.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)053

(Question Serial No. 0362)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

1. How many applications for lease modifications by way of land exchange that required the payment of land premium were completed in 2021? What was the total amount of land premium paid, and what were the respective amounts of the lowest and the highest premiums? What was the date of the earliest application among these cases, and how long did it take on average to conclude the applications? What were the total residential floor area involved and the estimated increase in residential units among these completed cases?
2. What were the longest, shortest and average time taken from the applicants' payment of administrative fees to the Government's proposal of premium amount? How many cases attracted appeals/counter-proposals to the Government's offers? What were the longest, shortest and average time taken to reply to the applicants about the results of their appeals/counter-proposals?
3. Given the Government's emphasis on streamlining the approval procedures, will there be any reviews to reduce the processing time of such applications?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 31)

Reply:

1. & 2.

In 2021, 16 land exchange cases (excluding developments to be built under the provision of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121)) requiring payment of premium at full market value were completed. The total premium for these cases amounts to about \$19.97 billion while the highest and lowest sum is \$4,540.21 million and \$4.11 million respectively. Latest information on land exchange transactions is published on the Lands Department (LandsD)'s website (www.landsd.gov.hk/en/resources/land-info-stat/non-NTEH-land-transaction.html#exchange) on a monthly basis.

Of the above completed cases, 12 cases can be used for private residential purposes^{Note 1}. Their total gross floor area (GFA) for private residential purposes is about 790 910 square metres (m²)^{Note 2} involving some 13 270 residential units^{Note 3}.

Note ¹: The users are general descriptions of the broad type of uses permissible in the Conditions of Exchange of the lots and not intended to be the legal interpretation of the user conditions as specified in the Conditions of Exchange of the lots.

Note ²: Maximum GFA figures are as specified in the Conditions of Exchange, if stipulated.

Note ³: The number of residential units is estimated on the relevant information available on the date of execution of the Conditions of Exchange of the respective lots. The actual flat number will be subject to the final design of the proposed development.

Among the 16 completed cases, the average processing time^{Note 4} from validation of application to execution of legal document was about 40 weeks. The earliest valid application date was December 2011. The average time^{Note 4} taken from the date of payment of the initial administrative fee to the first premium offer of these cases was about 29 weeks, while the longest and shortest were about 56 weeks and 12 weeks respectively. For four cases, the premium was accepted upon the issue of the first premium offer. For the other 12 cases, the number of appeals varied from one to three appeals.

Note ⁴: The average time indicated does not include “non-counting days” which are the time taken for processing that cannot be controlled by LandsD, e.g. applicants applying for planning permission for their proposed development schemes, preparing the necessary technical assessments, proving legal title for the private lots involved and premium negotiations.

The time required for processing and concluding each land exchange application varies significantly from case to case. It depends on various factors, such as the time taken for finalisation of development parameters and other terms in the Conditions of Exchange, resolution of technical issues, negotiation on premium, response time of the applicant, etc. It is an interactive and dynamic process during which the applicants’ development proposals and decisions may also be influenced by the property market.

3. To expedite the processing of land disposal and major lease modification/land exchange cases, a dedicated team, i.e. Land Supply Section (LSS) has been established under LandsD since 2019. As at end February 2022, lease modification/land exchange cases being handled by LSS are expected to generate a total of about 2 600 000 m² domestic GFA (involving about 45 000 flats) and 900 000 m² non-domestic GFA. Upon its operation, LSS has fully met LandsD’s performance pledge on the issuance of provisional offer or rejection or indication of in-principle agreement to applicants of major cases upon receipt of a valid application within 22 weeks. The average processing time for lease modification/land exchange cases by LSS is less than 18 weeks

as compared with LandsD's performance target of 22 weeks. LSS keeps close liaison with the applicants and proactively arranges inter-departmental meetings with a view to expediting the processing as far as possible.

In addition, under the directive of the Development Bureau, LandsD would advance the processing of land exchange/lease modification applications with rezoning application approved by the Town Planning Board under Section 12A of the Town Planning Ordinance (Cap. 131) with a set of development parameters clearly defined or firmed up, in parallel while the Planning Department (PlanD) is taking forward the relevant amendments to reflect the accepted rezoning application in the statutory town plans. As at early March 2022, LandsD has advanced the processing of five land exchange/lease modification applications with Section 12A approval before the completion of the statutory rezoning procedures. The requirement for conducting local consultation by LandsD for parallel processing cases has also been revised. No local consultation would normally be conducted as the same would or should have been taken by PlanD during the plan making stage unless in exceptional circumstances where individual case warrants. This measure would further expedite the processing of land exchange/lease modification applications.

On premium assessment, the premium assessment of all land transactions attracting premium previously conducted by District Lands Offices has been handled by the Valuation Section in LandsD headquarters centrally since September 2018. This has streamlined the premium assessment by avoiding duplication of work. In addition, LandsD introduced a pilot scheme on charging land premium at standard rates for redevelopment of industrial buildings constructed before 1987 with a view to shortening the lease modification and premium negotiation processes. As announced in the 2021 Policy Address, the standard rates approach would be extended to land exchange/lease modifications cases in the New Development Areas and details were announced in end March 2022.

LandsD welcomes views from the industry on room for further streamlining the procedures for lease modification/land exchange applications and will enhance the procedures where possible.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)054

(Question Serial No. 0576)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

In 2021, the Lands Department (LandsD) completed processing an aggregate of 90 applications for lease modification, land exchange and lot extension, which will provide a total flat yield of 18 530 units. In this connection, please advise this Committee of the following:

- (1) Among the above-mentioned 90 applications for lease modification, land exchange and lot extension, how many of them involved private residential development? Please list the details of each development in the table below:

Item	Execution date of land document and type of transaction	Location and lot number	Original user	Site area (hectares)	Date of receipt of valid application	Estimated flat yield

- (2) As at now, how many applications for lease modification, land exchange and lot extension are under processing by LandsD? Please list the details in the table below:

Category of application	Year of receipt of valid application	Estimated flat yield (residential)
(a) In-situ exchange		
(b) Non-in-situ exchange		
(c) Lease modification		
(d) Lot extension		
Total:		

- (3) The applications for lease modification, land exchange and lot extension with approval procedures completed in 2021 can provide 18 530 units in total. The flat yield exceeds the supply target of 12 900 units from private housing land and demonstrates the importance of market force as a driver of housing supply. However, according to the information previously provided by the Secretary for Development in reply to the Legislative Council, it took LandsD more than 50 months on average to complete the approval procedures after receiving valid applications for land exchange and lease modification. This reflects that the current procedures are cumbersome and time-consuming. In order to speed up housing supply, will the Government consider adopting appropriate measures to expedite the procedures for lease modifications, such as setting a time limit for processing land exchange and lease modification applications?
- (4) Further to the above, as mentioned in the Estimates, it is planned to “extend the approach of charging premiums at standard rates to land exchange applications in New Development Areas under the ‘Enhanced Conventional New Town Approach’”. The scheme for charging premiums at standard rates has received favourable market response for its effectiveness in reducing the processing time of land exchange and lease modification applications. Many industry players have suggested extending the scope of the scheme so as to speed up housing supply. Please inform this Committee whether the Government will explore the feasibility of extending the scope of the scheme, such as including agricultural land in the New Territories outside New Development Areas.

Asked by: Hon WONG Yuen-shan (LegCo internal reference no.: 8)

Reply:

- (1) Of the 90 lease modification, land exchange and lot extension cases completed by the Lands Department (LandsD) in 2021, their valid application dates fell between September 2012 and June 2020. 27 of these lease modification and land exchange cases cover residential development and their key information is summarised in the table below –

Item	Execution Date of Land Document [Type of Transaction]	Location (Lot Number)	Original User (Note 1)	Site Area (hectares) (about)	Estimated Number of Residential Units (Note 2)
1	11 January 2021 [Lease modification]	6, 8, 10 and 12 Maidstone Road, To Kwa Wan (KIL 7456, KIL 7455, KIL 6466 S.C and KIL 7453)	Non-industrial	0.0446	48
2	22 January 2021 [Land exchange]	So Kwun Wat, Tuen Mun (TMTL 496)	Agricultural and Building	2.1924	1 316
3	29 January 2021 [Land exchange]	Wo Shang Wai, Mai Po, Yuen Long (Lot 77 in DD 101)	Agricultural	16.0008	400
4	10 February 2021 [Lease modification]	8 and 10 Lomond Road, Kowloon City (KIL 4164 S.C SS.1 and KIL 4164 S.C R.P.)	House	0.0847	50
5	24 March 2021 [Lease modification]	Heung Yip Road, Wong Chuk Hang (AIL 467)	Railway Related	6.8581	1 050 (for Site E only)

Item	Execution Date of Land Document [Type of Transaction]	Location (Lot Number)	Original User (Note 1)	Site Area (hectares) (about)	Estimated Number of Residential Units (Note 2)
6	8 April 2021 [Lease modification]	14 Stanley Beach Road, Stanley (RBL 242 R.P.)	House	0.1489	4
7	18 May 2021 [Lease modification]	1 Fung Sau Road, Sai Kung (Lot 246 in DD 252 and Ext.)	Residential and Garden	0.1108	1
8	24 May 2021 [Land exchange]	Tong Yan San Tsuen, Yuen Long (Lot 2143 in DD 121)	Residential, Agricultural and Building	0.753	168
9	31 May 2021 [Lease Modification]	Heung Yip Road, Wong Chuk Hang (AIL 467)	Railway Related	6.8581	750 (for Site F only)
10	29 July 2021 [Lease Modification]	Hung Ping Road, Hung Shui Kiu, Yuen Long (HSKTL 1)	Residential	0.237	300
11	3 August 2021 [Land exchange]	Shap Pat Heung Road, Yuen Long (Lot 5384 in DD 116)	Agricultural and Building	0.6504	455
12	5 August 2021 [Land exchange]	Kam Tai Road, Kam Tin, Yuen Long (Lot 2206 in DD 109)	Agricultural	1.5978	200
13	17 August 2021 [Lease modification]	Discovery Bay, Lantau Island (Lot 385 R.P. in DD 352 and Ext.)	Residential, Commercial and Other Uses	6.2627 (for Area N1 North only)	1 791 (for Area N1 North only)
14	23 September 2021 [Lease modification]	8 York Road, Kowloon Tong (NKIL 818)	House	0.0984	1
15	24 September 2021 [Land exchange]	Yuen Long (Lot 4822 in DD 104)	Agricultural and Dairy Farming	3.7702	65
16	7 October 2021 [Lease modification]	4 Suffolk Road, Kowloon Tong (NKIL 842)	House	0.0921	1
17	12 October 2021 [Land exchange]	Ho Chung, Sai Kung (Lot 2195 in DD 244)	Agricultural	0.7102	28
18	21 October 2021 [Land exchange]	Sai Sha, Shap Sze Heung, Tai Po (TPTL 253)	Non-industrial (excluding godown, hotel, office and petrol filling station)	27.2778	9 700
19	25 October 2021 [Lease modification]	93, 93A, 95 and 95A Waterloo Road, Kowloon Tong (KIL 2145 S.C R.P.)	House	0.091	56
20	27 October 2021 [Land exchange]	Tong Yan San Tsuen, Yuen Long (Lot 2170 in DD 121)	Agricultural and Residential	0.1373	12
21	4 November 2021 [Lease modification]	294, 294A, 296 and 296A Prince Edward Road West, Kowloon City (KIL 2097 R.P.)	House	0.1146	45
22	4 November 2021 [Lease modification]	Yuen Long (YLTL 461)	Industrial, Godown and Office	0.318	352

Item	Execution Date of Land Document [Type of Transaction]	Location (Lot Number)	Original User (Note 1)	Site Area (hectares) (about)	Estimated Number of Residential Units (Note 2)
23	15 November 2021 [Lease modification]	12 Stafford Road, Kowloon Tong (NKIL 789)	House	0.0898	1
24	18 November 2021 [Land exchange]	Maidstone Road, To Kwa Wan (KIL 11258)	Non-industrial	0.0446	72
25	1 December 2021 [Lease modification]	53, 53A, 55 and 55A Kwun Tong Road, Kwun Tong (NKIL 167 S.B, NKIL 167 R.P., NKIL 168 S.B and NKIL 168 R.P.)	Non-offensive trades	0.5713	807
26	28 December 2021 [Land exchange]	Chai Wan Road, Chai Wan (CWIL 178)	Industrial, Godown, Bus Depot and Other Uses	0.9	780
27	31 December 2021 [Land exchange]	Tai Tong Road, Yuen Long (Lot 4054 in DD 120)	Agricultural	0.1031	77

Note 1: The users quoted are general descriptions of the broad types of uses permissible in the lease and not intended to be the legal interpretation of the user conditions of the lot(s) in question.

Note 2: The estimated number of residential units is based on the relevant information available on the date execution of land document. The actual flat number may be subject to change depending on the final design of the developments.

Information on lease modification, land exchange and lot extension transactions is available on LandsD's website (www.landsd.gov.hk/en/resources/land-info-stat/non-NTEH-land-transaction.html) and updated on a monthly basis.

- (2) As at 31 January 2022, 371 lease modification, land exchange and lot extension applications were being processed by LandsD. Among these applications, the dates of valid application fell between December 2007 and January 2022 and 181 applications were related to residential uses. They were at different stages of processing. LandsD is not in a position to provide information on the estimated flat yield for individual applications since the applications are under processing and hence the proposed development parameters of individual applications are yet to be approved/agreed with the applicants. LandsD provides a summary of applications for lease modification, land exchange and lot extension under processing on LandsD's website (www.landsd.gov.hk/en/resources/land-info-stat/non-NTEH-land-transaction.html) and updates it on a monthly basis.
- (3) To expedite land disposal and major lease modification/land exchange cases, a dedicated team, i.e. Land Supply Section (LSS) has been established under LandsD since 2019. Upon its operation, LSS has fully met LandsD's performance pledge on the issuance of provisional offer or rejection or indication of in-principle agreement to applicants of major cases upon receipt of a valid application within 22 weeks. The average processing time for lease modification/land exchange cases by LSS is less than

18 weeks as compared with LandsD's performance target of 22 weeks. LSS keeps close liaison with the applicants and proactively arranges inter-departmental meetings with a view to expediting the processing as far as possible. As at 31 January 2022, there were about 50 lease modification, land exchange and lot extension applications being handled by LSS.

Besides, under the directive of the Development Bureau, LandsD would advance and adopt the parallel processing of land exchange/lease modification application when the rezoning application is approved by the Town Planning Board under Section 12A of the Town Planning Ordinance (Cap. 131) with a set of development parameters clearly defined or firmed up while the Planning Department (PlanD) is taking forward the relevant amendments to reflect the accepted rezoning application in the statutory town plans. As at early March 2022, LandsD has advanced the processing of five land exchange/lease modification applications with Section 12A approval before the completion of the statutory rezoning procedures.

In addition to the above, premium assessment of all land transactions attracting premium previously conducted by District Lands Offices has been handled by the Valuation Section in LandsD headquarters centrally since September 2018. This has streamlined the premium assessment by avoiding duplication of work.

LandsD welcomes views from the industry on room for further streamlining the procedures for lease modification, land exchange and lot extension applications.

- (4) LandsD introduced in March 2021 a pilot scheme for charging land premium at standard rates on lease modifications for redevelopment of industrial buildings to provide upfront certainty on the amount of land premium payable with the objective to incentivise redevelopment of pre-1987 industrial buildings. In view of the positive feedback to the pilot scheme, the 2021 Policy Address announced that the standard rates approach would be extended to land exchange/lease modification cases for development in the New Development Areas (NDAs) and details were announced in end March 2022. It is hoped that this will facilitate timely conclusion of more cases by avoiding lengthy premium negotiations in order to advance flat production in the NDAs. The experience gained will provide an opportunity to explore the feasibility of using standard rates for rural land in the New Territories.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)055

(Question Serial No. 0467)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Territorial Planning
Controlling Officer: Director of Planning (Ivan CHUNG)
Director of Bureau: Secretary for Development

Question:

According to the 2022-23 estimate, the Development Bureau will take forward near-shore reclamation projects at Lung Kwu Tan (including re-planning of Tuen Mun West area) subject to funding approval of the Legislative Council. The Government previously put forward a plan for 220 to 250 hectares reclamation at Lung Kwu Tan for industrial use which has been opposed by local residents. In this connection, will the Government inform this Committee of the following:

1. How many square kilometres of land to be reclaimed in total under the latest reclamation projects?
2. What type of development will the newly reclaimed land be used for?
3. In view of the congested traffic condition and heavy flow of landfill vehicles along Lung Kwu Tan Road, will the Government construct a new offshore viaduct for access of dump trucks and other large vehicles so as to alleviate the traffic congestion around Lung Kwu Tan area?

Asked by: Hon TIEN Puk-sun, Michael (LegCo internal reference no.: 9)

Reply:

1. & 2.

According to the Conceptual Spatial Framework under the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" promulgated in October 2021, Lung Kwu Tan reclamation (at a potential extent of about 220 hectares) and the re-planning of Tuen Mun West Area (including the redevelopment of the River Trade Terminal, altogether covering about 220 hectares of land supply) will provide possible solution spaces for mixed use developments, including but not limited to economic (such as logistics) uses and housing. This will leverage the synergy brought by Lantau

Tomorrow Vision and Northern Metropolis Development Strategy in contributing towards our land supply in the medium to long term.

To take forward this proposal, the Government plans to seek funding approval from the Finance Committee of the Legislative Council later in 2022, in order to commission a planning and engineering study for this project. The proposed study will undertake, among other things, technical assessments in supporting the proposed extent of reclamation, together with the possibility of different land uses.

3. The relevant traffic matter will be examined in the context of the aforesaid proposed study.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)056

(Question Serial No. 0128)

Head: (33) Civil Engineering and Development Department
Subhead (No. & title): ()
Programme: (3) Provision of Land and Infrastructure
Controlling Officer: Director of Civil Engineering and Development (LAI Cheuk-ho)
Director of Bureau: Secretary for Development

Question:

On the matters relating to new development planning and reclamation works, please advise on the following:

(a) Please provide the information requested below in the table:

- (i) the anticipated commencement dates and completion dates of the works involved in the implementation of the plans
- (ii) the area of land within the planning scope
- (iii) the projected or actual area of reclamation
- (iv) the area of land within the planning scope that will (continue to) be used for agricultural purposes
- (v) the area of the green belt within the planning scope that will (continue to) be used for agricultural purposes
- (vi) the total area of agricultural land rezoned to non-agricultural uses
- (vii) the area of agricultural land under active farming rezoned to non-agricultural uses (including the area of green belt that can be used for agricultural purposes)
- (viii) the actual/projected total area of permanent loss of fishing grounds
- (ix) the actual/projected total area of temporary loss of fishing grounds
- (x) the actual/projected total area of fishing restricted areas that have been/will be established
- (xi) the area of land occupied by the vegetable marketing co-operative societies/vegetable depots within the planning scope
- (xii) the number and the locations of pig farms on agricultural land rezoned to non-agricultural uses
- (xiii) the number and the locations of chicken farms on agricultural land rezoned to non-agricultural uses
- (xiv) the number of farmers who need/needed to relocate their farms or change occupation due to rezoning of their agricultural land to non-agricultural uses
- (xv) the actual/projected total amount of ex-gratia allowance that has been/will be granted
- (xvi) the number of poultry farms within three kilometres from the boundary of works areas

Proposed or existing development plan	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)	(xii)	(xiii)	(xiv)	(xv)	(xvi)
Kwu Tung North and Fanling North New Development Areas (NDAs)																
Northern Metropolis Development																
Hung Shui Kiu/Ha Tsuen NDA																
Yuen Long South																
The West Rail site and three adjacent public housing sites in Kam Tin South																
Tuen Mun West Development																
Reclamation outside the Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Tsing Yi Southwest, Ma Liu Shui and artificial islands in the Central Waters (Lantau Tomorrow Vision))																
Lantau Developments (Tung Chung New Town Extension, Reclamation at Sunny Bay and Siu Ho Wan, Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island)																
Wang Chau Public Housing Development																
Partial Development of Fanling Golf Course Site																
San Tin/Lok Ma Chau Development Node																
Other development plans and marine works																

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 9)

Reply:

- (a) Information on the respective proposed or on-going development planning is set out below:

Table 1

Proposed or Existing Development Planning (Note 1)	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)
		(ha)	(ha)	(ha)	(ha)	(ha)	(ha)
Kwu Tung North/Fanling North (KTN/FLN) New Development Area (NDA)	First Phase Works: commenced progressively since September 2019 for completion in 2026. Remaining Phase Works: detailed design commenced	612	Nil	58	128	87.6	28

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
	progressively since December 2019; construction targets to commence in 2024 for completion in 2031.						
Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA	First Phase development: commenced works progressively since July 2020 for completion in 2025. Full completion of works for entire NDA by 2037/38 (Subject to review).	714	Nil	Nil	54 (Note 3)	27	7
Yuen Long South (YLS) Development	First Phase Development targets to commence in second half of 2022 Full completion of YLS Development by 2038 (Subject to review).	224	Nil	10	10	12	5
Site formation and infrastructure works for the Initial Sites at Kam Tin South (KaTS)	Advance works: commenced in 2018 for completion in 2022. Phase 1 Works: commenced in mid 2021 for completion in 2026.	19	Nil	Nil	Nil	5.9	4.8
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Southwest Tsing Yi, Ma Liu Shui, Kau Yi Chau Artificial Islands) (Note 11)	Kau Yi Chau Artificial Islands: reclamation works target to commence in 2027 with a view to achieving the first population intake in 2034. Sunny Bay: Subject to further study.	Kau Yi Chau Artificial Islands: about 1 000 Sunny Bay: about 60-100	Kau Yi Chau Artificial Islands: about 1 000 Sunny Bay: about 60-100	Nil	Nil	Nil	Nil
Tung Chung New Town Extension (Note 4)	Reclamation: commenced in end 2017 for completion in end 2023. Site formation and infrastructure: (Phase 1): commenced in May 2021 for completion in phases from 2024 to 2027.	250	130	Nil	12	4.5	0.7

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
	Site formation and infrastructure (Remaining Phase): detailed design in progress.						
Wang Chau Public Housing Development	Phase 1 Works: commenced in May 2020 for completion in 2024. Remaining Phases: Investigation and detailed design commenced in September 2021	Phase 1 Works: 5.6 Remaining Phases: 12	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: 3.5 Remaining Phases: Subject to further study	Phase 1 Works: 0.05 Remaining Phases: Subject to further study
Tuen Mun Area 54	Previously completed contracts: Site formation works commenced from 2011 for completion in phases by 2017. Remaining contract: commenced from 2020 for completion by 2025 tentatively.	Previous contracts: 11.5 Remaining contract: 3.0	Nil	Nil	Nil	Previous contracts: 11.6 Remaining contract: 2.1	Previous contracts: 2.9 Remaining contract: 0
Partial Development of Fanling Golf Course Site	Subject to further study.	32	Nil	Nil	Nil	Nil	Nil
San Tin / Lok Ma Chau Development Node (including San Tin Technopole under the Northern Metropolis Development Strategy)	Investigation study commenced in Oct 2021 for completion in 2023. Targeted to commence works from 2024 onward. Completion of works subject to study.	About 500 (Subject to review)	Nil	Subject to further study	Subject to further study	Subject to further study	Subject to further study

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
New Territories North New Town and Man Kam To (including Lo Wu/Man Kam To Comprehensive Development Node under the Northern Metropolis Development Strategy)	P&E study commenced in Oct 2021 for completion in 2024. Commencement and completion of works subject to further study.	Not less than 1 500 (Subject to review)	Nil	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Contaminated Sediment Disposal Facility to the West of Lamma Island	Investigation study in progress with a target to commence works in 2024. The facility is expected to be in operation after 2025 for not less than 10 years.	Nil	Nil	Nil	Nil	Nil	Nil

Table 2

Proposed or Existing Development Planning	(viii) (ha)	(ix) (ha)	(x) (ha)	(xi) (no.)	(xii) (no.)
KTN/FLN NDA	Nil	Nil	Nil	2 (about 382 m ²)	1
HSK/HT NDA	Nil	Nil	Nil	1 (about 60 m ²) (Note 6)	Nil
YLS Development	Nil	Nil	Nil	1 (about 175 m ²) (Note 7)	3
KaTS	Nil	Nil	Nil	Nil	Nil
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Southwest Tsing Yi, Ma Liu Shui, Kau Yi Chau Artificial Islands)	Subject to further study	Subject to further study	Subject to further study	Nil	Nil
Tung Chung New Town Extension (Note 4)	150	200	Nil	Nil	Nil
Wang Chau Public Housing Development	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Subject to further study	Phase 1 Works: Nil Remaining Phases: Subject to further study
Tuen Mun Area 54	Nil	Nil	Nil	Nil	Nil
Partial Development of Fanling Golf Course Site	Nil	Nil	Nil	Nil	Nil
San Tin / Lok Ma Chau Development Node	Subject to further study	Subject to further study	Subject to further study	Subject to further study	Subject to further study
New Territories North New Town and Man Kam To	Subject to further study	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Contaminated Sediment Disposal Facility to the West of Lamma Island	Nil	Up to 120 ha at any one time, subject to further study	Nil	Nil	Nil

Proposed or Existing Development Planning	(viii)	(ix)	(x)	(xi)	(xii)
	(ha)	(ha)	(ha)	(no.)	(no.)
		(Note 2)			

Table 3

Proposed or Existing Development Planning	(xiii) (no.)	(xiv) (no.)	(xv) (\$ million)	(xvi) (no.)
KTN/FLN NDA	Nil	First Phase: about 30 Remaining Phase: Subject to further survey	First Phase: about \$ 12,893.05 (Note 8) Remaining Phase: Relevant information not yet available	15
HSK/HT NDA	Nil	Subject to survey	First Phase development: about \$2,181 (Note 9) Second Phase and Remaining Phase development: relevant information not yet available	12
YLS Development	2	Subject to survey	First Phase Development: about \$3,239.1 (Note 5) Second Phase, Third Phase (Part) and the remainder of Third Phase Development: relevant information not yet available	11
KaTS	Nil	Relevant information not yet available	Advance works: about \$7.1 Phase 1 works: about \$1,375.4	25
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Southwest Tsing Yi, Ma Liu Shui, Kau Yi Chau Artificial Islands)	Nil	Nil	Subject to further study	Kau Yi Chau Artificial Islands: Nil Sunny Bay:

				Subject to further study
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Proposed or Existing Development Planning	(xiii) (no.)	(xiv) (no.)	(xv) (\$ million)	(xvi) (no.)
Tung Chung New Town Extension (Note 4)	Nil	Relevant information not yet available	Site formation and infrastructure (Phase 1): about \$1,381.7 (Note 10) Site formation and infrastructure (Remaining Phase): Relevant information not yet available	Nil
Wang Chau Public Housing Development	Phase 1 Works: Nil Remaining Phases: Subject to further study	Phase 1 Works: Nil Remaining Phases: Subject to further study	Phase 1 Works: About \$311.1 Remaining Phases: Subject to further study	Phase 1 Works: Nil Remaining Phases: Subject to further study
Tuen Mun Area 54	Nil	Nil	Previous contracts: About \$1,444 (Subject to finalisation) Remaining contract: About \$363 (Subject to finalisation)	Nil
Partial Development of Fanling Golf Course Site	Nil	Nil	Nil	Subject to further study
San Tin / Lok Ma Chau Development Node	Subject to further study	Subject to further study	Subject to further study	Subject to further study
New Territories North New Town and Man Kam To	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Contaminated Sediment Disposal	Nil	Nil	Subject to further study	Nil

Facility to the West of Lamma Island				
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- Note 1 The Northern Metropolis (NM) covers a number of on-going development projects including KTN/FLN NDA, HSK/HT NDA, YLS Development, San Tin/Lok Ma Chau Development Node as well as New Territories North New Town / Man Kam To, the relevant information of which has been given in the tables above. For the new land development projects as recommended under the NM Development Strategy, they are not subject to any planning study yet and the Government will commence new studies on them in 2022. Relevant information will be available pending the study findings.
- Note 2 The facility will be developed in phases with a total plan area of about 235ha.
- Note 3 This is the total area of “Green Belt” zones according to the Revised Recommended Outline Development Plan (Revised RODP) of HSK/HT NDA.
- Note 4 The information does not include Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island.
- Note 5 The total estimated cost of land acquisition and clearance for the First Phase development of YLS Development.
- Note 6 There are two vegetable marketing co-operative societies/vegetable depots in the HSK/HT NDA. According to the Revised RODP, one of them would not be affected, while the retention of the other one at the southern edge of the NDA is subject to further review.
- Note 7 There were originally one vegetable marketing co-operative society and one vegetable depot in the YLS Development Area. According to the Planning Department’s site visit in August 2017, the vegetable depot had already moved out of the Development Area.
- Note 8 The total estimated cost of land acquisition and clearance for the First Phase development of KTN/FLN NDA.
- Note 9 The total estimated cost of land acquisition and clearance for the First Phase development of HSK/HT NDA.
- Note 10 The total estimated cost of land acquisition and clearance for Site Formation and Infrastructure Works (Phase 1) of Tung Chung New Town Extension.
- Note 11 The information does not include reclamation at Siu Ho Wan as there is no reclamation planning at the moment.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)057

(Question Serial No. 0845)

Head: (33) Civil Engineering and Development Department
Subhead (No. & title): ()
Programme: (3) Provision of Land and Infrastructure
Controlling Officer: Director of Civil Engineering and Development (LAI Cheuk-ho)
Director of Bureau: Secretary for Development

Question:

Regarding the development of multi-storey industrial buildings, please advise this Committee on:

- 1) the anticipated scale of development of the multi-storey industrial buildings;
- 2) the land resources that can be released (in terms of area of land) by eligible brownfield operations under the scheme; and
- 3) the details of the mode of “leveraging market forces” and the Government’s role under the mode.

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 7)

Reply:

(1) and (2)

To provide planned and concentrated accommodation to support industrial operations in an orderly manner and achieve better land-use efficiency, the Government has reserved about 61 and 11 hectares (ha) of land in the Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA) and Yuen Long South (YLS) Development respectively for relevant uses including logistics facilities, port back-up, storage, workshops, etc. A major part of this 72 ha of land is reserved to develop multi-storey buildings (MSBs) for these industrial operations, while a small part will be used for open-air operations. With plot ratios ranging from 5 to 7, the reserved land will help compensate for the reduction in industrial floor space due to clearance of brownfield sites (about 223 ha in HSK/HT NDA and about 90 ha in YLS Development) for housing and other land uses.

- (3) Brownfield sites within the boundary of various New Development Area projects are now hosting different economic activities or industries operating under relatively lower rentals for years. To develop and run future MSBs in NDAs under a pure market-led approach may not address the operational needs of the current brownfield operators and facilitate relocation.

In this connection, the Government has engaged a consultancy firm to conduct a market sounding exercise to gauge market interest for developing selected MSBs under a moderated market-led approach. As announced in the 2022-23 Budget speech, with the benefit of this exercise, the Government initially tends to identify sites in Hung Shui Kiu and Yuen Long for the development of MSBs by leveraging market forces and imposing necessary operational requirements. These buildings will mainly be used by logistics and automobile repairing industries and will provide space for other appropriate uses and for brownfield site business operators affected by land resumption. The Government is examining how to introduce operational requirements for developers of the first batch of MSB sites regarding industry mix, tenant mix and rental in the future premises, to cater for the needs of brownfield operators seeking relocation.

The Government plans to consult the Legislative Council Panel on Development on the framework of our proposed disposal arrangements once ready.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)058****(Question Serial No. 0554)**Head: (51) Government Property AgencySubhead (No. & title): ()Programme: (1) Acquisition and AllocationControlling Officer: Government Property Administrator (Eugene FUNG)Director of Bureau: Secretary for DevelopmentQuestion:

The Bureau stated that it will continue to work with relevant bureaux and departments to pursue the “single site, multiple use” model to facilitate multi-storey “Government, Institution or Community” projects and take forward the first batch of projects. In this connection, would the Government advise this Committee of the progress of the first batch of these projects and the multi-storey “Government, Institution or Community” projects with a breakdown by project?

In addition, in view of the problem of shortage of parking spaces in various districts, will the Government earmark certain projects for the provision of parking spaces in the course of implementing the “single site, multiple use” model? If yes, what are the details?

Asked by: Hon LEE Chun-keung (LegCo internal reference no.: 6)

Reply:

The measures on “single site, multiple use” would facilitate the implementation of multi-storey “Government, Institution or Community” developments involving multiple public facilities and the effect is becoming visible. Latest progress of the first batch of projects is tabulated as follows: -

Project	Latest Progress
Joint-user complex at the former Anderson Road Quarry	We plan to construct a joint-user complex which will provide a multi-purpose sports centre, a public library, a community hall, a range of welfare facilities including elderly, family and child, and rehabilitation services as well as underground public carparking facilities. We consulted the Housing, Planning and Development Committee of the Sai Kung District Council (DC) and the Housing, Planning and Lands Committee of the Kwun Tong DC on the initial user mix in March 2020 and May 2020 respectively. Members generally supported the proposal.

Project	Latest Progress
	<p>We completed the technical feasibility statement of the project and further briefed the Housing, Planning and Environment Committee of the Sai Kung DC and the Housing, Planning, Lands, Development and Redevelopment Committee of the Kwun Tong DC in November 2021 and February 2022 respectively on the planning concepts of the joint-user complex. In the meantime, planning application was approved by the Town Planning Board (TPB) in March 2022 for minor relaxation of the building height restriction and permission for “public vehicle park (excluding container vehicle)” use within the site zoned “Open Space” to optimise site utilisation. We target to apply for funding from the Legislative Council (LegCo) for the construction of the proposed complex in 2022.</p>
<p>Joint-user complex at Tseung Kwan O town centre</p>	<p>We plan to construct a joint-user complex which will provide facilities including a public market, a district health centre, a blood donation centre, a child assessment centre, a maternal and child health centre, a dermatological clinic, a range of welfare facilities (including services for the elderly and mentally handicapped persons) and a public vehicle park. We consulted the Sai Kung DC and its Housing, Planning and Development Committee on the proposed development and the initial user mix in May 2020. Members generally supported the proposal.</p> <p>We completed the technical feasibility statement in the third quarter of 2021. Upon the completion of the detailed design of the complex, we strive to seek LegCo’s funding approval for the construction of the proposed complex in 2023.</p>
<p>Joint-user complex at Shan Mei Street in Sha Tin</p>	<p>We plan to construct a joint-user complex of 10 or more storeys which will mainly provide leisure, cultural, medical health, social welfare and educational facilities, government offices and public vehicle park, etc. We attended the meeting of the Sha Tin DC in September 2019 to exchange views with members on the development of the proposed joint-user complex and consulted the Cultural, Sports & Community Development Committee of the Sha Tin DC in October 2021 on the initial user mix of the project.</p> <p>We are currently carrying out the preparatory work for rezoning of the project site (from “Industrial” to “Government, Institution or Community” use) with a view to submitting the amendments of the Outline Zoning Plan to the TPB as soon as possible.</p>
<p>Redevelopment of Tuen Mun Clinic</p>	<p>We propose to redevelop the Tuen Mun Clinic into a 24-storey joint-user complex which will mainly provide district-based healthcare services, including a school dental clinic, a student health service/assessment centre, a general out-patient clinic, a</p>

Project	Latest Progress
	<p>maternal and child health centre, a child assessment centre and an elderly health centre. There will also be welfare facilities including a residential care home for the elderly and a family service centre. We consulted the Working Group on Development and Planning of Tuen Mun District of the Tuen Mun DC on the above-mentioned initial user mix in September 2019. Members generally supported the proposal.</p> <p>We are preparing to apply to the TPB for relaxation of the existing building height restriction. We will commence the design work with a view to applying for funding from the LegCo as soon as possible.</p>
<p>Development of a proposed ambulance depot near Sheung Wan Fire Station</p>	<p>We plan to construct a joint-user complex which will provide an ambulance depot, a district health centre, welfare facilities (including elderly, family and child, and rehabilitation services), community space, a reading room and a public vehicle park. We consulted the Central and Western DC in October 2020 on the initial user mix of the project. Members generally supported the proposal. Upon the completion of the detailed design of the complex, we will apply for funding from the LegCo at an appropriate time to commence the construction works.</p>
<p>Consolidation of several government sites in Tsuen Wan town centre</p>	<p>Making reference to the experience of the recently completed “District Study for Yau Ma Tei and Mong Kok”, the Chief Executive announced in the 2021 Policy Address to invite the Urban Renewal Authority (URA) to commence similar district planning studies on the old districts of Tsuen Wan and Sham Shui Po with a view to ascertaining renewal plans and formulating the planning and redevelopment blueprints for these two districts as well as exploring the feasibility of adjusting and increasing the development intensity so as to optimise land use and speed up the redevelopment of old districts. As the relevant sites are within the scope of URA's district planning study on Tsuen Wan, we will consider the proposed long-term use of the relevant sites as recommended by URA.</p>

In implementing the “single site, multiple use” development projects, subject to the requirements of the concerned departments and technical feasibility, the government will provide public parking spaces within these relevant projects as far as possible in order to address the local demand.

- End -