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Replies to initial questions raised by Legislative Council Members in examining the Estimates of Expenditure 2023-24

Director of Bureau : Secretary for Development

Session No. : 12

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CONTROLLING OFFICER'S REPLY

DEVB(PL)001

(Question Serial No. 0470)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the implementation of “Invigorating Island South” (IIS), will the Government advise of the following:

1. the manpower and expenditure of the Invigorating Island South Office (IISO) for each of the financial years since the announcement of the IIS initiative in 2020;
2. the annual estimates of the IISO for each financial year since 2020;
3. given that the Jumbo Floating Restaurant sank in June 2022, coupled with the fact that the Ocean Park “rebirth” plan is still at conceptual stage and nowhere near implementation, how can the district be enlivened by making good use of resources under the IIS initiative when it is short of key projects;
4. the implementation timetable of and estimated expenditure involved in each of the projects under the IIS Conceptual Master Plan 2.0?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 12)

Reply:

1. & 2.

The full team of the Invigorating Island South Office (IISO) was formed in 2021-22. In 2021-22 and 2022-23, IISO was led by a non-civil service position equivalent to the rank of D2, with an inter-disciplinary team of nine non-directorate officers¹.

¹ Three staff employed under the Job Creation Scheme funded by the Anti-epidemic Fund (AEF) are excluded. The funding for the Job Creation Scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account.

In 2023-24, the total number of staff in IISO will be 13. The actual/estimated expenditure of IISO covering salaries and other spending in 2021-22, 2022-23 and 2023-24 are \$10.92 million, \$11.95 million and \$14.29 million respectively², which do not include expenditures on the consultancy studies and works projects funded by the relevant government departments or under the Capital Works Reserve Fund.

3. The Government (mainly led by the Cultural, Sports and Tourism Bureau) and the Ocean Park Corporation (OPC) have been actively implementing the various initiatives under the future strategy. Apart from completing the work on relevant legislative amendments, the Government and OPC are also reinforcing conservation and education endeavours both inside and outside the Park, piloting different types and nature of activities in the Park, taking forward outsourcing arrangements for the different themed zones within the Park, conducting technical studies for the pier projects at Deep Water Bay and Tai Shue Wan, and providing temporary landing facility at Tai Shue Wan. Upon launching of the temporary landing facility at Tai Shue Wan in August 2022, OPC provided, on a pilot basis, ferries services among Tai Shue Wan, Ap Lei Chau (ALC) and Aberdeen for visitors to and from the Water World on specific days, and launched marine tourism routes between Tai Shue Wan and Central as well as ALC and Tai Shue Wan.

To enliven the district, IISO continues to collaborate with relevant bureaux and departments in taking forward various key projects under the IIS initiative, which include enhancing the walking environment and waterfront areas, improving public spaces and sitting-out areas for public enjoyment, providing more landing facilities and expansion of the Aberdeen Typhoon Shelter, and redevelopment and enhancement of the recreation and sports facilities in Wong Chuk Hang (WCH), etc. We are also exploring the revitalisation of Aberdeen Wholesale Fish Market to incorporate retail, food and beverage elements to create a more vibrant waterfront. Moreover, the “Round-the-Island Trail” project will connect the waterfront promenades on the northern shore of Hong Kong Island and a number of existing promenades and countryside walking trails in the Southern District. Some of these projects are taken forward through minor works with a view to bringing early improvements.

4. IISO promulgated the Conceptual Master Plan (CMP) 2.0 covering WCH, Aberdeen and ALC in March 2022. The status/target and estimated costs of the on-going/proposed quick-win measures, studies and projects under the IIS initiative are categorised according to the broad strategies adopted in the CMP as follows:

Measures/Studies/Projects	Status/Target	Estimated Costs
<i>Enhance Connectivity and Walkability</i>		
Widening of footpath along WCH Road near Ocean Park Plant Nursery	To commence works in 2023	Absorbed by existing resources

² Salaries of three staff employed under the Job Creation Scheme funded by the AEF are excluded.

Measures/Studies/Projects	Status/Target	Estimated Costs
Direct connection between Nam Long Shan Road (NLSR) Cooked Food Market and adjacent footbridge	To commence works in 2023	\$7.80 million
Widening and facelifting of footpaths along western side of Shum Wan Road	To commence works in 2023	Absorbed by existing resources
Pedestrian environment and traffic improvements to bring vibrancy to the WCH, Aberdeen Waterfront and ALC North areas	Feasibility study to be completed in mid-2023; to progressively commence minor works from 2023 onward	\$14.38 million (feasibility study)
Boardwalk along Staunton Creek Nullah to enhance connectivity between WCH and Aberdeen	To commence works in 2024 subject to funding approval	Not yet available
<i>Improve Urban Environment</i>		
Green Link in WCH to connect MTR WCH Station with Aberdeen Country Park	In progress	\$38 million
Parklet adjacent to MTR WCH Station	In progress	\$0.65 million
Enhancements to the waterfronts of Aberdeen Typhoon Shelter	In progress	Absorbed by existing resources
Opening up an enclosed area adjoining ALC Main Street Sewage Pumping Station	In progress	\$1 million
Opening up an enclosed area at upstream section of Staunton Creek Nullah	In progress	\$2 million
Repaving along landscape corridor in WCH	In progress	Absorbed by existing resources
Facelifting of pedestrian subway near Aberdeen Bus Terminus	To commence works within 2023	Absorbed by existing resources
Revitalisation of Staunton Creek Nullah	Revitalisation proposals being formulated under a feasibility study	Not yet available
Green@Southern	Site selection in progress	Not yet available
Improvement to Heung Yip Road Sitting-out Area	To commence detailed design in 2024	\$22.79 million
Improvement to roof garden of NLSR Cooked Food Market	To commence detailed design in 2024	\$9.5 million
Improvement to NLSR Children's Playground and Rest Garden and provision of a lift tower	To commence detailed design in 2024	\$23.35 million
Transformation and extension of children's playground in ALC Park	Results of design competition announced; to commence detailed design in 2023	\$50 million

Measures/Studies/Projects	Status/Target	Estimated Costs
New open space at Shum Wan Pier Drive	Feasibility study in progress; to commence detailed design in 2023	Not yet available
New children's playground near Aberdeen Tennis and Squash Centre	To commence feasibility study in 2023	\$33 million
New open space in ALC Northeast	To define project framework and scope in 2023	Not yet available
<i>Unleash Development Potential</i>		
Redevelopment and enhancement of recreation and sports facilities in WCH to promote "single site, multiple use"	To complete technical feasibility study in 2023	Not yet available
Review of temporary bus depot sites in WCH	Exploring possible land use/development options	Not yet available
Revitalisation of industrial buildings in WCH Business Area	Facilitation services on-going and on request	Absorbed by existing resources
<i>Enliven the District</i>		
Additional landing facilities at northeastern coast of ALC	- Near ALC Bridge – in progress - Near ALC Praya Road – under planning	- \$8.80 million - Not yet available
Expansion of Aberdeen Typhoon Shelter	Investigation, design and construction (IDC) consultancy in progress; to complete technical assessments and detailed design, and commence construction works in 2025 subject to funding approval	\$40.18 million (consultancy)
Deep Water Bay Pier and Tai Shue Wan Pier	IDC consultancy in progress; to complete technical assessments and detailed design, and to commence construction works in 2025 subject to funding approval	\$12.29 million (consultancy)
Round-the-Island Trail	To commence studies, design and minor works progressively from 2023 onward, with a view to connecting 90% of the Trail within five years	\$25 million (feasibility study)
Revitalisation of Aberdeen Wholesale Fish Market	Preliminary proposal being formulated	Not yet available
Place-making events/projects	Facilitation services on-going and on request	Absorbed by existing resources

For more information of the studies and projects under the IIS initiative, please visit https://www.iiso.gov.hk/en/studies_projects/studies.html.

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CONTROLLING OFFICER'S REPLY

DEVB(PL)002

(Question Serial No. 0349)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

With regard to supporting the Urban Renewal Authority in the district planning study for Tsuen Wan and the implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate and Business Plans, what are the anticipated projects involved, together with the estimated expenditure and the staff establishment broken down by category? Will the district planning study for Tsuen Wan cover a study with regard to the demolition of the present two-storey Lady Trench General Out-patient Clinic in Tsuen Wan and its redevelopment into a multi-storey integrated services complex? What are the estimated expenditure and outcome assessment of the project concerned?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 18)

Reply:

As projects covered in the Urban Renewal Authority (URA)'s Corporate and Business Plans involve sensitive market information, we are not in a position to disclose the details. As the relevant government bureaux/departments provide support to URA for the implementation of various urban renewal initiatives as part of their overall duties, there is no separate breakdown of the resources incurred by the Government solely for such supportive work.

URA commenced the Tsuen Wan District Study (TWDS) in end-2022, for completion in around two years' time, to formulate renewal plan with particular focus on the old district in Tsuen Wan. The scope for redeveloping and consolidating Government, Institution and Community facilities (including Lady Trench General Out-patient Clinic) and sites within the study boundary will also be examined in TWDS. As the study is ongoing, we may only be able to provide information on projects arising from TWDS, and estimated expenditure and outcome assessment of such projects at a later stage.

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CONTROLLING OFFICER'S REPLY

DEVB(PL)003

(Question Serial No. 0153)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in Matters Requiring Special Attention in 2023-24 that the Government will continue to monitor the progress of land formation and update the 10-year supply forecast of developable land as appropriate.

It is reported that as projected by the United Nations the worldwide population of persons aged 65 years or over will reach 1.6 billion by 2050, while the aged population in Hong Kong will reach as high as 40% of its total population, with its proportion of elderly population ranking among the world's top three. In this connection, will the Government inform this Committee of the following:

1. regarding the forecast of land supply, whether indoor spaces have been reserved to provide more ancillary facilities for the elderly, such as bathrooms allowing the passage of wheelchairs, under the projects that are forthcoming or underway in the light of the increase in the aged population; if yes, the manpower involved in making evaluation on the minimum area required for each flat and on the latest demand for land arising from the ageing population;
2. whether statistics have been compiled with regard to the hectares of land to be acquired through reclamation among the developable land in the next ten years; the estimated expenditure involved and the relevant mode of financing?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 2)

Reply:

1. In assessing the overall land requirement for Hong Kong under the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (Hong Kong 2030+), consideration has been given to enhancing the provision of home space to cater for the

community's aspirations and the needs of a society with an ageing population. The suggestion to enhance home space by 10% or 20% as recommended in Hong Kong 2030+ has been adopted as a reference in ongoing/future consultancy studies. Separately, as announced in the Chief Executive's 2020 Policy Address, the Government has been exploring with the Hong Kong Housing Authority and the Hong Kong Housing Society to increase the plot ratio of future public housing projects, so that about 5% of the gross floor area can be set aside for the provision of social welfare facilities, including elderly facilities. The work in respect of the above is undertaken not only by the Development Bureau (DEVB) but also staff in the relevant government departments as part of their overall duties. We are therefore unable to provide a breakdown of the manpower involved.

2. To illustrate the Government's efforts in land creation and facilitate monitoring of progress, DEVB has formulated and promulgated a forecast of 10-year supply of developable land (i.e. spade-ready sites) made available by the Government. In the next ten years (i.e. 2023-24 to 2032-33), the supply of spade-ready sites will reach 3 280 hectares (ha) and show an upward trend, from 110 ha in the first year to some 480 ha in 2032-33. All such supply comes from government-led initiatives, with two major sources being the Northern Metropolis (about 1 300 ha within the next ten years, amounting to about 40% of the development area of the whole Metropolis) and the Kau Yi Chau Artificial Islands (KYCAI) (about 300 ha within the next ten years, amounting to about one-third of the total reclamation area). Of the 3 280 ha, over 650 ha from KYCAI, Lung Kwu Tan and other sources comes from reclamation. The mode of financing will be determined based on project nature. Take KYCAI as an example, the mode of financing will be looked into under the relevant consultancy study.

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CONTROLLING OFFICER'S REPLY

DEVB(PL)004

(Question Serial No. 0154)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

The functions of the Harbour Office (HO) include providing support to the work of the Harbourfront Commission and co-ordinating the planning and land matters related to the harbourfront. In this connection, will the Government inform this Committee of the following:

1. the number of harbourfront projects in respect of which planning is underway or will be undertaken soon by the HO, with a breakdown by district, project details and manpower involved;
2. the number of projects in relation to harbourfront planning to be carried out by the HO this year, as well as the progress and the detailed breakdown of the expenditure for each of these projects.

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 5)

Reply:

With the support of and in consultation with the Harbourfront Commission, the Government has been actively taking forward various projects with the \$6.5 billion dedicated funding for harbourfront enhancement. The table at Annex sets out the details on the relevant projects including their location, progress and approved funding where applicable. All the \$6.5 billion dedicated funding has been assigned for the above-mentioned projects, with \$2,096 million approved by Legislative Council and/or the relevant authorities; and approval for deploying the remaining sum to be sought in due course as appropriate. Amongst them, works of nine projects are underway or being planned.

Each harbourfront enhancement project involve the staff of the Harbour Office of the Development Bureau as well as those from other relevant bureaux/departments at different stages of work ranging from the planning, implementation to publicity. As such, there is no specific breakdown on the manpower involved for each project.

**Projects with the \$6.5 billion dedicated funding
for harbourfront enhancement**

	Projects (* works being carried out / under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
Hong Kong Island				
1.	Open Space at Eastern Street North, Sai Ying Pun*	1.32	/	The Finance Committee of Legislative Council (LegCo) approved a funding of \$207.6 million in April 2022 for this project. Construction works commenced in July 2022, with expected completion in the first half of 2025.
2.	Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre	1.40	560	Project concluded and site opened for public enjoyment in April 2021.
3.	Celebration Precinct, Wan Chai North*	1.85	/	The site has been opened for public enjoyment. Enhancement works are being planned with expected completion in first half of 2027 subject to funding approval.
4.	Pierside Precinct, Wan Chai North	4.04	412	The site has been opened for public enjoyment by phases under the “incremental approach” since December 2020, with the waterfront part of the Precinct fully opened since October 2021.
5.	Water Sports and Recreation Precinct, Wan Chai North*	1.39	770	The first three phases (i.e. the promenade between Wan Chai North Temporary Public Transport Interchange and Hung Hing Road near Royal Hong Kong Yacht Club) have been completed and opened for public enjoyment by phases from 2020. Works in Phase 4 (i.e. the remaining parts at the finger pier) are being carried out with expected completion by 2023/24.
6.	Revitalised Typhoon Shelter Precinct, Causeway Bay	2.53	317	With the completion of enhancement works on the promenade near Victoria Park Road and introduction of features such as harbour steps, the Precinct was opened for public enjoyment in September 2022.

	Projects (* works being carried out / under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
7.	East Coast Park Precinct, Fortress Hill*	4.70	772	Under the “incremental approach”, area to the west of Watson Road (including a fence-free breakwater) and the area to the west of Hing Fat Street was opened for public enjoyment in September 2021 and December 2022 respectively. Funding approval by LegCo will be sought for the construction works of the remaining portion of the Precinct (i.e. area to the east of Watson Street) including enhancement works at the area to the west of Watson Street and the Oil Street sitting-out area in 2023 legislative session, with expected completion in 2025 and 2026 respectively subject to funding approval.
8.	Boardwalk underneath the Island Eastern Corridor*	/	1 800	The LegCo approved a funding of \$1.68 billion in October 2021 for this project. Construction works commenced in December 2021 and are expected to be completed by phases starting from 2024, with full completion expected in end 2025.
Kowloon and Tsuen Wan				
9.	Tsuen Wan Waterfront Enhancement*	2.05	/	Under the “incremental approach”, Phase 1 (i.e. promenade along Hoi On Road) was completed and opened by phases between September 2019 and April 2021. As regards Phase 2 (i.e. the portion from Hoi On Road to Hoi Hing Road), a design consultant was appointed in September 2022 and the relevant design works are underway, construction works are subject to funding approval.

	Projects (* works being carried out / under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
10.	Kai Tak Metro Park*	12.80	583	While the majority part of the site is required as works area for the Central Kowloon Route and the Kai Tak Sports Park until 2025, through minimising the works area and shortening the occupation period, some land parcels within the area designated as Dining Cove and the promenade-cum-open space near the Kai Tak Approach Channel have been released for beautification, with targeted completion by phases starting from 2024. The promenade fronting the To Kwa Wan Typhoon Shelter, which will be released from being works area of the Central Kowloon Route project, will be reinstated with expected completion by phases in 2024.
11.	Cha Kwo Ling Waterfront (i.e. Promenade of the Development of New Campus of Vocational Training Council (VTC) at Kowloon East (Cha Kwo Ling) Project)*	4.50	1 043	This promenade project will be taken forward as part of the adjacent campus development project of VTC. With the LegCo funding approval of the pre-construction works in July 2022, a consultant was engaged to devise a detailed design for the promenade. On the other hand, the waterfront area to be released from the nearby Kwun Tong Sewage Pumping Station is being beautified under an “incremental approach” with expected completion in 2023.
12.	Hung Hom Urban Park*	2.20	/	Under the “incremental approach”, enhancement works are being carried out at the site of the former public transport interchange pending relocation of existing coach parking for longer term development. The project is expected to be completed by phases from late 2023. To promote “place-making” for harbourfront development, a non-government organisation will use part of the site under short term tenancy to provide specially designed children play facilities.

	Projects (* works being carried out / under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
Others				
13.	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	N.A.	N.A.	Upon completion of the inception reports, literature review on overseas projects and on-site survey, the consultants are working on the recommended enhancement strategies and measures, with expected completion by 2023/24.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)005

(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 Doris HO)

Director of Bureau: Secretary for Development

Question:

The Siu Ho Wan Depot site occupies an area of about 30 hectares. Upon full completion, it is expected to provide about 20 000 public and private housing units. It is stated in Matters Requiring Special Attention in 2023-24 that the Government will continue to oversee the implementation of the development at Siu Ho Wan Depot. In February this year, the sale of the site resulted in unsuccessful tendering. Will the Government inform this Committee of whether the Government will, prior to the re-tendering exercise for the site, first improve the overall transport planning for Lantau Island, for example, by implementing the proposal to construct “two tunnels and one viaduct” on Lantau Island to connect Mui Wo with Siu Ho Wan; if yes, whether the Government has evaluated the construction costs for the relevant road sections?

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

Reply:

The Civil Engineering and Development Department (CEDD) completed the “Study on Traffic, Transport and Capacity to Receive Visitors for Lantau” (T&T Study) in June 2022 to examine the traffic and transport infrastructure network of Lantau, and to recommend practicable improvement measures, following the overarching principle of “Development in the North; Conservation for the South”.

The T&T Study recommends to explore strengthening the traffic infrastructure in East and West Lantau respectively to improve the connection between North and South Lantau. The recommendations include:

East Lantau

- (i) Construct a new road tunnel connecting Mui Wo in the south and existing road/tunnel of Discovery Bay in the further north; or

- (ii) Construct a new road tunnel directly connecting Mui Wo in the south and Siu Ho Wan in the north.

West Lantau

- (i) Construct a new road tunnel connecting Shek Pik in the south and Tai O in the north; and/or
- (ii) Provide a viaduct for improving parts of Keung Shan Road that have lots of bends and are relatively steep in gradient and narrow, to better connect South Lantau and Tai O.

The T&T Study also recommends to explore the reuse and improvement of Old Tung Chung Road, which is in the middle part of Lantau.

The CEDD commenced the feasibility study in March 2023, to further review the feasibility of the above recommendations and accord priority to the exploration and selection of the most suitable combination of options, as well as to review the implementation strategy and cost estimate of the recommended options. The study is expected to complete in mid-2025.

As regards the said residential development at Siu Ho Wan Depot (i.e. Oyster Bay (Package 1)), the unsuccessful tender earlier in 2023 may not be related to the transport planning of Lantau, especially as the said development will be served by a new MTR station. As announced in the 2023-24 Annual Land Sale Programme Press Conference, Oyster Bay Package 1 is one of the three projects that the MTR Corporation Limited (MTRCL) plans to take forward in 2023-24. The MTRCL will conduct re-tender in due course.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)006

(Question Serial No. 0160)

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

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Last year, disputes arose in several housing estates when building rehabilitation works were being organised. According to media coverage, some representatives of engineering consultants claimed that they chose not to participate in the works in the light of the tedious administrative procedures involved under the “Smart Tender scheme” (“Smart Tender”). Later, the Urban Renewal Authority publicly refuted this claim. In this connection, will the Government inform this Committee of the following:

1. given that the accumulated expenditure for the scheme was \$180 million as of 31 March last year, the number of requests for assistance and the number of successful follow-up cases; and the average amount involved in each case;
2. with the estimated expenditure in 2022-23 being \$30 million, the estimated number of requests for assistance to be received in this financial year; and the estimated number of years that “Smart Tender” can operate in the light of its current balance?

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

Reply:

To facilitate owners to undertake building repair and maintenance works and help prevent bid-rigging syndicates from interfering with the normal operation of the building repair and maintenance markets, the Urban Renewal Authority (URA) launched the “Smart Tender” Building Rehabilitation Facilitation Services scheme in May 2016 to strengthen technical assistance and professional advice to property owners for carrying out building repair and maintenance works. To encourage more property owners to participate in “Smart Tender”, the Government has committed \$300 million to enable property owners to join at a concessionary rate from 3 October 2017 onwards. The replies to specific questions raised are set out below.

1. According to URA, as of end-March 2022, a total of 2 713 applications for joining “Smart Tender” had been received. Among them, 2 397 applications had been approved, 156 were pending submission of requisite documents by applicants for further processing, while 160 applications had been withdrawn. The average amount involved in each case was in the region of \$60,000 to \$75,000.
2. URA received around 560 applications in year 2022-2023. Based on the current balance of the concession scheme, the scheme may operate for about four more years (i.e. until end of 2026-27).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)007

(Question Serial No. 2611)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the Invigorating Island South Office, please inform this Committee of: 1. the operational expenses and staff establishment involved since its establishment, and its estimated expenditure in 2023-24; 2. the total number of public and private development projects in respect of which advisory and co-ordination services have been rendered since its establishment, together with the details and current development progress of these projects; and 3. the key performance indicators for assessing the performance of the Invigorating Island South Office and the data since its establishment?

Asked by: Hon CHAN Kapui, Judy (LegCo internal reference no.: 31)

Reply:

1. The full team of the Invigorating Island South Office (IISO) was formed in 2021-22. In 2021-22 and 2022-23, IISO was led by a non-civil service position equivalent to the rank of D2, with an inter-disciplinary team of nine non-directorate officers¹. In 2023-24, the total number of staff in IISO will be 13. The actual/estimated expenditure of IISO covering salaries and other spending in 2021-22, 2022-23 and 2023-24 are \$10.92 million, \$11.95 million and \$14.29 million respectively² which do not include expenditures on the consultancy studies and works projects funded by the relevant government departments or under the Capital Works Reserve Fund.

¹ Three staff employed under the Job Creation Scheme funded by the Anti-epidemic Fund (AEF) are excluded. The funding for the Job Creation Scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account.

² Salaries of three staff employed under the Job Creation Scheme funded by AEF are excluded.

2. Apart from taking the lead in most of the projects under the IIS initiative, IISO renders advisory and co-ordination services to a total of eight projects (i.e. six government projects involving cross-bureaux collaboration and two private sector projects) since its establishment. The details and current progress of these projects are provided below:

Projects	Details	Current Progress
1. Boardwalk along Staunton Creek Nullah	As part of the revitalisation proposal for Staunton Creek Nullah in Wong Chuk Hang (WCH), a boardwalk of about 450m long along the northern bank in the downstream section of the nullah will be built to enhance connectivity between WCH and Aberdeen.	The proposed works were gazetted in October 2022. Target to commence works in Q1 2024 subject to funding approval.
2. Redevelopment and enhancement of recreation and sports facilities in WCH	The existing recreation ground, sports ground, sports centre and swimming pool facilities in WCH will be consolidated, incorporating other facilities including health centres, skatepark, library and public vehicle park, etc. to promote “single site, multiple use”. The metered parking spaces and public toilet at Yip Fat Street will be reprovioned in the project so as to provide more open space in the WCH Business Area.	Technical feasibility study is underway.
3. Review of temporary bus depot sites	A review on the future use of three temporary bus depot sites in WCH, which includes studying alternative ways to cater for bus depot facilities	Possible land use/development options being explored
4. Additional landing facilities at northeastern coast of Ap Lei Chau (ALC)	New public landing steps will be provided to the immediate west of ALC Bridge, and landing cum harbour steps at the existing sloping seawall along ALC Praya Road are also proposed.	Construction of the public landing steps is in progress for completion in mid-2023. The gazetting procedure of the landing cum harbour steps is in progress.
5. Green@Southern	Provision of a facility under Green@Community in the Southern District, which includes providing outdoor landscaped area for public enjoyment	Site selection in progress
6. Revitalisation of Aberdeen Wholesale Fish Market	To revitalise the Aberdeen Wholesale Fish Market to promote the sale of local fisheries produce at both wholesale and retail levels as well as adding food and beverage elements to create a vibrant waterfront	Preliminary proposal being formulated to define the project scope
7. Revitalisation of an industrial building	Wholesale conversion of an industrial building in the WCH Business Area, which will incorporate arts and culture use	Special waiver application for wholesale conversion of the building under processing

Projects	Details	Current Progress
8. Tai Pak Floating Restaurant	To facilitate the reopening of the floating restaurant and rationalise the arrangement of the vessels concerned in Aberdeen Typhoon Shelter	Discussion in progress

3. In general, targets and timetables for taking forward various projects under the IIS initiative are formulated for reviewing the progress of individual projects and ensuring that they will be implemented as scheduled, which are objective performance indicators. Below is a summary of the relevant data since IISO's establishment:

Quick-win Measures	Number
• Completed in 2021-22	2
• Completed in 2022-23	9
• Works in progress for completion by 2024	6
• Commence works in 2023-24	5
Consultancy Studies	
• In progress for completion in 2023-24	2
• Commence study in 2023-24	1
Projects	
• Site selection in progress/defining project scope	4
• Complete technical assessments/feasibility study in 2023-24	3
• Commence detailed design in 2023-24	6
• Commence works in 2023-24	2

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)008

(Question Serial No. 2612)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the various projects of the Invigorating Island South Office (IISO), please inform this Committee of: 1. the manpower and expenditure involved in the consultancy study on enhancing pedestrian connectivity of the Wong Chuk Hang Business Area and the waterfront areas nearby while improving the pedestrian environment along Shum Wan Road and Po Chong Wan; its proportion to the overall expenditure of IISO; the details and current progress of the project concerned; 2. the number of improved marine-related signboards around Aberdeen Typhoon Shelter; the manpower and expenditure involved; its proportion to the overall expenditure of IISO; the details of the project concerned; 3. the manpower and expenditure involved in extending the children's playground in Ap Lei Chau Park proposed to be transformed; its proportion to the overall expenditure of IISO; details and current progress of the project concerned; 4. the manpower and expenditure involved in taking forward the Expansion of Aberdeen Typhoon Shelter project; its proportion to the overall expenditure of IISO; the details and current progress of the project concerned; 5. the expenditure, manpower and estimates involved in co-ordinating the 60-kilometre "Round-the-Island Trail" proposed in the 2022 Policy Address; its proportion to the overall expenditure of IISO; the details and current progress of the project concerned; 6. the manpower and expenditure involved in participating in the development projects under the future strategy for Ocean Park and the development of a water sports complex at the rehabilitated Shek O Quarry site; its proportion to the overall expenditure of IISO; the details and current progress of the project concerned; and 7. given that the Development Bureau has promised that IISO will undertake a land review of the Lamma Quarry, the anticipated commencement and completion dates of the related work; the manpower and expenditure involved; and its proportion to the overall expenditure of IISO?

Asked by: Hon CHAN Kapui, Judy (LegCo internal reference no.: 32)

Reply:

Information relating to the various projects and measures mentioned above is provided below.

1. Invigorating Island South Office (IISO) commissioned a consultancy study in December 2021 to formulate comprehensive pedestrian environment and traffic improvement proposals as well as waterfront and open space enhancement proposals to bring vibrancy to the Wong Chuk Hang, Aberdeen waterfront, Ap Lei Chau (ALC) North, and Sham Wan and Po Chong Wan areas. The public engagement exercise of the study was completed in December 2022. The proposals recommended in the study are generally supported by local stakeholders, and the study is expected to be completed in mid-2023. We will then take forward the proposals from 2023 onward by way of minor works or public works projects in order of priority and project scale. The estimated expenditure of the study is \$14.38 million.
2. Spearheaded by IISO, the Civil Engineering and Development Department (CEDD) completed the improvement works to 29 marine-related signboards around Aberdeen Typhoon Shelter in October 2022 through refurbishment, consolidation and relocation to enhance the waterfront environment and minimise obstruction. The expenditure involved was absorbed by existing resources.
3. On the transformation of the children's playground in ALC Park covering an enlarged area, the results of the relevant design competition were announced in December 2022. The Architectural Services Department is making preparation to proceed with the detailed design to take on board the design concept of the winning entry. The project will be funded by two block allocations with \$50 million in total.
4. Led by IISO, CEDD is carrying out an investigation, design and construction (IDC) consultancy on the Expansion of Aberdeen Typhoon Shelter project to provide more vessel berthing area. Site investigation works were completed in February 2023, and various detailed impact assessments, gazetting and detailed design will be carried out in 2023. The estimated expenditure of the consultancy is \$40.18 million.
5. The "Round-the-Island Trail" of about 60 kilometres on Hong Kong Island will connect the waterfront promenades on the northern shore and a number of existing promenades and countryside walking trails in the Southern District. IISO co-ordinates works with the relevant departments to take forward this project. CEDD will commence studies and design from 2023 onward as well as commence some of the works progressively through block allocation, with a view to connecting 90% of the Trail within five years. The studies will be funded by block allocation of \$25 million.
6. IISO actively participates in the two projects led by the Culture, Sports and Tourism Bureau (CSTB). CSTB and the Ocean Park Corporation (OPC) have been actively implementing the various initiatives under the future strategy. Apart from completing the work on relevant legislative amendments, CSTB and OPC are also reinforcing conservation and education endeavours both inside and outside the Park, taking forward outsourcing arrangements for the different themed zones within the Park, conducting technical studies for the pier projects at Deep Water Bay and Tai Shue Wan, and providing temporary landing facility at Tai Shue Wan. Upon launching of the temporary landing

facility at Tai Shue Wan in August 2022, OPC provided, on a pilot basis, ferries services among Tai Shue Wan, ALC and Aberdeen for visitors to and from the Water World on specific days, and launched marine tourism routes between Tai Shue Wan and Central as well as ALC and Tai Shue Wan. On the development of a water sports complex at the rehabilitated Shek O Quarry Site, the tender has been cancelled as the tenders received by the Government in the open tender exercise in 2022 did not meet the stipulated requirements. CSTB is reviewing the latest situation and will consider the way forward.

7. IISO will collaborate with relevant bureaux and departments on the land use review on the Ex-Lamma Quarry area. The review will commence in the second quarter of 2023, including the carrying out of a feasibility study by CEDD, which is expected to be completed within 2024.

The work involved in the above projects and measures is undertaken by the staff of IISO as part of their overall duties. As such, we are unable to provide a separate breakdown on the amount of manpower resources involved in the individual items. In the past two years, IISO was led by a non-civil service position equivalent to the rank of D2, with an inter-disciplinary team of nine non-directorate officers¹. In 2023-24, the total number of staff in IISO will be 13. The actual/estimated expenditures of IISO covering salaries and other spending in 2021-22, 2022-23 and 2023-24 are \$10.92 million, \$11.95 million and \$14.29 million respectively², which do not include expenditures on the consultancy studies and works projects funded by the relevant government departments or under the Capital Works Reserve Fund.

- End -

¹ Three staff employed under the Job Creation Scheme funded by the Anti-epidemic Fund (AEF) are excluded. The funding for the Job Creation Scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account.

² Salaries of three staff employed under the Job Creation Scheme funded by AEF are excluded.

CONTROLLING OFFICER'S REPLY

DEVB(PL)009

(Question Serial No. 1373)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget that the Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office to take forward work relating to the Northern Metropolis. Will the Government inform this Committee of the following:

1. details of the establishment of the aforesaid Co-ordination Office, such as the current progress of preparatory work, and estimated staff establishment and expenditure of the Co-ordination Office;
2. terms of reference of the aforesaid Co-ordination Office, such as the delineation of duties with other departments;
3. whether key performance indicators will be set by the aforesaid Co-ordination Office; if not, the reasons for that?

Asked by: Hon CHAN Siu-hung (LegCo internal reference no.: 9)

Reply:

1. The Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office (NMCO) in 2023 to take forward the work related to the development of the Northern Metropolis. We propose to create three supernumerary directorate posts and redeploy one permanent directorate post within the Planning and Lands Branch (PLB) of the Development Bureau (DEVB) to lead the NMCO, for a period of about five years with immediate effect upon approval by the Finance Committee of Legislative Council up to 31 March 2028. The NMCO is proposed to be headed by a Director pitched at Administrative Officer Staff Grade A (D6), who will report to the Permanent Secretary for Development (Planning & Lands) and be underpinned by a Deputy Director pitched at Administrative Officer Staff Grade B (D3).

The Deputy Director will be supported by four teams (namely the Planning and Development Team (1), Planning and Development Team (2), Public Relations Team and Support Services Team), to be led by Head, Planning and Implementation Team (1) (a supernumerary post to be created and pitched at Government Engineer (D2)), Head, Planning and Implementation Team (2) (a permanent Government Town Planner post (D2) to be redeployed internally within DEVB(PLB) as mentioned above) and two non-directorate officers on Non-civil Service Contract (NCSC) or Post-retirement Service Contract (PRSC) terms.

Apart from the proposed four directorate posts in the NMCO (including one internally deployed within DEVB(PLB)), 28 non-directorate staff (including nine existing non-directorate civil service posts to be internally redeployed within DEVB(PLB)) will be put under the NMCO to support the relevant work.

The internal redeployment of one directorate post and nine non-directorate civil service posts within DEVB(PLB) is cost-neutral. The estimated expenditure on salaries of three additional directorate posts and 19 time-limited non-directorate civil service posts/officers on NCSC or PRSC terms in the NMCO is about \$25.2 million in 2023-24. The operating expenses of the NMCO are absorbed within PLB's departmental expenses and no separate breakdown of the expenses dedicated to the NMCO is available.

2. & 3.

The NMCO, upon establishment, will assume an overall championing and co-ordinating role in taking forward the Northern Metropolis initiative. The NMCO will strengthen the co-ordination of the relevant bureaux/departments (B/Ds) for timely delivery of housing, transport and other infrastructure, ecological conservation, industry developments covering different sectors, and provision of government/public facilities, etc., in the Northern Metropolis for a comprehensive and coherent development. The NMCO will also formulate innovative planning and lands policies as well as implementation arrangements to drive and support new industry strategies to be developed for different major development areas. Besides, the NMCO will provide secretariat support to the Steering Committee on Northern Metropolis chaired by the Chief Executive (CE) and the Advisory Committee on Northern Metropolis chaired by the Financial Secretary; and will establish close and regular contact and strengthen collaboration with the Mainland authorities so as to make full use of the synergy between the Northern Metropolis and the Greater Bay Area as well as the opportunities arising therefrom. Furthermore, the NMCO will promote public engagement and strengthen communication with stakeholders on the development of the Northern Metropolis.

As committed in the CE's 2022 Policy Address, an implementation plan and an action agenda will be formulated for the Northern Metropolis in 2023, which may serve as yardsticks to measure NMCO's performance. The NMCO will work with relevant B/Ds to this end and keep track of the implementation of the various initiatives and projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)010

(Question Serial No. 3216)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget that vigorous efforts will be made to develop the Northern Metropolis; the Government and relevant Mainland authorities have set up a task force to strengthen communication and collaboration on matters related to the development of the Northern Metropolis. In addition, the Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office to take forward related work. Will the Government advise of the following:

1. the staff establishment, expenditure on salaries and estimated expenditure of the Northern Metropolis Co-ordination Office;
2. whether the Government has set any key performance indicators for the Northern Metropolis Co-ordination Office; if yes, the details; if not, the reasons for that?

Asked by: Hon CHAN Wing-kwong (LegCo internal reference no.: 8)

Reply:

1. & 2.

The Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office (NMCO) in 2023 to take forward the work related to the development of the Northern Metropolis. We propose to create three supernumerary directorate posts and redeploy one permanent directorate post within the Planning and Lands Branch (PLB) of the Development Bureau (DEVB) to lead the NMCO, for a period of about five years with immediate effect upon approval by the Finance Committee of Legislative Council up to 31 March 2028. The NMCO is proposed to be headed by a Director pitched at Administrative Officer Staff Grade A (D6), who will report to the Permanent Secretary for Development (Planning & Lands) and be underpinned by a Deputy Director pitched at Administrative Officer Staff Grade B (D3). The Deputy Director will be supported by four

teams (namely the Planning and Development Team (1), Planning and Development Team (2), Public Relations Team and Support Services Team), to be led by Head, Planning and Implementation Team (1) (a supernumerary post to be created and pitched at Government Engineer (D2)), Head, Planning and Implementation Team (2) (a permanent Government Town Planner post (D2) to be redeployed internally within DEVB(PLB) as mentioned above) and two non-directorate officers on Non-civil Service Contract (NCSC) or Post-retirement Service Contract (PRSC) terms.

Apart from the proposed four directorate posts in the NMCO (including one internally deployed within DEVB(PLB)), 28 non-directorate staff (including nine existing non-directorate civil service posts to be internally redeployed within DEVB(PLB)) will be put under the NMCO to support the relevant work.

The internal redeployment of one directorate post and nine non-directorate civil service posts within DEVB(PLB) is cost-neutral. The estimated expenditure on salaries of three additional directorate posts and 19 time-limited non-directorate civil service posts/officers on NCSC or PRSC terms in the NMCO is about \$25.2 million in 2023-24. The operating expenses of the NMCO are absorbed within PLB's departmental expenses and no separate breakdown of the expenses dedicated to the NMCO is available.

The NMCO, upon establishment, will assume an overall championing and co-ordinating role in taking forward the Northern Metropolis initiative. The NMCO will strengthen the co-ordination of the relevant bureaux/departments (B/Ds) for timely delivery of housing, transport and other infrastructure, ecological conservation, industry developments covering different sectors, and provision of government/public facilities, etc., in the Northern Metropolis for a comprehensive and coherent development. The NMCO will also formulate innovative planning and lands policies as well as implementation arrangements to drive and support new industry strategies to be developed for different major development areas. Besides, the NMCO will provide secretariat support to the Steering Committee on Northern Metropolis chaired by the Chief Executive (CE) and the Advisory Committee on Northern Metropolis chaired by the Financial Secretary; and will establish close and regular contact and strengthen collaboration with the Mainland authorities so as to make full use of the synergy between the Northern Metropolis and the Greater Bay Area as well as the opportunities arising therefrom. Furthermore, the NMCO will promote public engagement and strengthen communication with stakeholders on the development of the Northern Metropolis.

As committed in the CE's 2022 Policy Address, an implementation plan and an action agenda will be formulated for the Northern Metropolis in 2023, which may serve as yardsticks to measure NMCO's performance. The NMCO will work with relevant B/Ds to this end and keep track of the implementation of the various initiatives and projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)011

(Question Serial No. 0537)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

The developments in the Shenzhen-Hong Kong Boundary Control Points Economic Belt have been listed as the key construction work of the development of the Guangdong Province and the Shenzhen Municipality, and the Legislative Council has passed a Member's motion in this regard earlier on. In this connection, will the Government advise this Committee:

1. whether the subject item has been included in the agenda for communication between the working groups of the governments of the two places;
2. whether the Northern Metropolis Co-ordination Office will follow up on the subject item, or which policy bureau will follow up on this item;
3. given that many development areas within the Northern Metropolis are on course to infrastructure development, and that brownfield undertakings in these areas have to move out successively with some of them having relocated to places near the boundary control points (BCPs) to continue their business, whether the Government has considered preventing such undertakings from relocating to places near the BCPs so as not to impede the development of the Boundary Control Points Economic Belt?

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

Reply:

1. and 2.

Under the Guangdong-Hong Kong and Hong Kong-Shenzhen co-operation mechanism, the Task Force for Collaboration on the Northern Metropolis Development Strategy (the Task Force) has been set up to strengthen liaison and co-ordination between Hong Kong and the Mainland on matters related to the Northern Metropolis, including the

development of areas in the vicinity of the boundary control points. The first meeting of the Task Force was held on 27 February 2023.

The Hong Kong side of the Task Force is led by the Deputy Financial Secretary and comprises relevant bureaux and departments. The Northern Metropolis Co-ordination Office to be set up under the Development Bureau will act as the main contact point for liaison and co-operation with the Shenzhen side to take forward the development of the Northern Metropolis, closely following the development on the Mainland side, and will provide support to the Task Force on the Hong Kong side.

3. With a view to achieving the dual objectives of promoting industrial development and consolidating brownfield operations in a land-efficient manner, the Government has reserved, among others, a total of 72 hectares of land in Hung Shui Kiu/Ha Tsuen New Development Area and Yuen Long South Development Area for the development of Multi-storey Buildings for modern industries. Please refer to LC Paper No. CB(1)776/2022(02) (<https://www.legco.gov.hk/yr2022/english/panels/dev/papers/dev20221122cb1-776-2-e.pdf>) for details. Before these buildings come on stream, if the brownfield operators intend to relocate their businesses, we are ready to provide planning and lands advice to assist in the identification of suitable sites for relocation, taking into account constraints of sites and their long term development plan if any.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)012

(Question Serial No. 1219)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

With the development of multi-storey industrial buildings on brownfield sites being planned by the Government to cater for the needs of individual local industries, five sites are selected as the first batch of sites. These sites are basically located in the western part of the Northern Metropolis. In this connection, will the Government advise this Committee whether it will consider setting up brownfield multi-storey industrial buildings in the eastern part of the Northern Metropolis in the light of the logistics pattern of “East in East out, West in West out”, and the estimated timeframe for such an announcement?

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

Reply:

As the Government pursues large-scale developments in the New Territories, we aspire to make available sufficient land for the long-term development of industries, through comprehensive planning with due regard to the benefits of cluster development. Having regard to the locational advantage of being well connected to the airport, land boundary control points and other parts of Hong Kong, we have reserved a total 72 hectares of land within the Northern Metropolis, more specifically in Hung Shui Kiu/Ha Tsuen New Development Area and Yuen Long South Development Area, for industrial and logistics use with a view to helping further the growth of industries.

Going forward, more multi-storey building sites will be planned at other development areas such as San Tin Technopole and New Territories North New Town. Subject to study, the proposed Lung Kwu Tan reclamation and re-planning of existing land at Tuen Mun West may also offer some land for such opportunities.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)013

(Question Serial No. 2123)

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 Doris HO)

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. State leaders have also pointed out in previous speeches that a harmonious society must be built by adopting a people-oriented approach. In his earlier reply to the questions raised by Members, the Financial Secretary also mentioned that he would discuss and study with the Development Bureau on how to take forward urban-rural joint development. In this connection, will the Government inform this Committee of the following:

1. the time when on-site visits to Yuen Long and North Districts will be organised;
2. the time when reference will be made to the urban-rural joint development approaches adopted by Mainland cities, such as Guangzhou and Shenzhen, in their development of commercial core areas, and the time when such discussion results will be published;
3. whether considerations have been given to consolidate small house concessionary rights and develop multi-storey “small buildings” or “small-house” estates with the nature of public housing in the light of the public call for amending the Small House Policy and the policy pertaining to Tsos/Tongs with regard to making optimal use of rural land?

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

Reply:

1. & 2.

“Urban-Rural Integration” is one of the planning principles enshrined in the Northern Metropolis Development Strategy. It advocates that the rich cultural and natural resources comprising villages, rural township, hilly terrains, rivers, wetland, etc., should be suitably conserved and revitalised in the development of the Northern Metropolis, to

provide it with a unique metropolitan landscape blending the urban, rural and natural elements. This is a planning principle we are taking into account in taking forward the land development projects in the Northern Metropolis. We do make reference to Mainland and other places' practices and experiences in development and would adopt suitable ones in Hong Kong where appropriate.

Government departments at various levels visit areas in the Northern Metropolis and meet local stakeholders on a frequent and continual basis. We also facilitate such visits by stakeholders. For example, Members of the Legislative Council (LegCo) Panel on Development visited three Potential Development Areas in New Territories North on 24 August 2021. Another visit to the Northern Metropolis by Members of LegCo Panel on Development of this term is being arranged.

3. 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 exempted from the regulation of the Buildings Ordinance (Cap. 123). Regarding the suggestion on “ding” buildings, such proposal will significantly alter the Small House Policy. 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. The desirability and feasibility of such conversion has to be supported by relevant assessments into aspects concerning planning of the broader areas, traffic, environment, sewerage, etc.

On Tso/Tong land, the Home and Youth Affairs Bureau, together with the Development Bureau, other relevant departments and the Heung Yee Kuk, has set up a working group to conduct a review on the administration of Tso/Tong in the New Territories, with a view to putting forth recommendations on improving its administration and facilitating the disposal of Tso/Tong land.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)014

(Question Serial No. 2125)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

The development of the Northern Metropolis involves land resumption. In this connection, will the Government advise this Committee whether, taking New Territories North New Town as an example, Tier One rate for land resumption can be applied across the board to sites in the New Development Areas/New Towns under planning within the Northern Metropolis when these sites are resumed as a result of the government infrastructure projects, such as improvement works for drainage and sewerage systems?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 7)

Reply:

When the Government invokes statutory powers to resume private land for public purpose, the Government is required to provide compensation to the affected landowners in accordance with the relevant legislation(s). As an alternative, the Government may also provide ex-gratia land compensation under the Ex-gratia Zonal Compensation System (the Zonal System) for resumption of land in the New Territories as a simplified administrative mechanism for handling land compensation matters.

In May 2022, the Development Bureau rationalised the Zonal System by merging four compensation zones into two zones, namely “Tier One zone” and “Tier Two zone” with the approval of the Finance Committee of Legislative Council. “Tier One zone” applies to land resumed for development uses, including New Development Areas and other development uses covering residential/economic developments (including their ancillary purposes) or provision of public facilities which go beyond rural improvements for local villages. “Tier Two zone” applies to land resumed for non-development uses including uses related to rural improvement and conservation.

The Northern Metropolis Development Strategy is a conceptual strategic plan covering two district administration areas including Yuen Long District and North District, with a total land area of about 300 square kilometres. On top of ongoing projects, new projects and land use proposals will be formulated based on relevant technical studies. The applicable compensation tier for each project will be considered and assessed having regard to the definitions of the tiers and the intended uses of the project concerned.

With the variety of potential land uses within the Northern Metropolis which may encompass development uses and non-development uses, it is possible that different rates for land resumption may apply to different projects therein.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)015

(Question Serial No. 2128)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

A co-ordination office will be set up for the Northern Metropolis. In this connection, will the Government inform this Committee of the following:

1. when the office will be set up, what rank will its head hold, and whom will its head report to;
2. the funding for the office, and the estimated number of staff under the its establishment;
3. the location of the office, and whether the Government will seek a site in the Northern Metropolis to accommodate the office, and whether on-site visits will be conducted on a regular basis?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 10)

Reply:

1. & 2.

The Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office (NMCO) in 2023 to take forward the work related to the development of the Northern Metropolis. We propose to create three supernumerary directorate posts and redeploy one permanent directorate post within the Planning and Lands Branch (PLB) of the Development Bureau (DEVB) to lead the NMCO, for a period of about five years with immediate effect upon approval by the Finance Committee of Legislative Council up to 31 March 2028. The NMCO is proposed to be headed by a Director pitched at Administrative Officer Staff Grade A (D6), who will report to the Permanent Secretary for Development (Planning & Lands) and be underpinned by a Deputy Director pitched at Administrative Officer Staff Grade B (D3). The Deputy Director will be supported by four teams (namely the Planning and

Development Team (1), Planning and Development Team (2), Public Relations Team and Support Services Team), to be led by Head, Planning and Implementation Team (1) (a supernumerary post to be created and pitched at Government Engineer (D2)), Head, Planning and Implementation Team (2) (a permanent Government Town Planner post (D2) to be redeployed internally within DEVB(PLB) as mentioned above) and two non-directorate officers on Non-civil Service Contract (NCSC) or Post-retirement Service Contract (PRSC) terms.

Apart from the proposed four directorate posts in the NMCO (including one internally deployed within DEVB(PLB)), 28 non-directorate staff (including nine existing non-directorate civil service posts to be internally redeployed within DEVB(PLB)) will be put under the NMCO to support the relevant work.

The internal redeployment of one directorate post and nine non-directorate civil service posts within DEVB(PLB) is cost-neutral. The estimated expenditure on salaries of three additional directorate posts and 19 time-limited non-directorate civil service posts/officers on NCSC or PRSC terms in the NMCO is about \$25.2 million in 2023-24. The operating expenses of the NMCO are absorbed within PLB's departmental expenses and no separate breakdown of the expenses dedicated to the NMCO is available.

3. The staff of the NMCO upon establishment will mainly be accommodated at Central Government Offices in the short term. We will consider the location of the office in the medium to long term taking into account its operational requirements.

Government officers at various levels conduct site visits to the Northern Metropolis and meet local stakeholders on a frequent and continual basis. The NMCO, upon establishment, will continue to do so.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)016

(Question Serial No. 2129)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

For the Northern Metropolis, a steering committee and an advisory committee have been formed, with the former led by the Chief Executive and the latter chaired by the Financial Secretary. In this connection, will the Government inform this Committee of the following:

1. the estimated respective number of meetings to be held by these two committees in a year, and whether on-site visits will be organised;
2. whether the latest contents of the meetings of these two committees will be made known to the public as appropriate so as to facilitate public understanding of the development progress of the Northern Metropolis;
3. whether the Steering Committee on the Northern Metropolis will put forward its target schedule or annual report with regard to the Northern Metropolis with a view to strengthening public confidence on the future development of the Northern Metropolis?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 11)

Reply:

The Steering Committee on the Northern Metropolis (SCNM) and the Advisory Committee on the Northern Metropolis (ACNM) were established to strengthen the governance for the development of the area. The former is led by the Chief Executive to provide high-level policy steer and supervision, with the participation of three Secretaries of Departments, the Deputy Financial Secretary and relevant Directors of Bureaux, etc. The latter is chaired by the Financial Secretary with members comprising experts and stakeholders in the community to tender advice and suggestions. Also, it is the target of the Government to formulate a concrete plan and an action agenda for the Northern Metropolis within 2023.

The first meetings of the SCNM and the ACNM were held on 14 December 2022 and 1 March 2023 respectively. For transparency and to keep the public informed of the work of the two committees, a press release was issued after both meetings (<https://www.info.gov.hk/gia/general/202212/14/P2022121400560.htm> and <https://www.info.gov.hk/gia/general/202303/01/P2023030100715.htm>).

At the first meeting of the SCNM, Members discussed and agreed on the actions required of relevant bureaux for formulation of the action agenda and implementation plan, including the need to formulate industry policies and associated land disposal methods, proposals for landmark developments covering key public facilities, relevant land requirements for industries and landmark developments, implementation programme, etc., at the earliest opportunity. The meeting also noted the good progress of work that has been made for development of the Northern Metropolis so far.

As for the ACNM, Members were briefed at the first meeting on the overall spatial planning and transport infrastructure of the Northern Metropolis, as well as the latest development in the area. Members also agreed to set up four sub-committees under the ACNM to facilitate more in-depth discussions on planning, land and conservation; development of industries; transport and infrastructure facilities; and promotion and public engagement, etc. Future meetings of the SCNM and the ACNM (including its subcommittees) would be arranged as needed. We will continue to keep the public informed of the discussions at these fora as appropriate.

Government officers at various levels visit areas in the Northern Metropolis and meet local stakeholders on a frequent and continual basis. We also facilitate such visits by stakeholders. For example, Members of the Legislative Council (LegCo) Panel on Development visited three Potential Development Areas in New Territories North on 24 August 2021. Another visit to the Northern Metropolis by Members of LegCo Panel on Development of this term is being arranged. Visits by Members of the ACNM will be arranged as needed.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)017

(Question Serial No. 2796)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

While construction works are under progress in Kwu Tung North, Fanling North, Hung Shui Kiu and Yuen Long South within the Northern Metropolis and the development proposals and land use planning of San Tin Technopole will soon be launched, Ta Kwu Ling and Sha Tau Kok in the eastern part of the Northern Metropolis are rarely mentioned. Take Ta Kwu Ling alone as an example. It falls within the Hong Kong-Shenzhen Close Interaction Circle, with 3 Boundary Control Points (BCPs) and a substantial amount of undeveloped flat land. Regarding the role of Ta Kwu Ling in the Northern Metropolis, will the Government inform this Committee of the following:

1. when the development proposals and land use planning of Ta Kwu Ling and Sha Tau Kok are expected to be launched;
2. whether sites for innovation and technology (I&T) or high and new technology industries will be extended to Ta Kwu Ling in order to foster I&T development;
3. given the number of existing facilities with barrier planning that can affect development, including the North East New Territories Landfill Extension, the funerary hub in Sandy Ridge, the slaughterhouse and the sewage plant in the vicinity of the BCPs in the Northern Metropolis, whether there are any plans for the removal of the aforesaid planned facilities from the land adjacent to the BCPs?

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

Reply:

1. & 2.
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 falls within the Mirs Bay/Yan Chau Tong Eco-recreation/tourism Circle.

For the north-eastern part of the Northern Metropolis, we commenced a Planning and Engineering Study (P&E Study) for New Territories North New Town (covering Ta Kwu Ling and other areas including Heung Yuen Wai, Ping Che, Hung Lung Hang and Queen's Hill) and Man Kam To in October 2021 with the target to complete it in three years' time. A wide range of issues including traffic, environmental, ecological and other infrastructural issues, land use requirements, economic positioning, potential industries to complement the innovation and technology development in San Tin Technopole, the advantages of the areas being close to the boundary and the opportunities arising from the developments in Shenzhen and the Greater Bay Area, etc. are being examined under the P&E Study.

3. The Development Strategy proposes to study the feasibility of relocating certain existing facilities such as Sheung Shui Slaughterhouse to release more land for development in the long term. The P&E Study mentioned above will examine how best to develop the entire area, including the merits and feasibility of relocating these facilities and identifying appropriate sites for that purpose.

As regards the site at Sandy Ridge Cemetery, the Government announced in 2021 that the crematorium and funeral parlour facilities in the original plan would be shelved. According to the Environment and Ecology Bureau (EEB), the Government would also carefully review the original plan of developing a columbarium with 200 000 niches at the site, taking into account, among other things, whether the site can be put to more suitable uses under the development of the Northern Metropolis. A decision will be made after the views from different sectors are thoroughly considered.

Regarding the extension of the North East New Territories (NENT) Landfill, according to EEB, the Government is actively developing a network of advanced and highly efficient modern waste-to-energy (WtE) facilities to achieve the goal of not relying on landfills for municipal solid waste (MSW) disposal by 2035. Prior to the completion of sufficient modern WtE facilities, landfills (including the NENT Landfill) are still needed in Hong Kong to handle MSW. Hence the NENT Landfill has to be extended as appropriate to maintain, in the short to medium term, the daily MSW handling capacity of about 11 400 tonnes in total. The contract for the extension of the NENT Landfill was awarded in January 2022. There are more stringent requirements under the contract to ensure that the construction, operation and restoration works of the extension project would not cause any impact to the surrounding area and the environment.

In addition to the above, the Environmental Protection Department has spent additional resources to improve the environment of the NENT Landfill as early as possible. The final restoration and greening works of the NENT Landfill, originally scheduled for 2026 upon completion of its landfilling operation, has been advanced to end-2021. Moreover, the operational areas where landfilling is completed are progressively capped with impermeable permanent liners, and restoration works including installation of drainage systems and plantation are conducted to form a natural landscape, thereby minimising the "Not In My Backyard" effect and the associated visual impact. The

landfill after restoration and greening works would then integrate with the surrounding environment and complement the overall planning and development of the Northern Metropolis.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)018

(Question Serial No. 1992)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government has previously launched some measures to support the management of old buildings, including Operation Building Bright 2.0 (OBB 2.0) scheme, providing support to owners of old buildings to carry out the building inspection and repair works. For the scheme, the Government has announced that the applications for the third round will commence in the second quarter of this year. Separately, the Government has launched the Building Drainage System Repair Subsidy Scheme (DRS) with the aim of providing drainage repair works for owners and tenants. In this connection, please inform this Committee of the following:

1. the amount 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 amount of subsidies granted, the number of applications completed, 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 DRS, with a breakdown by district.
3. given that all private residential and composite buildings aged 30 years or above throughout the territory will receive a statutory notice issued by the Buildings Department for mandatory building inspection, and that private residential buildings in Hong Kong are seriously ageing, the numbers of buildings aged 30 years, 40 years, 50 years, and 50 years or above, with a breakdown by the 18 districts.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 19)

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 with outstanding Mandatory Building Inspection Scheme 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 a risk basis and exercises its statutory power to carry out the prescribed inspection and repair works 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 to cover all or part of such cost. No application is therefore required for Category 2 buildings.

As of end-2022, the geographical distribution of Category 1 buildings with applications approved-in-principle, 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 approved-in-principle	Number of Category 2 buildings selected by BD	Number of buildings with prescribed inspections or repair works commenced (including those with works completed)		Number of buildings with prescribed repair works completed		Subsidies approved ⁽¹⁾ (\$'000)
			Cat 1	Cat 2	Cat 1	Cat 2	
Central & Western	99	93	61	86	11	15	10,480
Eastern	69	70	31	59	4	20	26,750
Kowloon City	133	257	69	227	20	62	59,400
Kwai Tsing	11	3	11	1	0	0	14,320
Kwun Tong	56	12	18	11	5	0	24,300
North	12	24	8	22	0	1	1,330
Islands	1	0	0	0	0	0	0
Sai Kung	1	1	1	1	0	0	90
Sham Shui Po	194	325	97	302	11	83	63,580
Shatin	5	3	4	3	0	0	0
Southern	16	16	11	15	1	7	1,480
Tai Po	17	19	12	17	0	2	3,640
Tsuen Wan	59	36	32	30	7	4	15,220
Tuen Mun	4	6	4	6	1	0	4,060
Wan Chai	66	58	37	51	7	13	19,160
Wong Tai Sin	43	24	26	23	8	1	8,280
Yau Tsim Mong	324	356	155	304	33	40	77,550
Yuen Long	39	8	21	7	2	0	5,880
Total	1 149	1 311	598	1 165	110	248	335,520

Note ⁽¹⁾: Subsidies approved includes the amount of subsidies released and committed to be released as of end-2022. 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 release of subsidies.

The Urban Renewal Authority (URA) and BD do not have readily available information on the specific items or situation under which the required works took a longer time to complete, although they observed that the pandemic in the past few years did have an impact on the progress of organising and undertaking the prescribed inspections and repair works. The Government will work closely with URA to pay close attention to the implementation of OBB 2.0 and assist owners to commence and complete the required works as soon as practicable.

- There are two categories of buildings under the Building Drainage System Repair Subsidy Scheme (DRS), similar to those under OBB 2.0 as explained above, except that Category 2 buildings under DRS are generally those with drainage orders issued by BD.

The geographical distribution of Category 1 buildings with applications approved-in-principle, the number of Category 2 buildings selected by BD, and the number of buildings with works commenced as of end-2022 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 ⁽²⁾		Subsidies approved ⁽³⁾ (\$)
			Cat 1	Cat 2	
Central & Western	92	106	57	101	675,000
Eastern	56	55	38	51	1,120,000
Kowloon City	89	221	43	206	240,000
Kwun Tong	43	3	32	1	570,000
Kwai Tsing	27	15	22	14	0
North	6	20	0	19	0
Islands	0	0	0	0	0
Sai Kung	0	1	0	1	0
Sham Shui Po	154	316	109	306	1,793,618
Shatin	16	3	15	3	120,000
Southern	15	8	5	8	120,000
Tai Po	7	17	2	16	250,000
Tsuen Wan	29	47	16	41	0
Tuen Mun	13	7	12	7	250,000
Wan Chai	54	53	41	50	0
Wong Tai Sin	21	25	17	24	0
Yau Tsim Mong	195	339	119	311	1,553,662
Yuen Long	42	8	31	7	94,779
Total	859	1 244	559	1 166	6,787,059

Note ⁽¹⁾: Out of the 939 Category 1 buildings which applied under DRS, 859 have been approved-in-principle, and 80 were rejected. The major reasons for rejection include failure to meet the eligibility criteria of DRS (e.g. building age, average rateable value, building for domestic or composite use only).

Note ⁽²⁾: The number includes buildings with works completed.

Note ⁽³⁾: Subsidies approved includes the amount of subsidies released and committed to be released as of end-2022. 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 of submitting applications for release of subsidies.

3. The geographical distribution of private residential and composite buildings of different age groups from 30 years onwards as of end-2022 is set out below -

	Building Age (years)				
	30-39	40-49	50-59	60 or above	Total
Central & Western	457	559	672	329	2 017
Eastern	374	310	199	178	1 061
Kowloon City	434	515	527	786	2 262
Kwai Tsing	86	118	23	4	231
Kwun Tong	110	138	181	8	437
North	190	134	165	67	556
Islands	378	362	28	2	770
Sai Kung	913	691	115	0	1 719
Sham Shui Po	272	368	518	389	1 547
Shatin	639	142	46	4	831
Southern	852	639	220	207	1 918
Tai Po	1 051	548	66	10	1 675
Tsuen Wan	174	109	187	47	517
Tuen Mun	312	264	8	2	586
Wan Chai	259	432	684	415	1 790
Wong Tai Sin	39	54	166	10	269
Yau Tsim Mong	149	385	916	641	2 091
Yuen Long	1 428	534	63	57	2 082
Total	8 117	6 302	4 784	3 156	22 359

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)019

(Question Serial No. 2688)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

In the Estimates of Expenditure, the Government has clearly supported the relevant departments and the Urban Renewal Authority (URA) in implementing the recommendations of the District Study for Yau Ma Tei and Mong Kok to expedite urban renewal with an innovative and district-based approach, and supported the URA in conducting district planning studies on Tsuen Wan and Sham Shui Po. In this connection, will the Government please inform this Committee of the following:

1. given that the URA completed the District Study for Yau Ma Tei and Mong Kok (the Study) in 2021 to pilot planning tools such as transfer of plot ratio and street consolidation to expedite urban renewal, and that the Study has been accepted by the Chief Executive, how the Government has supported the work of the URA in respect of the six core development areas (i.e., the six development nodes) proposed by the URA; the progress it has made so far; the details of the prioritised development project;
2. given that the Sham Shui Po District Study encompassing an area of about 130 hectares, albeit on a smaller scale than the Study, still covers 1 800 private buildings, and that the URA has mentioned that it will conduct three thematic researches on “district culture and characteristic streets”, “fashion industry” and “Mission Hill and its Surrounding” and propose a diversified approach to collecting views, how the Government will support the relevant work; and how the Government will support the URA in timely submitting a concrete plan for planning and development;
3. with regard to financial resources, whether the Government will consider any financial assistance plans in place to boost the pace of urban renewal, as a huge sum of expenditure will be involved in the implementation of three urban renewal development projects in the district?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 28)

Reply:

1. Since the completion of the District Study for Yau Ma Tei and Mong Kok (the Study) in mid-2021, the Development Bureau (DEVB) has been working closely with the relevant departments and the Urban Renewal Authority (URA) to implement the Study's recommendations as appropriate, in particular the proposed new planning tools, by phases. In this connection, the first batch of amendments to Mong Kok Outline Zoning Plan (OZP) initiated by the Government in mid-2022 which permit interchangeability of domestic and non-domestic plot ratio (PR) of selected areas, relax the PR of the "Commercial" zone along Nathan Road to 15 and rezone certain character streets to "Other Specified Uses" annotated "Mixed Use" to expedite urban renewal in the district were considered and accepted by the Town Planning Board (TPB) in January 2023. The Government will initiate similar amendments to Yau Ma Tei OZP in mid-2023. Moreover, the Government aims to promulgate TPB guidelines in mid-2023 for the implementation of a pilot scheme to allow transfer of PR in Yau Ma Tei and Mong Kok with a view to incentivising more private market participation in urban renewal. Separately, URA has identified some projects in the Study area for implementation in due course as appropriate.
2. Based on the experience gathered from the Study, the Chief Executive announced in the Chief Executive's 2021 Policy Address to invite URA to conduct district planning studies for Sham Shui Po and Tsuen Wan, with a view to formulating renewal plans for these two districts. The Sham Shui Po District Study (SSPDS) was commenced in Q3 2022 for completion in around two years' time. To support URA to conduct the SSPDS, a Steering Committee (SC), co-chaired by senior representatives of URA and DEVB respectively, has been set up with members comprising representatives of some 20 relevant government bureaux and departments. The SC is tasked to provide steer on the strategic direction of the SSPDS, advice on policy-related matters, assistance to facilitate the study and comments on major proposals.

A Task Force for the special study on "Fashion Industry" comprising representatives of URA and the relevant government bureaux and departments has been set up to provide guidance on the approaches in stakeholders liaison, and advise on the possible policy initiatives on the development of fashion industry and implementation strategy. Where necessary, the URA would, with Government's assistance, set up similar task forces/working groups for the other two special studies on "Local Culture and Characteristic Streets" and "Mission Hill and its Surrounding".

3. The Government is mindful of the need to support URA in carrying out its urban renewal mission. In this connection, the Government provided a total of \$10 billion to URA, in phases over the five financial years from 2002-03 to 2006-07, as capital injection. Moreover, as a form of financial support rendered by the Government, it is the prevailing policy to grant nominal land premium for URA's redevelopment sites. In this regard, the total amount of land premium assessed by the Lands Department which have been foregone by the Government in making land grants to URA for 48 projects up to 31 March 2022 is about \$20.8 billion. With a view to enhancing URA's financial capability in undertaking a number of sizeable redevelopment projects in the coming years, the Government is prepared to raise the borrowing limit of URA having regard to

the market situation. To this end, the Government has invited URA to put forward concrete proposal.

The above said, we cannot rely on URA alone in urban renewal given the pace and scale of the aging building stock. We have therefore implemented planning tools recommended in the Study by phases and commenced review of the compulsory sale regime to incentivise more private sector participation in redevelopment.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)020

(Question Serial No. 2826)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

In the Programme under the estimates, the Government has mentioned that it will continue to oversee the implementation of the Civil Servants' Co-operative Building Society (CBS) Scheme redevelopment projects by the Urban Renewal Authority (URA). Please inform this Committee of the following:

1. the latest progress of the Shing Tak Street and Kau Pui Lung Road projects, given that the URA commenced two CBS projects in Kowloon City as pilot redevelopment projects in 2020 and that the acquisition process for the Shing Tak Street project is reported to have gone more smoothly;
2. the planning and progress of the redevelopment of Shing Tak Street;
3. whether the Government will support the URA to continue to identify other CBS sites for redevelopment so as to release more land for development of subsidised and private housing, given that it is time-consuming to take forward CBS redevelopment projects as dissolution process of the CBSs are often involved; if yes, the details; if not, the reasons for that.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 56)

Reply:

Pursuant to the initiative announced in the Chief Executive's 2018 Policy Address, the Urban Renewal Authority (URA) commenced in May 2020 two pilot projects in Kowloon City, namely Shing Tak Street/Ma Tau Chung Road Development Project and Kau Pui Lung Road/Chi Kiang Street Development Scheme, to redevelop two clusters of Civil Servants' Co-operative Building Society (CBS) sites for high-density development, thereby optimising the use of the land involved.

For Shing Tak Street/Ma Tau Chung Road Development Project which involved nine CBSs, the URA obtained, in accordance with section 24 of the Urban Renewal Authority Ordinance (Cap. 563) (URAO), the authorisation from the Secretary for Development in February 2021 to proceed with the development project. After dismissal of appeals and with URA's acquisition efforts, the land was resumed by the Government pursuant to the Lands Resumption Ordinance (Cap. 124) in September 2022. Site clearance work is expected to complete in the second quarter of 2023 and tender for redevelopment will be invited in 2023-24.

For Kau Pui Lung Road/Chi Kiang Street Development Scheme which is bigger in size involving 28 CBSs (including nine undissolved CBSs at the time the pilot project commenced in May 2020), in view of the large number of public comments received from May to July 2020 on the draft Development Scheme Plan (DSP), the URA had spent much time to conduct consultation with the households concerned and provide assistance to help the dissolution of the CBSs before acquisition offers can be made to the CBS members. As of early March 2023, one CBS of the above-mentioned nine CBSs has been dissolved, and another four CBSs have submitted applications to the Government for dissolution. For the remaining four CBSs, two of them are in preparation to hold Special General Meetings for dissolution, the other two are being engaged by URA to facilitate discussion on dissolution.

In November 2022, pursuant to section 25 of the URAO, the URA reactivated the planning process of the Kau Pui Lung Road/Chi Kiang Street Development Scheme with submission of revised draft DSP to the Town Planning Board with updated technical assessments to provide "subsidised housing" in the form of Starter Homes units and private housing in the development scheme.

The Government and the URA will review the experience of the above two pilot CBS redevelopment projects and determine the way forward in due course.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)021

(Question Serial No. 0163)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the Northern Metropolis, please provide information on the following:

- a. What opportunities the projects are expected to bring about for the development of the agriculture and fisheries industry?
- b. What impacts are expected on the agriculture and fisheries industry? What measures are put in place to mitigate such impacts?

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 1)

Reply:

a. and b.

In consultation with the Environment and Ecology Bureau (EEB), we set out the reply as follows:

At present, there are altogether 72 livestock farms (43 pig farms and 29 chicken farms) and about 730 hectares (ha) of active agricultural land in Hong Kong. Some of the livestock farms concerned and some 200 ha of agricultural land for crop farming located in the Yuen Long District and the North District will be affected by the development projects of the Northern Metropolis. The Government will follow the prevailing policies to provide monetary compensation to the affected farm operators. Assistance will also be provided to affected livestock farms in their relocation. In this regard, an inter-departmental working group comprising the Development Bureau, EEB, the Agriculture, Fisheries and Conservation Department (AFCD) and relevant departments have been set up to formulate relevant plans.

The development of the Northern Metropolis also opens up opportunities for the local agriculture and fisheries industries. For the agriculture industry, the Government will explore encouraging the industry to adopt modern technology in the development of

urban farming through appropriate measures, such as setting up greenhouses at suitable locations, making use of suitable podium gardens/rooftops of buildings to develop urban farms and developing modern multi-storey crop farms.

In addition, AFCD will implement the measures to support the sustainable development of local agriculture industry. Phase 1 of the Agricultural Park in Kwu Tung South has commenced operation in phases since late 2022. The Government has also commissioned a consultancy study to identify relatively large areas of quality agricultural land for delineating as Agricultural Priority Areas so as to facilitate putting fallow agricultural land back into long-term agricultural use. AFCD is also actively promoting smart greenhouse and multi-storey hydroponic production technologies to assist the industry to switch to a sustainable or high value-added mode of operation.

For the fisheries industry, AFCD will introduce advanced culture techniques to some of the fish ponds in Wetland Conservation Parks (WCPs) through implementation of the WCPs System under the Development Strategy so as to develop technology- and science-based operation modes. The Government will at the same time promote scientific research on aquaculture and encourage product diversification, with a view to assisting in the upgrading and transformation of the industry and expanding the market for local fisheries produce. AFCD has engaged a consultant to conduct a strategic feasibility study, which is expected to be completed in end-2023 at the earliest.

For the livestock farming industry, as the development in Hong Kong is highly urbanised, land resources suitable for livestock farming have become increasingly scarce. In order to facilitate the local livestock trade to enhance productivity, make better use of land and protect the environment for achieving sustainable operation and development, AFCD is providing funds to the trade under the Sustainable Agricultural Development Fund (SADF) for conducting a consultancy study on building design guidelines for multi-storey livestock farms.

To complement the various measures mentioned above, two additional injections of \$500 million each have been made to the Sustainable Fisheries Development Fund and SADF with a number of enhancements implemented. This will provide more resources for supporting the industries in the application of advanced technology, intensification of production, and helping them further seize the opportunities arising from the Greater Bay Area development. Besides, EEB will work hand in hand with the industries to formulate a blueprint for the sustainable development of agriculture and fisheries. This will help raise the quality and value of local produce, as well as the productivity of the industries through implementing an array of measures covering finance, infrastructure, land and technical support, etc.

Eligible persons affected by government development clearances will be offered ex-gratia compensation or allowances under the applicable policies. For eligible agricultural and fisheries undertakings, various ex-gratia allowances (EGAs) such as crop compensation, disturbance allowance for cultivators, EGAs for miscellaneous permanent improvements to farms, qualifying agricultural buildings on private lands, pig and poultry farmers, fishermen and pond fish farmers may be offered depending on the circumstances and eligibility of each case. Besides, if the operator is also the owner

of the private land, he/she may be offered ex-gratia compensation under the Ex-gratia Zonal Compensation System for private land in the New Territories.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)022

(Question Serial No. 0868)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Both sides of the Victoria Harbour, being the most precious asset of Hong Kong, need to be well protected through good planning. In this connection, will the Government inform this Committee:

1. what public engagement exercises the Development Bureau (DEVB) and the Harbourfront Commission (HC) conducted over the past three years, and of the manpower and estimates involved in such exercises;
2. what harbourfront enhancement projects the HC formulated over the past three years, and of the details and progress of these projects; and of the manpower and estimates involved;
3. whether the DEVB conducted any overall review of the harbourfront along both sides of the Victoria Harbour in the past, and of the manpower and estimates involved; if yes, of the details; if not, of the reasons for that?

Asked by: Hon IP LAU Suk-ye, Regina (LegCo internal reference no.: 29)

Reply:

1. It is the vision of the Harbourfront Commission (HC) to bring people to the harbourfront and engage the community on harbourfront development. The HC and the Harbour Office (HO) of the Development Bureau strive to maintain close liaison and consultations with relevant stakeholders including the Legislative Council, District Councils, Area Committees, etc., when implementing various projects. In addition, to better gauge public opinions and enhance the public's understanding on harbourfront initiatives, the following project-specific public engagement exercises were conducted in the past three years:

- (a) the proposed use and facilities (including the introduction of a large outdoor trampoline) at the Eastern Street North Open Space in Sai Ying Pun in mid-2020;
- (b) the fenceless design along the harbourfront in late 2021;
- (c) the proposed use and facilities including dining, skatepark, etc., at Phase II of the East Coast Park Precinct in late 2022;
- (d) the proposed facilities and the granting of site to a non-government organisation to provide specially designed children play facilities at Hung Hom Urban Park in late 2022; and
- (e) the development of Boardwalk underneath Island Eastern Corridor through the setting up of a community liaison centre which opens in early 2023.

We have also engaged local illustrators and artists to design creative installations and play equipment; host public furniture and word art competition and showcase winners' artwork at the harbourfront; arrange various installations, workshops, water sports events, etc., with a view to creating a vibrant harbourfront with the public.

2. With the support of and in consultation with the HC, the Government has been actively taking forward various projects with the \$6.5 billion dedicated funding for harbourfront enhancement. The table at Annex sets out the details on the relevant projects formulated over past three years including their location, progress and approved funding where applicable.
3. We have been reviewing from time to time how to enhance the harbourfront enhancement work for better public enjoyment. Such reviews have resulted in adoption of more flexible management models, innovative designs and place-making activities at harbourfront sites. More recently, we have been reviewing the feasibility of connecting waterfront along non-developable promenades. For example, a requirement to set back the eastern boundary of the New Yau Ma Tei Public Cargo Working Area (PCWA) has been specified in the tenancy agreement with PCWA operators with a view to providing pedestrian connection, the feasibility of which is being studied. Furthermore, in response to growing public aspiration towards the enjoyment of the harbourfront, the Government undertook in the Chief Executive's 2021 Policy Address to review the Protection of the Harbour Ordinance with the intention to improve harbourfront connectivity and enhance harbourfront areas for public enjoyment. We put forward the proposed legislative amendments for discussion by the Panel on Development in March 2023. Taking into account the views of the Panel and other stakeholders, we plan to introduce the amendment bill into the Legislative Council in the first half of 2024.

Each harbourfront enhancement project involves the staff of the HO as well as those from other relevant bureaux/departments at different stages of work ranging from the planning, implementation to publicity. As such, there is no specific breakdown on the manpower involved for each project.

**Projects with the \$6.5 billion dedicated funding
for harbourfront enhancement formulated over past three years**

	Projects (* works being carried out / under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
Hong Kong Island				
1.	Open Space at Eastern Street North, Sai Ying Pun*	1.32	/	The Finance Committee of Legislative Council (LegCo) approved a funding of \$207.6 million in April 2022 for this project. Construction works commenced in July 2022, with expected completion in the first half of 2025.
2.	Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre	1.40	560	Project concluded and site opened for public enjoyment in April 2021.
3.	Celebration Precinct, Wan Chai North*	1.85	/	The site has been opened for public enjoyment. Enhancement works are being planned with expected completion in first half of 2027 subject to funding approval.
4.	Pierside Precinct, Wan Chai North	4.04	412	The site has been opened for public enjoyment by phases under the “incremental approach” since December 2020, with the waterfront part of the Precinct fully opened since October 2021.
5.	Water Sports and Recreation Precinct, Wan Chai North*	1.39	770	The first three phases (i.e. the promenade between Wan Chai North Temporary Public Transport Interchange and Hung Hing Road near Royal Hong Kong Yacht Club) have been completed and opened for public enjoyment by phases from 2020. Works in Phase 4 (i.e. the remaining parts at the finger pier) are being carried out with expected completion by 2023/24.
6.	Revitalised Typhoon Shelter Precinct, Causeway Bay	2.53	317	With the completion of enhancement works on the promenade near Victoria Park Road and introduction of features such as harbour steps, the Precinct was opened for public enjoyment in September 2022.

	Projects (* works being carried out / under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
7.	East Coast Park Precinct, Fortress Hill*	4.70	772	Under the “incremental approach”, area to the west of Watson Road (including a fence-free breakwater) and the area to the west of Hing Fat Street was opened for public enjoyment in September 2021 and December 2022 respectively. Funding approval by LegCo will be sought for the construction works of the remaining portion of the Precinct (i.e. area to the east of Watson Street) including enhancement works at the area to the west of Watson Street and the Oil Street sitting-out area in 2023 legislative session, with expected completion in 2025 and 2026 respectively subject to funding approval.
8.	Boardwalk underneath the Island Eastern Corridor*	/	1 800	The LegCo approved a funding of \$1.68 billion in October 2021 for this project. Construction works commenced in December 2021 and are expected to be completed by phases starting from 2024, with full completion expected in end 2025.
Kowloon and Tsuen Wan				
9.	Tsuen Wan Waterfront Enhancement*	2.05	/	Under the “incremental approach”, Phase 1 (i.e. promenade along Hoi On Road) was completed and opened by phases between September 2019 and April 2021. As regards Phase 2 (i.e. the portion from Hoi On Road to Hoi Hing Road), a design consultant was appointed in September 2022 and the relevant design works are underway, construction works are subject to funding approval.

	Projects (* works being carried out / under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
10.	Kai Tak Metro Park*	12.80	583	While the majority part of the site is required as works area for the Central Kowloon Route and the Kai Tak Sports Park until 2025, through minimising the works area and shortening the occupation period, some land parcels within the area designated as Dining Cove and the promenade-cum-open space near the Kai Tak Approach Channel have been released for beautification, with targeted completion by phases starting from 2024. The promenade fronting the To Kwa Wan Typhoon Shelter, which will be released from being works area of the Central Kowloon Route project, will be reinstated with expected completion by phases in 2024.
11.	Cha Kwo Ling Waterfront (i.e. Promenade of the Development of New Campus of Vocational Training Council (VTC) at Kowloon East (Cha Kwo Ling) Project)*	4.50	1 043	This promenade project will be taken forward as part of the adjacent campus development project of VTC. With the LegCo funding approval of the pre-construction works in July 2022, a consultant was engaged to devise a detailed design for the promenade. On the other hand, the waterfront area to be released from the nearby Kwun Tong Sewage Pumping Station is being beautified under an “incremental approach” with expected completion in 2023.
12.	Hung Hom Urban Park*	2.20	/	Under the “incremental approach”, enhancement works are being carried out at the site of the former public transport interchange pending relocation of existing coach parking for longer term development. The project is expected to be completed by phases from late 2023. To promote “place-making” for harbourfront development, a non-government organisation will use part of the site under short term tenancy to provide specially designed children play facilities.

	Projects (* works being carried out / under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
Others				
13.	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	N.A.	N.A.	Upon completion of the inception reports, literature review on overseas projects and on-site survey, the consultants are working on the recommended enhancement strategies and measures, with expected completion by 2023/24.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)023

(Question Serial No. 0873)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

The Development Bureau has mentioned that the \$6.5 billion earmarked in the early years would be used to progressively implement various harbourfront enhancement projects, so as to make the harbourfront more connected, continuous and enjoyable to the public. However, the Government went on to point out that the \$6.5 billion would be barely enough to develop a harbourfront promenade with a length of about ten kilometres, i.e. \$650 million per kilometre in average, meaning that the construction costs will be excessively high. In this connection, will the Government inform this Committee of the following:

1. an expenditure breakdown of the \$6.5 billion;
2. reasons for the huge construction costs of the harbourfront promenade;
3. what measures the Government will take for cost control, and details of the measures;
4. when tendering in the future, whether the Government will consider encouraging contractors to adopt various measures, say, capitalising on technology, for cost reduction; if yes, the details; if not, the reasons for that; and
5. when tendering in the future, whether the Government will consider introducing new conditions or new criteria to compress the costs; if yes, the details; if not, the reasons for that?

Asked by: Hon IP LAU Suk-ye, Regina (LegCo internal reference no.: 34)

Reply:

With the support of and in consultation with the Harbourfront Commission, the Government has been actively taking forward various projects with the \$6.5 billion dedicated funding for harbourfront enhancement. The table at Annex sets out the details on the relevant projects including their location, progress and approved funding where applicable. All the \$6.5 billion dedicated funding has been assigned for the above-mentioned projects, with

\$2,096 million approved by Legislative Council and/or the relevant authorities; and approval for deploying the remaining sum to be sought in due course as appropriate.

As seen from the Annex, apart from developing new harbourfront sites that extend the total length of the promenade, the harbourfront enhancement projects will also provide about 39 hectares of quality harbourfront spaces for public enjoyment. The cost for developing harbourfront spaces (with or without extending the length of promenade) is comparable with the cost of developing open spaces like parks. Moreover, the dedicated funding also supports studies which will recommend ways to enhance visitors' experience and connectivity and a design guidelines for better water-land interface. As such, directly dividing the \$6.5 billion by the length of promenade may not be able to fully reflect the deliverables under the dedicated funding.

For cost control, the Government adheres to the principle of "fitness for purpose" during the project design stage to capitalise all opportunities for cost saving. For example, in the Boardwalk underneath the Island East Corridor (IEC) project, a lot of work had been done by the engineering team to design the Boardwalk and reduce its construction cost. These included using the existing foundations of IEC as the supporting structure of the Boardwalk as far as practicable to substantially reduce the need to build new foundations for the Boardwalk, and using IEC itself to provide cover for most part of the Boardwalk underneath to obviate the need to erect new shelters for those segments. Besides, new technology such as "Modular Integrated Construction" method would be considered in some facilities where appropriate. During the construction stage, works departments will closely monitor the project delivery and site progress, through regular high-level meetings to identify potential problems at early stage and formulate possible solution. In addition, the Project Strategy and Governance Office of Development Bureau will scrutinise the cost estimate and cost control throughout the entire project stage.

**Projects with the \$6.5 billion dedicated funding
for harbourfront enhancement**

	Projects (* works being carried out / under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
Hong Kong Island				
(a)	Open Space at Eastern Street North, Sai Ying Pun*	1.32	/	The Finance Committee of Legislative Council (LegCo) approved a funding of \$207.6 million in April 2022 for this project. Construction works commenced in July 2022, with expected completion in the first half of 2025.
(b)	Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre	1.40	560	Project concluded and site opened for public enjoyment in April 2021.
(c)	Celebration Precinct, Wan Chai North*	1.85	/	The site has been opened for public enjoyment. Enhancement works are being planned with expected completion in first half of 2027 subject to funding approval.
(d)	Pierside Precinct, Wan Chai North	4.04	412	The site has been opened for public enjoyment by phases under the “incremental approach” since December 2020, with the waterfront part of the Precinct fully opened since October 2021.
(e)	Water Sports and Recreation Precinct, Wan Chai North*	1.39	770	The first three phases (i.e. the promenade between Wan Chai North Temporary Public Transport Interchange and Hung Hing Road near Royal Hong Kong Yacht Club) have been completed and opened for public enjoyment by phases from 2020. Works in Phase 4 (i.e. the remaining parts at the finger pier) are being carried out with expected completion by 2023/24.
(f)	Revitalised Typhoon Shelter Precinct, Causeway Bay	2.53	317	With the completion of enhancement works on the promenade near Victoria Park Road and introduction of features such as harbour steps, the Precinct was opened for public enjoyment in September 2022.

	Projects (* works being carried out / under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
(g)	East Coast Park Precinct, Fortress Hill*	4.70	772	Under the “incremental approach”, area to the west of Watson Road (including a fence-free breakwater) and the area to the west of Hing Fat Street was opened for public enjoyment in September 2021 and December 2022 respectively. Funding approval by LegCo will be sought for the construction works of the remaining portion of the Precinct (i.e. area to the east of Watson Street) including enhancement works at the area to the west of Watson Street and the Oil Street sitting-out area in 2023 legislative session, with expected completion in 2025 and 2026 respectively subject to funding approval.
(h)	Boardwalk underneath the Island Eastern Corridor*	/	1 800	The LegCo approved a funding of \$1.68 billion in October 2021 for this project. Construction works commenced in December 2021 and are expected to be completed by phases starting from 2024, with full completion expected in end 2025.
Kowloon and Tsuen Wan				
(i)	Tsuen Wan Waterfront Enhancement*	2.05	/	Under the “incremental approach”, Phase 1 (i.e. promenade along Hoi On Road) was completed and opened by phases between September 2019 and April 2021. As regards Phase 2 (i.e. the portion from Hoi On Road to Hoi Hing Road), a design consultant was appointed in September 2022 and the relevant design works are underway, construction works are subject to funding approval.

	Projects (* works being carried out / under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
(j)	Kai Tak Metro Park*	12.80	583	While the majority part of the site is required as works area for the Central Kowloon Route and the Kai Tak Sports Park until 2025, through minimising the works area and shortening the occupation period, some land parcels within the area designated as Dining Cove and the promenade-cum-open space near the Kai Tak Approach Channel have been released for beautification, with targeted completion by phases starting from 2024. The promenade fronting the To Kwa Wan Typhoon Shelter, which will be released from being works area of the Central Kowloon Route project, will be reinstated with expected completion by phases in 2024.
(k)	Cha Kwo Ling Waterfront (i.e. Promenade of the Development of New Campus of Vocational Training Council (VTC) at Kowloon East (Cha Kwo Ling) Project)*	4.50	1 043	This promenade project will be taken forward as part of the adjacent campus development project of VTC. With the LegCo funding approval of the pre-construction works in July 2022, a consultant was engaged to devise a detailed design for the promenade. On the other hand, the waterfront area to be released from the nearby Kwun Tong Sewage Pumping Station is being beautified under an “incremental approach” with expected completion in 2023.
(l)	Hung Hom Urban Park*	2.20	/	Under the “incremental approach”, enhancement works are being carried out at the site of the former public transport interchange pending relocation of existing coach parking for longer term development. The project is expected to be completed by phases from late 2023. To promote “place-making” for harbourfront development, a non-government organisation will use part of the site under short term tenancy to provide specially designed children play facilities.

	Projects (* works being carried out / under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
Others				
(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	N.A.	N.A.	Upon completion of the inception reports, literature review on overseas projects and on-site survey, the consultants are working on the recommended enhancement strategies and measures, with expected completion by 2023/24.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)024

(Question Serial No. 2085)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the implementation of 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), will the Government inform this Committee of:

1. the estimated expenditure involved and the estimated number of cases benefitting from OBB 2.0, given that the applications for its third round will commence in the second quarter of 2023;
2. the number of applications, the number of cases approved, the average time taken for approving an application and the number of buildings selected by the Buildings Department to carry out the requisite inspections and/or repair works, where applicable, of the BMGSNO and the DRS in 2022?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 39)

Reply:

1. To safeguard public safety from hazards caused by building neglect, the Government announced in October 2017 the launching of Operation Building Bright 2.0 (OBB 2.0) in partnership with the Urban Renewal Authority (URA) to provide technical and financial assistance to eligible buildings owners for carrying out prescribed inspections and repair works under the Mandatory Building Inspection Scheme (MBIS). With a total commitment of \$6 billion, OBB 2.0 is expected to benefit some 5 000 buildings.

There are two categories of buildings under OBB 2.0. Category 1 buildings are those whose owners are prepared to take up the organisation of inspection and repair works for their buildings under MBIS, and have so applied under OBB 2.0. Category 2 buildings cover those with outstanding MBIS notices but the owners concerned have difficulties in co-ordinating the inspections and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspections and repair works 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 to cover all or part of such cost. No application is therefore required for Category 2 buildings.

As of end February 2023, the number of applications received for Category 1 buildings, the number of Category 1 buildings involved in the approved applications, Category 2 buildings selected by BD, and the amount of subsidy approved are set out in the table below –

Number of applications received⁽¹⁾	Number of Category 1 buildings involved in applications approved in-principle⁽¹⁾	Number of Category 2 buildings selected	Total number of Category 1 buildings approved and Category 2 buildings selected	Subsidy approved⁽²⁾ (\$'000)
1 358	1 170	1 322	2 492	346,230

Note ⁽¹⁾: Application under OBB 2.0 is made on the basis of Deed of Mutual Covenant (DMC). Some buildings may have more than one DMC, and some DMCs may cover more than one building. The number of applications received therefore may not correspond to the number of buildings involved.

Note ⁽²⁾: Subsidy approved includes the subsidies released and committed to be released as of end February 2023. 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.

2. Building Maintenance Grant Scheme for Needy Owners (BMGSNO) aims to provide financial assistance to needy owner-occupiers to subsidise the costs of repairs and maintenance of their self-occupied properties in order to alleviate building dilapidation and to enhance building safety.

The Building Drainage System Repair Subsidy Scheme (DRS) aims to subsidise the investigation, repair, rectification and/or upgrading of drainage systems of aged buildings. There are two categories of buildings applicable under this Scheme. Category 1 covers buildings whose owners are prepared and capable to organise relevant investigation and repair works for the common drainage systems of their buildings by themselves. Category 2 buildings are those with outstanding orders and/or outstanding notices under the MBIS but the owners concerned have difficulties in co-ordinating the requisite drainage investigation and repair works.

Number of applications received, number of buildings involved in approved applications and the average processing period for BMGSNO and DRS in 2022 are tabulated as below.

Scheme	Number of applications received in 2022⁽³⁾	Number of eligible applications received in 2022^{(3) (4)}	Number of buildings/flats approved-in-principle in 2022⁽³⁾	Average time for issuing approval-in-principle
BMGSNO	5 332	4 321	3 533 flats	About 110 days
DRS (Category 1)	564	537	632 buildings	About 45 days
DRS (Category 2)	750 buildings			N/A ⁽⁵⁾

Note ⁽³⁾: The number of buildings/flats approved-in-principle may not correspond to the number of (eligible) applications received in the same year. BMGSNO is a scheme for individual owners and thus the statistics is compiled on the basis of flats, whereas DRS is one designed on the basis of buildings.

Note ⁽⁴⁾: Some BMGSNO applications exceeded the income and asset limits, while some DRS applications failed to meet the criteria in terms of building age, average rateable value or building type (domestic or composite use only). These applications were therefore ineligible.

Note ⁽⁵⁾: Prior application to URA is not required for Category 2 buildings as BD selects such buildings on a risk basis.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)025

(Question Serial No. 2713)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the facilitation of Hong Kong's integration into the Greater Bay Area (GBA) and the commencement of high-quality economic co-operation with other cities in the GBA, how much approximately will be used to establish the Steering Committee on the Northern Metropolis and the Advisory Committee on the Northern Metropolis?

Asked by: Hon LAM Shun-chiu, Dennis (LegCo internal reference no.: 9)

Reply:

The Steering Committee on the Northern Metropolis (SCNM) and the Advisory Committee on the Northern Metropolis (ACNM) were established to strengthen the governance for the development of the Northern Metropolis. The former is led by the Chief Executive to provide high-level policy steer and supervision, while the latter is chaired by the Financial Secretary with members comprising experts and stakeholders in the community to tender advice and suggestions. The first meetings of the SCNM and the ACNM were held on 14 December 2022 and 1 March 2023 respectively. The Preparatory Office for Northern Metropolis (PONM) under the Development Bureau is now providing secretariat support to the work of the SCNM and the ACNM, a role to be taken over by the Northern Metropolis Co-ordination Office (NMCO) upon establishment.

Separately, under the Guangdong-Hong Kong and Hong Kong-Shenzhen co-operation mechanism, the Task Force for Collaboration on the Northern Metropolis Development Strategy (the Task Force) has been set up to strengthen liaison and co-ordination between Hong Kong and the Mainland on matters related to the Northern Metropolis. The first meeting of the Task Force was held on 27 February 2023. The Hong Kong side of the Task Force, comprising relevant bureaux and departments, is led by the Deputy Financial Secretary. The PONM, and NMCO upon establishment, provides support for the work of the Task Force on the Hong Kong side, and acts as the focal contact point in the Government

for communication and regular liaison with the relevant Mainland authorities to facilitate co-operation between the two sides.

As the support to the SCNM, the ACNM and the Task Force is part of the duties of the PONM, and NMCO upon establishment, there is no separate breakdown on the relevant expenditure.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)026

(Question Serial No. 0259)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget Speech that the Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office to take forward related work. In this connection, please provide information on the following:

1. details of the Northern Metropolis Co-ordination Office, including its members, terms of reference and estimated expenditure; and
2. regular and non-regular exchanges among the Northern Metropolis Co-ordination Office, the Steering Committee on the Northern Metropolis, the Advisory Committee on the Northern Metropolis and the task force set up with the relevant Mainland authorities, and the estimated expenditure involved.

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 18)

Reply:

1. The Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office (NMCO) in 2023 to take forward the work related to the development of the Northern Metropolis. We propose to create three supernumerary directorate posts and redeploy one permanent directorate post within the Planning and Lands Branch (PLB) of the Development Bureau (DEVB) to lead the NMCO, for a period of about five years with immediate effect upon approval by the Finance Committee of Legislative Council up to 31 March 2028. The NMCO is proposed to be headed by a Director pitched at Administrative Officer Staff Grade A (D6), who will report to the Permanent Secretary for Development (Planning & Lands) and be underpinned by a Deputy Director pitched at Administrative Officer Staff Grade B (D3). The Deputy Director will be supported by four teams (namely the Planning and Development Team (1), Planning and Development Team (2), Public Relations Team

and Support Services Team), to be led by Head, Planning and Implementation Team (1) (a supernumerary post to be created and pitched at Government Engineer (D2)), Head, Planning and Implementation Team (2) (a permanent Government Town Planner post (D2) to be redeployed internally within DEVB(PLB) as mentioned above) and two non-directorate officers on Non-civil Service Contract (NCSC) or Post-retirement Service Contract (PRSC) terms.

Apart from the proposed four directorate posts in the NMCO (including one internally deployed within DEVB(PLB)), 28 non-directorate staff (including nine existing non-directorate civil service posts to be internally redeployed within DEVB(PLB)) will be put under the NMCO to support the relevant work.

The internal redeployment of one directorate post and nine non-directorate civil service posts within DEVB(PLB) is cost-neutral. The estimated expenditure on salaries of three additional directorate posts and 19 time-limited non-directorate civil service posts/officers on NCSC or PRSC terms in the NMCO is about \$25.2 million in 2023-24. The operating expenses of the NMCO are absorbed within PLB's departmental expenses and no separate breakdown of the expenses dedicated to the NMCO is available.

The NMCO, upon establishment, will assume an overall championing and co-ordinating role in taking forward the Northern Metropolis initiative. The NMCO will strengthen the co-ordination of the relevant bureaux/departments for timely delivery of housing, transport and other infrastructure, ecological conservation, industry developments covering different sectors, and provision of government/public facilities, etc., in the Northern Metropolis for a comprehensive and coherent development. The NMCO will also formulate innovative planning and lands policies as well as implementation arrangements to drive and support new industry strategies to be developed for different major development areas. Besides, the NMCO will provide secretariat support to the Steering Committee on Northern Metropolis (SCNM) chaired by the Chief Executive (CE) and the Advisory Committee on Northern Metropolis (ACNM) chaired by the Financial Secretary; and will establish close and regular contact and strengthen collaboration with the Mainland authorities so as to make full use of the synergy between the Northern Metropolis and the Greater Bay Area as well as the opportunities arising therefrom. Furthermore, the NMCO will promote public engagement and strengthen communication with stakeholders on the development of the Northern Metropolis.

2. The SCNM and the ACNM were established to strengthen the governance for the development of the Northern Metropolis. The former is led by the CE to provide high-level policy steer and supervision within the Government, while the latter is chaired by the Financial Secretary with members comprising experts and stakeholders in the community to tender advice and suggestions. The first meetings of the SCNM and the ACNM were held on 14 December 2022 and 1 March 2023 respectively. The Preparatory Office for Northern Metropolis (PONM) under DEVB(PLB) is now providing secretariat support to the work of the SCNM and the ACNM, a role to be taken over by the NMCO upon establishment.

Separately, under the Guangdong-Hong Kong and Hong Kong-Shenzhen co-operation mechanism, the Task Force for Collaboration on the Northern Metropolis Development Strategy (the Task Force) has been set up to strengthen liaison and co-ordination between Hong Kong and the Mainland on matters related to the Northern Metropolis. The first meeting of the Task Force was held on 27 February 2023. The Hong Kong side of the Task Force, comprising relevant bureaux and departments, is led by the Deputy Financial Secretary. The PONM, and NMCO upon establishment, provides support for the work of the Task Force on the Hong Kong side, and acts as the focal contact point in the Government for communication and regular liaison with the relevant Mainland authorities to facilitate co-operation between the two sides.

As the support to the SCNM, the ACNM and the Task Force is part of the duties of the PONM, and NMCO upon establishment, there is no separate breakdown on the relevant expenditure.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)027

(Question Serial No. 1394)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

During 2023-24, the Planning and Lands Branch will continue to adopt a multi-pronged approach to enhance quantity, speed, efficiency and quality in land creation in order to provide land for economic and social development, build up land reserve and regain control of supply. Please inform this Committee of the following:

1. details about the land reserve that has been built up over the past two years, such as information about the site boundaries, the uses and areas of the sites; and
2. details about the land reserve projected to be built up in the coming year, such as information about the site boundaries, the uses and areas of the sites, and the estimated expenditure regarding turning “primitive land” into “spade-ready sites” and resumption of land.

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 39)

Reply:

The land supply of over 7 000 hectares (ha) as proposed in the final report of the “Hong Kong 2030+ : Towards a Planning Vision and Strategy Transcending 2030” exceeds the estimated land demand for 2019-48 by about 1 000 ha. This buffer will allow us to better equip the city in meeting unforeseen circumstances and new demands that may come our way. Instead of allocating specific land parcels as land reserve, our approach has been to undertake planning studies for the identified land supply options in order to build up a “planning reserve” database on the feasibility and cost-effectiveness of individual options. This can enable government to respond with greater speed and more facts and figures whenever land is required to meet unexpected circumstances and unanticipated needs.

As illustrated in the forecast of 10-year supply of developable land (i.e. spade-ready sites) made available by the Government, in the next ten years (i.e. 2023-24 to 2032-33), the supply of spade-ready sites will reach 3 280 ha and show an upward trend, from 110 ha in the first year to some 480 ha in 2032-33. All such supply comes from government-led initiatives, with two major sources being the Northern Metropolis (about 1 300 ha within the next ten years, amounting to about 40% of the development area of the whole Metropolis) and the Kau Yi Chau Artificial Islands (about 300 ha within the next ten years, amounting to about one-third of the total reclamation area).

The work in respect of all the land supply initiatives contributing to the 10-year supply is undertaken not only by the Development Bureau but also staff in the relevant government departments as part of their overall duties. We are therefore unable to provide a breakdown of the resources involved.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)028

(Question Serial No. 0592)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

With regard to the establishment of a Northern Metropolis Co-ordination Office, will the Government inform this Committee of the following:

1. the expenditure and staff establishment involved;
2. details and schedule of the work concerned;
3. given that the development of the Northern Metropolis may involve various policy bureaux and departments, how the Government will determine the delineation of duties; and which policy bureau will take up the leading and co-ordinating role?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 27)

Reply:

The Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office (NMCO) in 2023 to take forward the work related to the development of the Northern Metropolis. We propose to create three supernumerary directorate posts and redeploy one permanent directorate post within the Planning and Lands Branch (PLB) of the Development Bureau (DEVB) to lead the NMCO, for a period of about five years with immediate effect upon approval by the Finance Committee of Legislative Council up to 31 March 2028. The NMCO is proposed to be headed by a Director pitched at Administrative Officer Staff Grade A (D6), who will report to the Permanent Secretary for Development (Planning & Lands) and be underpinned by a Deputy Director pitched at Administrative Officer Staff Grade B (D3). The Deputy Director will be supported by four teams (namely the Planning and Development Team (1), Planning and Development Team (2), Public Relations Team and Support Services Team), to be led by Head, Planning and Implementation Team (1) (a supernumerary post to be created and pitched at Government Engineer (D2)), Head, Planning and Implementation Team (2) (a permanent Government Town Planner post (D2) to be redeployed internally within DEVB(PLB) as mentioned above)

and two non-directorate officers on Non-civil Service Contract (NCSC) or Post-retirement Service Contract (PRSC) terms.

Apart from the proposed four directorate posts in the NMCO (including one internally deployed within DEVB(PLB)), 28 non-directorate staff (including nine existing non-directorate civil service posts to be internally redeployed within DEVB(PLB)) will be put under the NMCO to support the relevant work.

The internal redeployment of one directorate post and nine non-directorate civil service posts within DEVB(PLB) is cost-neutral. The estimated expenditure on salaries of three additional directorate posts and 19 time-limited non-directorate civil service posts/officers on NCSC or PRSC terms in the NMCO is about \$25.2 million in 2023-24. The operating expenses of the NMCO are absorbed within PLB's departmental expenses and no separate breakdown of the expenses dedicated to the NMCO is available.

The NMCO, upon establishment, will assume an overall championing and co-ordinating role in taking forward the Northern Metropolis initiative. While the projects and initiatives for the Northern Metropolis cut across policy bureaux and departments, the NMCO will strengthen the co-ordination of the relevant bureaux/departments for timely delivery of housing, transport and other infrastructure, ecological conservation, industry developments covering different sectors, and provision of government/public facilities, etc., in the Northern Metropolis for a comprehensive and coherent development. The NMCO will also formulate innovative planning and lands policies as well as implementation arrangements to drive and support new industry strategies to be developed for different major development areas. Besides, the NMCO will provide secretariat support to the Steering Committee on Northern Metropolis chaired by the Chief Executive and the Advisory Committee on Northern Metropolis chaired by the Financial Secretary; and will establish close and regular contact and strengthen collaboration with the Mainland authorities so as to make full use of the synergy between the Northern Metropolis and the Greater Bay Area as well as the opportunities arising therefrom. Furthermore, the NMCO will promote public engagement and strengthen communication with stakeholders on the development of the Northern Metropolis.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)029****(Question Serial No. 0593)**

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in Matters Requiring Special Attention in 2023-24 that the Government will commence technical studies on the “Green Belt” areas identified for housing developments as soon as possible, so as to rezone the first batch of land by 2024. In this connection, please inform this Committee of the following:

1. the expenditure and staff establishment involved in the technical studies;
2. the specific work schedule;
3. given that about 255 hectares of “Green Belt” sites with potential for housing development will be shortlisted in the new round of study, please provide the locations and areas of the relevant “Green Belt” clusters, broken down by District Council district, and the estimated number of flats that can be provided in each selected site.

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 28)

Reply:

In the latest round of Green Belt (GB) review completed in 2022, the Government shortlisted about 255 hectares (ha) of GB sites with potential for housing development for further technical studies. The locations and areas of the concerned sites are tabulated below. Subject to findings of feasibility studies, these GB sites are preliminarily estimated to produce up to 70 000 housing units. The rezoning of the sites will commence by batches by 2024.

No.	District Council	Location	GB Area (About)
1	Tsuen Wan	Fu Yung Shan	5.5 ha
2	North	Near Ng Tung River	9.6 ha
3		Near Queen's Hill, Lung Yeuk Tau	31.4 ha
4	Yuen Long	Ha Tsuen Fringe, Hung Shui Kiu	12.3 ha

No.	District Council	Location	GB Area (About)
5		Wang Chau	12.1 ha
6		South of Ki Lun Shan, Near San Tin	49 ha
7		Ngau Tam Mei	27.3 ha
8	Tuen Mun	Tuen Mun East	107.3 ha
Total			About 255 ha

The Civil Engineering and Development Department (CEDD) will employ engineering consultants to undertake studies for the above sites and deploy internal resources to manage the studies. But as quite a number of sites are subsumed under or combined with studies for other developments in the vicinity to achieve synergy, and the officers involved in these studies are also responsible for other duties under CEDD, no readily available breakdown on the expenses and staff establishment can be provided.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)030

(Question Serial No. 0448)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

To address the Coronavirus Disease 2019 epidemic situation, the Government sought funding approval from this Committee for \$1 billion to launch the Building Drainage System Repair Subsidy Scheme (DRS) to subsidise owners of old residential or composite buildings to carry out investigation, repair, rectification and/or upgrading works of the drainage systems of their buildings. DRS was officially implemented on 1 May 2021. In this connection, will the Government advise of the following:

1. the number of applications received in respect of “Category 1 buildings”, together with the number of proactively selected “Category 2 buildings” and the number of units involved, the number of buildings with repair, rectification and/or upgrading works completed, and the amount of subsidies approved over the past two years (in tabular form);
2. whether there is any building aged under 40 years (as at the date of application/selection) out of the cases in which applications have been accepted or buildings selected; if yes, the reasons for accepting such applications/selecting such buildings;
3. whether the Government has any plan to relax the building age restriction under the scheme to 30 years or above?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 2)

Reply:

1. The Building Drainage System Repair Subsidy Scheme (DRS) was launched on 1 May 2021 with the Urban Renewal Authority as the Government’s partner in administration of the scheme. There are two categories of buildings under DRS.

Category 1 (Cat. 1) buildings refer to those whose owners are willing and able to organise the works by themselves. Category 2 (Cat. 2) buildings are those with outstanding statutory orders/notices but the owners concerned have difficulties in co-ordinating the requisite works among themselves, thus requiring the Buildings Department (BD) to, on risk-basis, exercise its statutory power to carry out the works in default of the owners concerned.

As of end of 2022, the number of Cat. 1 applications received, buildings approved-in-principle, Cat. 2 buildings selected by BD, buildings with repair works completed and the amount of subsidies approved are set out in the table below –

Year	Number of Cat. 1 applications received	Number of Cat. 1 eligible applications received ⁽¹⁾	Number of Cat. 1 buildings approved-in-principle	Number of Cat. 2 buildings selected by BD	Number of buildings with works completed		Subsidies approved ⁽⁴⁾
					Cat. 1	Cat. 2	
2021	568	539	227	494 ⁽²⁾			--
2022	564	537	632	750 ⁽³⁾	14	156	\$6,787,059

Note ⁽¹⁾: The applications in 2021 and 2022 involve a total of about 68 000 flats.

Note ⁽²⁾: This includes 119 buildings with ongoing default works by BD at the time DRS commenced in 2021. As these buildings are eligible under DRS, they are covered by the scheme.

Note ⁽³⁾: This includes 311 buildings which have also been selected as Cat. 2 buildings under Operation Building Bright 2.0 (OBB 2.0). In such cases, BD has arranged in one go prescribed works for Mandatory Building Inspection Scheme chargeable to OBB 2.0 and drainage inspection and repair works covered by DRS.

Note ⁽⁴⁾: Subsidies approved includes the amount of subsidies released and committed to be released as of end-2022. 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 of submitting applications for release of subsidies.

- Buildings eligible under DRS (either applying as Cat. 1 buildings, or be selected by BD as Cat. 2 buildings) should be aged 40 or above, in addition to fulfilling other criteria. In the past two years, there was one exception case involving two Cat. 1 buildings marginally below the age of 40 which were given in-principle approval under DRS. The reason for accepting the application from these two buildings was that they are located in the same housing estate with two other buildings aged above 40, covered by the same Deed of Mutual Covenant. As it will be beneficial to the owners and occupants concerned to have the drainage system of all four buildings enhanced together under the same project, approval-in-principle was given to the application on an exceptional basis.

3. Generally speaking, the drainage systems of older buildings are more prone to defects and other sanitary problems, and have greater urgency for repair and upgrade. Having launched for around two years since May 2021, DRS is a relatively young scheme. In order to focus resources on enhancing older drainage systems, we consider it appropriate to target buildings aged 40 or above for the time being. Depending on the community's response to DRS and operating experience, we may consider if there is room to refine the scheme in future.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)031

(Question Serial No. 0449)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the continuation “to co-ordinate and take forward various projects and measures under the ‘Invigorating Island South’ initiative” included in Matters Requiring Special Attention in 2023-24, will the Government advise of the following:

1. the actual expenditures/estimated expenditures and staff establishments of the entire Invigorating Island South Office in 2022-23 and 2023-24 respectively;
2. a list of the current planned projects and measures under the Invigorating Island South initiative, and the work targets for the coming financial year;
3. whether the non-civil service post currently created in the Invigorating Island South Office will have to be extended upon expiry on 31 March 2026, according to current assessment?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 4)

Reply:

1. In 2022-23, the Invigorating Island South Office (IISO) was led by a non-civil service position equivalent to the rank of D2, with an inter-disciplinary team of nine non-directorate officers¹. In 2023-24, the total number of staff in IISO will be 13. The

¹ Three staff employed under the Job Creation Scheme funded by the Anti-epidemic Fund (AEF) are excluded. The funding for the Job Creation Scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account.

actual/estimated expenditure of IISO covering salaries and other spending in 2022-23 and 2023-24 are \$11.95 million and \$14.29 million respectively², which do not include expenditures on the consultancy studies and works projects funded by the relevant government departments or under the Capital Works Reserve Fund.

2. The quick-win measures in progress or to commence works in 2023-24 under the IIS initiative are categorised according to the broad strategies adopted in the Conceptual Master Plan 2.0 covering Wong Chuk Hang (WCH), Aberdeen and Ap Lei Chau (ALC) as follows:

Quick-win Measures	Status/ Target for 2023-24
<i>Enhance Connectivity and Walkability</i>	
1. Widening of footpath along WCH Road near Ocean Park Plant Nursery	To commence works
2. Direct connection between Nam Long Shan Road (NLSR) Cooked Food Market and adjacent footbridge	
3. Widening and facelifting of footpaths along western side of Shum Wan Road	
<i>Improve Urban Environment</i>	
4. Green Link in WCH to connect MTR WCH Station with Aberdeen Country Park	In progress
5. Parklet adjacent to MTR WCH Station	
6. Enhancements to the waterfronts of Aberdeen Typhoon Shelter	
7. Opening up an enclosed area adjoining ALC Main Street Sewage Pumping Station	
8. Opening up an enclosed area at upstream section of Staunton Creek Nullah	
9. Repaving along landscape corridor in WCH	To commence works
10. Facelifting of pedestrian subway near Aberdeen Bus Terminus	
<i>Enliven the District</i>	
11. Additional landing facilities at northeastern coast of ALC	Near ALC Bridge – in progress Near ALC Praya Road – under planning

Besides, the following studies and projects will be taken forward in 2023-24:

Studies/Projects	Status/Target for 2023-24
<i>Enhance Connectivity and Walkability</i>	
1. Pedestrian environment and traffic improvements to bring vibrancy to the WCH, Aberdeen Waterfront and ALC North areas	Feasibility study to be completed in mid-2023; to progressively commence minor works

² Salaries of three staff employed under the Job Creation Scheme funded by the AEF are excluded.

Studies/Projects	Status/Target for 2023-24
2. Boardwalk along Staunton Creek Nullah to enhance connectivity between WCH and Aberdeen	To commence works subject to funding approval
<i>Improve Urban Environment</i>	
3. Revitalisation of Staunton Creek Nullah	Revitalisation proposals being formulated under a feasibility study
4. Green@Southern	Site selection in progress
5. Improvement to Heung Yip Road Sitting-out Area	Conceptual design completed; to commence detailed design
6. Improvement to roof garden of NLSR Cooked Food Market	To commence detailed design
7. Improvement to NLSR Children's Playground and Rest Garden and provision of a lift tower	Conceptual design completed; to commence detailed design
8. Transformation and extension of children's playground in ALC Park	Results of design competition announced; to commence detailed design in Q3 2023
9. New open space at Shum Wan Pier Drive	Feasibility study in progress; to commence detailed design in Q3 2023
10. New children's playground near Aberdeen Tennis and Squash Centre	To commence feasibility study
11. New open space in ALC Northeast	To define project framework and scope
<i>Unleash Development Potential</i>	
12. Redevelopment and enhancement of recreation and sports facilities in WCH to promote "single site, multiple use"	To complete technical feasibility study
13. Review of temporary bus depot sites in WCH	Exploring possible land use/development options
14. Revitalisation of industrial buildings in WCH Business Area	Facilitation services on-going and on request
<i>Enliven the District</i>	
15. Expansion of Aberdeen Typhoon Shelter	Investigation, design and construction (IDC) consultancy in progress; to complete preliminary design and various technical assessments
16. Deep Water Bay Pier and Tai Shue Wan Pier	IDC consultancy in progress; to complete preliminary design and various technical assessments, and commence detailed design
17. Round-the-Island Trail	To commence a feasibility study and minor works progressively
18. Revitalisation of Aberdeen Wholesale Fish Market	Preliminary proposal being formulated
19. Place-making events/projects	Facilitation services on-going and on request

For more information of the studies and projects under the IIS initiative, please visit https://www.iiso.gov.hk/en/studies_projects/studies.html.

3. The existing non-civil service position of Head of IISO will lapse on 1 April 2026. Subject to review nearer the time, the position may need to be retained to continue to lead the inter-disciplinary team in IISO, and co-ordinate with other government bureaux and departments on the planning and implementation of various measures and projects including but not limited to the public works projects mentioned above.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)032

(Question Serial No. 0450)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the continuation “to vet Land Sharing Pilot Scheme (LSPS) applications with a view to putting suitable ones to the Panel of Advisors (PoA) and the Chief Executive in Council (CE in C) for consideration as expeditiously as possible” included in Matters Requiring Special Attention in 2023-24, will the Government advise of the following:

1. the latest progress of the three projects under the scheme which have been supported by PoA and granted “endorsement in-principle” by CE in C; the year when the first batch of residential units is expected to be produced under the three projects, and the respective numbers of public and private flats to be provided under each of these projects;
2. the number and the details of the applications currently pending support from PoA and “endorsement in-principle” from CE in C;
3. whether the Government will extend LSPS upon the application deadline for the scheme on 5 May 2023; if not, what work will be tasked to the multi-disciplinary team of about ten staff members originally tasked with the scheme?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 5)

Reply:

1. The Land Sharing Pilot Scheme (LSPS) was launched by the Development Bureau (DEVB) on 6 May 2020 for a term of three years. The Land Sharing Office (LSO) of the DEVB has so far received five formal applications, the basic information of which is tabulated below:

Application No.	Location	Area (Hectares) (About)	No. of Flat (Based on the applicant's latest submission)		
			Public Housing	Private Housing	Total
LSPS/001	Lo Fai Road and Ting Kok Road, Tai Po	3.19	1 149	493	1 642
LSPS/002	Ho Chau Road (Near Tung Shing Lei), Yuen Long	5.71	1 868	1 261	3 129
LSPS/003	Lam Kam Road (Near Lam Tsuen), Tai Po	19.34	9 190	3 636	12 826
LSPS/004	South of She Shan Road, Lam Tsuen, Tai Po	5.23	2 170	930	3 100
LSPS/005	Wing Ning Tsuen, Long Ping Road, Yuen Long	5.69	4 018	1 595	5 613
Total		39.16	18 395	7 915	26 310

As announced by DEVB on 3 November 2022, of the above applications, LSPS/002, LSPS/003 and LSPS/005 have already received support from the Panel of Advisors (PoA) appointed by the Chief Executive and endorsement in-principle from the Chief Executive in Council (CE in C). Applicants are required to complete the detailed technical assessments in order to support subsequent statutory and land administration procedures, such as those rezoning will commence by phase in Q4 2023 and for town planning, road gazettal and lease modification. If the progress is smooth, works may start in 2025.

2. For the remaining two applications, the LSO has been liaising with the applicants to revise their proposals according to comments received from relevant departments and PoA for further considerations.
3. The Government is considering whether to extend the deadline for receiving applications under the LSPS, and if yes, the duration of the extension. We will make suitable announcement in due course. One way or the other, the LSO will continue to act as a one-stop-shop in co-ordinating the relevant bureaux and departments to expedite processing of LSPS applications in hand and oversee their implementation, including the relevant statutory and land administration procedures.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)033

(Question Serial No. 0451)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

It is stated in the Controlling Officer's Reply for the Estimates of Expenditure in 2022-23 that as for "the remaining 40 sites" of the 210 sites with housing development potential, "subject to the findings of the necessary technical studies/assessments, the Government will initiate rezoning in accordance with the established procedures". In this connection, please advise of the progress of the work over the past year for these remaining 40 sites with rezoning procedures yet to be initiated. Of these 40 sites, if there are sites with rezoning not yet initiated so far, please set out the reasons why rezoning procedures are yet to be initiated in respect of each of these sites.

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

Reply:

As part of the multi-pronged strategy to increase land supply, the Government has identified, through ongoing 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 2023, 169 sites have been rezoned or allocated for housing development, seven sites were not approved by the Town Planning Board and four sites are undergoing rezoning procedures.

As for the remaining 36 sites, technical studies are or will be conducted for 16 sites with clearer housing potential. Subject to the findings of the technical studies, 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, brownfield 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 36 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)034

(Question Serial No. 0522)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

The Development Projects Facilitation Office (DPFO) is responsible for following up on the development approval process with regard to larger-scale private residential development projects. Please set out in tabular form the private residential development projects handled by the DPFO in the past three years.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 20)

Reply:

With a view to expediting housing supply, the Development Projects Facilitation Office (DPFO) established under the Development Bureau in December 2020 is tasked to co-ordinate relevant departments for facilitating the smooth processing of applications of larger-scale (i.e. providing 500 flats or more) private residential development projects. Up to the end of January 2023, among the projects tracked and facilitated by DPFO, 64 projects have been granted with approvals under the planning or building regimes; or completed the relevant lease modification/land exchange transactions under the lands regime. A table listing the above-mentioned projects is attached in Annex.

Project	Location/Address
1	Nos. 992-998 King's Road and 2-16 Mount Parker Road and adjoining government land, Hong Kong
2	Nos. 391 Chai Wan Road and adjoining government land, Chai Wan, Hong Kong
3	Site D, Wong Chuk Hang Station Property Development, Hong Kong
4	Site E, Wong Chuk Hang Station Property Development, Hong Kong
5	Site F, Wong Chuk Hang Station Property Development, Hong Kong
6	Nos. 983 - 987A King's Road and 16-94 Pan Hoi Street, Hong Kong
7	Nos. 1-5 Kai Hing Road, Kowloon
8	Nos. 1-27 Berwick Street, Nos. 202-220 Nam Cheong Street & Nos. 1-14 Yiu Tung Street, Kowloon
9	No. 35 Clear Water Bay Road, Ngau Chi Wan, Kowloon
10	Lot No. 1069 in S.D. 3, Anderson Road, Kwun Tong, Kowloon
11	Ho Man Tin Station Property Development (Phase 1), Kowloon
12	Ho Man Tin Station Property Development (Phase 2), Kowloon
13	Nos. 31-49 Sa Po Road, Nos. 55-73 Carpenter Road & Nos. 24-82, Kai Tak Road, Kowloon
14	Nos. 5 Tung Yuen Street, Yau Tong, Kowloon
15	Yau Tong Inland Lot Nos. 4 S.B and 9, Yau Tong Marine Lot No. 57 and adjoining government land, Tung Yuen Street, Yau Tong, Kowloon
16	No. 29 Ko Chiu Road, Yau Tong, Kowloon
17	Yau Tong Ventilaton Building Property Development, Ko Chiu Road, Yau Tong, Kowloon
18	Nos. 68A-76B To Kwa Wan Road, Nos. 58-76 Lok Shan Road & Nos. 14-20 Ha Heung Road, Kowloon
19	Site A, Nos. 2-28 Gillies Avenue South, Nos. 76-78 Baker Street, Kowloon
20	Sites D, E & G, Nos. 30-50 Gillies Avenue South, Nos. 75-81 Baker Street, Nos. 23-41 Whampoo Street and Nos. 12A-22A Bulkeley Street, Kowloon
21	Kowloon Inland Lot Nos. 6342, 6344, 7427, 7629, 7630, 7631 and 7632, Mok Cheong Street and Sung Wong Toi Road, Ma Tau Kok, Kowloon
22	Kai Tak Area 4A Site 1, Kai Tak, Kowloon
23	Kai Tak Area 4A Site 2, Kai Tak, Kowloon
24	Kai Tak Area 4B Site 1, Kai Tak, Kowloon
25	Kai Tak Area 4B Site 4, Kai Tak, Kowloon
26	Kai Tak Area 4C Site 1, Kai Tak, Kowloon
27	Kai Tak Area 4E Site 1, Kai Tak, Kowloon
28	Kai Tak Area 4E Site 2, Kai Tak, Kowloon
29	Nos. 53, 53A, 55 & 55A, Kwun Tong Road, Kowloon
30	Various lots in D.D. 34 and 36 and adjoining government land, Tsiu Hang, Tai Po, New Territories
31	Tsuen Wan Inland Lot No. 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan, New Territories
32	Area N1 North (Excluding Area N1 d), Lot No. 385 R.P. & Ext. thereto in D.D. 352, Discovery Bay North, Lantau Island, New Territories

Project	Location/Address
33	Lot No. 2579 in D.D. 92, Kwu Tung South, Sheung Shui, New Territories
34	Various Lots in D.D. 92 and adjoining government land, Kwu Tung South, Sheung Shui, New Territories
35	Tai Po Town Lot No. 243, Ma Wo Road, Tai Po, New Territories
36	Lot No. 5384 in D.D. 116, Shap Pat Heung Road & Tai Tong Road, Yuen Long, New Territories
37	Various Lots in D.D. 103, Ha Ko Po Tsuen, Yuen Long, New Territories
38	Lot No. 1696 in D.D. 115, Tung Shing Lei, Yuen Long, New Territories
39	Nos. 21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long, New Territories
40	Various Lots in D.D. 121 and D.D. 122 and adjoining government land, Ping Shan, New Territories
41	Lot. 4312 in D.D. 124, Tin Sum Road, Hung Shui Kiu, Yuen Long, New Territories
42	Nos. 13 and 19 Kiu Wong Street, Kiu Tau Wai, Yuen Long, New Territories
43	Nos. 12 and 18 Tin Yan Road, Tin Shui Wai, New Territories
44	Area 55, Siu Sau Tsuen, Tuen Mun, New Territories
45	No. 436 Castle Peak Road - Castle Peak Bay, Tuen Mun, New Territories
46	Tuen Mun Town Lot 496, So Kwun Wat, Tuen Mun, New Territories
47	Area 48, Castle Peak Road - Castle Peak Bay, Tuen Mun, New Territories
48	Various Lots in D.D. 92 and adjoining government land, Kwu Tung North, New Territories
49	Fanling Sheung Shui Town Lot No. 263, Kwu Tung North, Sheung Shui, New Territories
50	Various Lots in D.D. 92 and adjoining government land, Kam Hang Road, Kwu Tung South, New Territories
51	Fanling Sheung Shui Town Lot No. 278, Area 24, Kwu Tung, New Territories
52	Fanling Sheung Shui Town Lot No. 279, Area 25, Kwu Tung, New Territories
53	Site A and Site B, Tai Po Town Lot No. 253, Sai Sha Road, Shap Sze Heung, Sai Kung North, New Territories
54	Various Lots in D.D. 221 and adjoining government land, Sha Ha, Sai Kung, New Territories
55	Various Lots in D.D. 51 and adjoining government land, Fanling, New Territories
56	Lot No. 4076 in D.D. 91, Junction at Fan Kam Road and Castle Peak Road - Kwu Tung, New Territories
57	Tsuen Wan Town Lot Nos. 126, 137, 160 and 363, and adjoining government land, Tsuen Wan, New Territories
58	No. 29 On Chun Street, Ma On Shan, New Territories
59	Shaw House, Clear Water Bay Road, Sai Kung, New Territories
60	Site C2, Phase 11, Tseung Kwan O Area 86, Lohas Park, Tseung Kwan O, New Territories
61	Site D, Phase 12, Tseung Kwan O Area 86, Lohas Park, Tseung Kwan O, New Territories
62	Site KL, Phase 13, Tseung Kwan O Area 86, Lohas Park, Tseung Kwan O, New Territories

Project	Location/Address
63	Kam Sheung Road Station Phase 1 Property Development, New Territories
64	3 Fat Tseung Street, Cheung Sha Wan, Kowloon

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)035

(Question Serial No. 0527)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

In 2022, the Government set up the Steering Committee on Land and Housing Supply chaired by the Financial Secretary to expedite land and housing supply on all fronts in a bid to streamline the procedures, and enhance the co-ordination of inter-departmental work with a view to expediting land creation and housing developments through enhancing quantity, speed, efficiency and quality, and submitted a report on various land development initiatives to the Chief Executive. In this connection, please provide information on the following:

1. the number of formal meetings held by the Steering Committee on Land and Housing Supply, the person(s) presiding over the meetings, the issues discussed and the resolutions made at the meetings, and the contents of the report(s) submitted to the Chief Executive so far;
2. the staff establishment and estimates for providing support to the Steering Committee on Land and Housing Supply in 2023-24.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 3)

Reply:

1. The Steering Committee on Land and Housing Supply (Steering Committee) chaired by the Financial Secretary is dedicated to expediting land and housing supply on all fronts in a bid to streamline the procedures, and enhance the co-ordination of inter-departmental work. We endeavour to expedite land creation and housing construction through enhancing quantity, speed, efficiency and quality.

The Steering Committee has since its establishment discussed and pressed ahead with work relating to land and housing on multiple fronts, of which the Chief Executive has, after considering the report of the Steering Committee submitted to him, mentioned in

his inaugural Policy Address. For the first time in October 2022 a forecast of developable land (i.e. spade-ready sites) to be available in the next ten years was published to demonstrate the Government's determination in reversing the situation of stringent land supply in the past, as well as assuming a leading role in land supply.

As part of the multi-pronged approach to enhance quantity in land creation, the Steering Committee has also taken forward several land supply initiatives, including setting the direction of the new round of review of "Green Belt" zone and considering the applications under the Land Sharing Pilot Scheme, in order to unlock the development potential of private land through leveraging the resources of the private market.

To compress development timetables and speed up the production of land to meet society's keen demand for land and housing, the Steering Committee has reviewed the legislative amendment proposals to streamline various development-related statutory procedures, covering areas including town planning, land resumption, reclamation, roads and railway works, etc. The Development Bureau (DEVB) introduced the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill 2022 (the Bill) into the Legislative Council (LegCo) in December 2022. DEVB is working closely with the LegCo Bills Committee with a view to facilitating the scrutiny of the Bill and enabling its early enactment.

At the same time, to further unleash the development potential of land in Hong Kong, the Steering Committee has examined the "infrastructure-led" and "capacity-creating" approaches of development, under which the planning of infrastructure could reserve capacity to meet the long-term development needs of Hong Kong. In this regard, public consultation of the Strategic Studies on Railways and Major Roads beyond 2030 has commenced in December 2022. Various stakeholders will be consulted during the consultation period and views collected will be taken into consideration when the Major Transport Infrastructure Development Blueprint for Hong Kong is to be formulated.

During the period from 1 July 2022 to 31 March 2023, a total of six meetings were held. The Steering Committee will continue to monitor the progress of various land creation projects with a view to ensuring timely supply of land as committed.

2. DEVB provides secretariat support to the Steering Committee 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)036

(Question Serial No. 2660)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Under the Programme, it is mentioned in Matters Requiring Special Attention in 2023-24 that the Bureau will formulate implementation plan for extending the adoption of standard rates for land premia assessment to agricultural land in the New Territories and regularising the standard rate arrangement for redevelopment of old industrial buildings. In this connection, please advise of the following:

1. the number of applications received by the Government and the cases in respect of which an agreement on land premium with binding effect has been reached with the Lands Department (LandsD) since the Government's extension of the arrangements for charging land premium at standard rates from the lease modifications for industrial buildings redevelopment to the lease modification applications in New Development Areas under the "Enhanced Conventional New Town Approach" in 2021;
2. with reference to item 1, the date of application in relation to the cases in respect of an agreement has been successfully reached, the date of the LandsD's issuance of a land premium offer, the date of reaching an agreement with binding effect, the site area and the amount of land premium;
3. when the Government expects it can receive applications for charging land premium at standard rates in respect of the rest of the agricultural land in the New Territories.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 50)

Reply:

1. & 2.

In early 2022, the Government promulgated the application arrangements and the option for premium to be assessed at standard rates for lease modification in the Remaining

Phase of the Kwu Tung North and Fanling North New Development Areas (NDAs) under the Enhanced Conventional New Town Approach. As of end-February 2023, seven applications have been screened in for processing, three of which have reached the premium assessment stage. The applicants of these cases opted for premium to be assessed in accordance with the conventional mechanism. The Lands Department will assess the amount of premium and make offer to the applicants in accordance with the established procedures.

3. As announced in the Chief Executive's 2022 Policy Address, the Government will extend the approach of charging land premium at standard rates to cover agricultural land in the New Territories located outside NDAs. A concrete implementation plan will be put forward by mid-2023.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)037

(Question Serial No. 3055)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in Matters Requiring Special Attention in 2023-24 under Programme (2) that the Government will formulate legislative proposals for introduction into the Legislative Council in early 2024 to implement the “new land first” proposal to enable early implementation of the title registration system, upon extensively engaging key stakeholders. In this connection, will the Government inform this Committee of the following:

1. apart from implementing on “new land” first, whether the Government will also introduce a mechanism into its legislative proposals to allow existing landowners to make application for conversion to the title registration system on a voluntary basis; if not, the reasons for that;
2. the estimates and staff establishment proposed by the Government for conducting consultation, drafting legislative proposals and making preparation for the implementation of the title registration system in 2023-24;
3. whether the Government has reserved resources or formulated plans for the coming financial year to examine how to repeal the legal provision on adverse possession of land under Programme (2); if not, the reasons for that?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 55)

Reply:

1. The Development Bureau (DEVB) and the Land Registry (LR) are actively pursuing the implementation of the title registration system on newly granted land first (“New Land First” proposal) under the Land Titles Ordinance (LTO) (Cap. 585), including preparing the legislative proposals, consulting stakeholders as well as putting in place other preparatory work, with a view to submitting the amendment bill to the Legislative

Council (LegCo) in early 2024. On the conversion of land currently registered under the Land Registration Ordinance (Cap. 128) to the title registration system, notwithstanding lengthy discussions in the past years, consensus still could not be reached with key stakeholders on the major issues. We expect that the experience gained from the implementation of the “New Land First” proposal will facilitate all parties in reaching a consensus on the implementation of title registration system on existing land. The proposed voluntary conversion arrangement for owners of existing land within the framework of the “New Land First” proposal will inevitably touch on areas where consensus has yet to be established and may complicate the early implementation of the “New Land First” proposal. This notwithstanding, we will work on possible options on conversion of existing land with a view to readying them for consultation when the amendment bill is passed.

2. & 3.

As part of the “New Land First” proposal which we briefed the LegCo Panel on Development in December 2022, the Government will dis-apply adverse possession (AP) laws on newly granted land to be covered by the title registration system in future, so as to dovetail with the principle of giving certainty to land title under the LTO. The relevant amendments will be included under the amendment bill on LTO.

The work on consultation and preparation of the legislative proposals for implementing the “New Land First” proposal (including the dis-application of AP laws on new land mentioned above) is absorbed by existing manpower of the Planning and Lands Branch of DEVB. We are not able to provide separate breakdowns in this regard. Separately, LR is making preparatory work for the implementation of proposal, including development of a new computer system and public education. Since LR is a trading fund department which operates on a self-financing basis and does not seek funding from the General Revenue Account, there are no estimates for expenditure thus involved.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)038

(Question Serial No. 2228)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

The Development Bureau has stated that it will ensure the timely disposal of first batch of sites for development of Multi-Storey Buildings (MSBs) to promote industrial development and accommodate brownfield operations displaced by the Government's clearance exercises. In this connection, will the Government inform this Committee of the following:

1. the respective details of the selected sites identified by the Government for development of MSBs, the current progress of and the completion schedule for the works (in tabular form);
2. whether the Government will make arrangements for brownfield operators under the principle of "reprovisioning before land resumption"; if yes, the details; if not, the reasons for that?

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

Reply:

1. To serve the dual objectives of promoting industrial development and accommodating brownfield operations displaced by Government's clearance exercises, the Development Bureau (DEVB) announced in end February 2023 in the context of the 2023-24 Land Sale Programme to dispose of three sites near the Yuen Long Innopark through tender the development of multi-storey buildings for modern industries (MSBs). The Government will roll out the tender exercises for the three sites in 2023 following an invitation of expression of interest exercise to be launched in April 2023. It is expected that the construction of the first batch of MSBs thereon will be completed in 2027/28 at the earliest. Following the sale of these three sites, the government will put to tender another two sites in Hung Shui Kiu.

Details about the sites reserved for the development of MSBs are set out in the paper discussed at the Legislative Council (LegCo) Panel on Development meeting on 22 November 2022. Please refer to LC Paper No. CB(1)776/2022(02) (<https://www.legco.gov.hk/yr2022/english/panels/dev/papers/dev20221122cb1-776-2-e.pdf>) for details.

2. Brownfield operations are business undertakings. Government's policy is to provide monetary compensation for eligible business operators. As in the case for other business undertakings affected by development projects, the Government does not provide "one-on-one" or "seamless" re-provisioning of their existing space. That said, we are endeavouring to step up relevant assistance to affected operators who want to relocate their operations elsewhere.

For monetary compensation, with the support of the Finance Committee of the LegCo, the Government enhanced the ex-gratia allowance (EGA) arrangements for business operators in May 2022, including relaxing the eligibility criteria on the operation duration, and removing the payment ceiling on open areas that could be taken into account in calculating the EGA amount. If the operators are also the owners of the relevant site(s), relevant compensation for the land resumed will also be provided.

On the range of assistance available to affected operators who wish to continue their businesses, DEVB has been adopting the following measures –

- (i) arranging the Lands Department (LandsD) to reach out to the affected operators at the soonest possible juncture, providing them with a more concrete departure timeframe and the various means of assistance the Government could offer, and to provide appropriate assistance with reference to the preference of operators;
- (ii) strengthening supervision and co-ordination of the work of various departments in providing advice on planning and lands matters to operators, and helping them in their relocation by expediting relevant application processes;
- (iii) provision of reference information to business operators on sites that are more likely feasible in accommodating brownfield operations. We are planning to make available such information in April 2023;
- (iv) identifying more suitable government land for letting specifically to affected brownfield operators for short-term tenancy. From December 2020 to January 2023, the Government has granted eleven sites with a total area of about 22 600 square metres (with uses being industrial, open storage, vehicle repairing workshops, and warehouses). LandsD will invite tender for the next batch of four sites with a total area of about 4 300 square metres in Q2/2023; and
- (v) developing MSBs to serve the dual objectives of promoting industrial development and accommodating brownfield operations displaced by the Government's clearance exercises.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)039

(Question Serial No. 2621)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the development of the Northern Metropolis, the Kau Yi Chau Artificial Islands, and the projects already under construction in the large-scale New Development Areas in Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen and Yuen Long South, will the Government inform this Committee of the following:

1. the current stage and development schedule of the Northern Metropolis Development Strategy plan;
2. how the “infrastructure-led development” can be achieved in the implementation of the aforesaid large-scale development projects, which involves the provision of infrastructural facilities such as transport infrastructure, underground pipes, and in particular a series of facilities needed for future development, e.g., new energy facilities and underground cables for communication network?

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

Reply:

1. The Northern Metropolis, covering the Yuen Long District and North District, includes various New Development Areas (NDAs) in different planning and development stages. The Government is taking forward the land development projects within the Northern Metropolis in full steam, and construction works for some major projects including the Kwu Tung North/Fanling North (KTN/FLN) NDA, Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA and Yuen Long South (YLS) Development commenced progressively in 2019, 2020 and 2022 respectively. Among them, population intake for the first private residential development in KTN/FLN NDA has started since end 2022.

We have commenced studies for all the new land development projects put forward in the Northern Metropolis Development Strategy, including the San Tin Technopole, Lo Wu/Man Kam To Comprehensive Development Node, 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. It is our target to formulate the development proposals for these projects by phases from the second half of 2023 to 2024. We will start off by commencing consultation in the second quarter of 2023 on the planning progress of San Tin Technopole.

We plan to set up the Northern Metropolis Co-ordination Office in 2023 to champion and drive the development of the Northern Metropolis within the Government. Also, the Government will formulate an implementation plan and an action agenda for the Northern Metropolis in 2023.

2. The “infrastructure-led” approach in pursuing developments is an important policy direction for the purpose of creating development capacity. In taking forward land development projects, the Government would adopt this approach as far as possible so that the infrastructure works would be carried out at an earlier stage.

For example, in the HSK/HT NDA, essential engineering infrastructures for water supply, drainage, sewerage, power supply, telecommunication, etc. were planned ahead under a “capacity-creating” approach and are co-ordinated with relevant parties for phased implementation in a timely and orderly manner to meet the planned population intake as well as future potential demand. Similarly, the design capacity of the fresh water service reservoir constructed during the advance works of the KTN NDA has built in buffer to meet part of the water supply requirement of the remaining phase of the area. The Tuen Ma Line HSK Station will be operational in 2030, in time for the major population intake. For the YLS Development, the scope of works for the First Phase development has covered substantial enabling works for the subsequent phases. For instance, the Government has made arrangements so that the roads serving the later development phases will be constructed during the First Phase development. The early delivery of such infrastructure works will help expedite the overall development process and bring earlier improvement to the existing traffic situation and infrastructure provision in the area.

For the development of the Kau Yi Chau Artificial Islands (KYCAI), we propose commencing the reclamation works and the construction of the Hong Kong Island West – Northeast Lantau Link (HKIW – NEL Link) concurrently, and will strive to complete the HKIW – NEL Link by 2033 in order to facilitate land development and support the first population intake in the same year. Having regard to the longer lead time for planning, design and construction of strategic railway, we target to commission the Hong Kong Island West – Hung Shui Kiu Rail Link within several years after the first population intake to keep pace with the development on KYCAI. In addition, we will provide necessary infrastructures to meet the needs of the first population.

The Development Bureau will work closely with relevant bureaux and departments in taking forward the infrastructure works in the areas concerned.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)040

(Question Serial No. 2278)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 142 of the Budget Speech that the Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office to take forward related work. In this connection, please advise this Committee:

1. whether the Northern Metropolis Co-ordination Office will be responsible for the co-ordination of projects such as green financing and infrastructure bond financing for the Northern Metropolis; if yes, of the details; if not, of the reasons for that;
2. how the Government will enhance the collaboration and communication with various departments for the planning and promotion of projects such as green financing and infrastructure bond financing within the Northern Metropolis.

Asked by: Hon LEE Wai-wang, Robert (LegCo internal reference no.: 19)

Reply:

The Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office (NMCO) in 2023 to take forward the work related to the development of the Northern Metropolis. NMCO, upon establishment, would work closely with relevant bureaux/departments to ensure orderly implementation of the various works projects of the Northern Metropolis and proper management of cashflow, taking into account the sustainability of our public finance. The Financial Secretary announced in the 2022-23 Budget that \$100 billion would be set aside to set up a dedicated fund in order to expedite the implementation of infrastructure works relating to land, housing and transportation within the Northern Metropolis.

Currently, the funds raised through the Government Green Bond Programme (GGBP) will be credited to the Capital Works Reserve Fund to finance green projects spreading across the

territory of Hong Kong. In the 2023-24 Budget, the Financial Secretary proposed the setting up of an Infrastructure Bond Scheme to enable the Government to better manage the cashflow needs of major infrastructure projects, and stated the plan to further expand the scope of the GGBP to cover sustainable finance projects. The details will be announced in due course.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)041

(Question Serial No. 2415)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding “single site, multiple use” (SSMU):

1. What was the total expenditure on the research and implementation of the SSMU initiative in the past three years? Which projects have yielded notable results? How much expenditure in total has been saved or how much economic value has been created for the Government? Can the initiative be replicated throughout Hong Kong? If yes, what are the details; if no, what are the reasons?
2. Under the SSMU initiative, what specific plans does the Bureau have, so that it can collaborate with other policy bureaux to make optimal use of existing government facilities and sites? Among them, what projects are included? In general, what major difficulties are encountered when implementing the SSMU initiative among departments, and what resources are involved in overcoming these difficulties?

Asked by: Hon LI Sai-wing, Stanley (LegCo internal reference no.: 25)

Reply:

1. As part of the Government's efforts in increasing land supply by more efficient use of land resources, the Government is actively pursuing “single site, multiple use” (SSMU) in multi-storey development on Government, Institution or Community (G/IC) sites in different districts. The initiative will provide and consolidate public services in need by the local community. Consolidation of such services in multi-storey developments enables more efficient use of land resources. In some cases, it also opens up the opportunity of releasing sites no longer required for their original intended G/IC purpose for other beneficial uses to meet the evolving needs of the community.

We are pressing ahead with six SSMU projects with \$22 billion dedicated funding for the SSMU initiative, and some are expected to come into fruition soon. For example, with Legislative Council's (LegCo) approval of \$2.025 billion in money-of-the-day prices in July 2022, relevant works are commencing for construction of a joint-user complex (JUC) at Anderson Road Quarry to provide sports, recreational, cultural and welfare facilities, and the JUC is estimated to be completed in 2027. In addition, we plan to seek funding approval from LegCo within 2023 for the construction of a JUC at Tseung Kwan O town centre which will provide municipal, health and welfare facilities. Meanwhile, we are continuing to identify more SSMU projects from various sources. For instance, we are working with the Urban Renewal Authority (URA) to pursue construction of JUCs at Carpenter Road in Kowloon City and at Cheung Sha Wan Road in Sham Shui Po, with a view to reprovisioning and consolidating G/IC facilities in URA's redevelopment projects.

2. When planning for joint-user projects under the SSMU initiative, there are often specific or even competing site, space, user and access requirements from individual bureaux/departments (B/Ds). Resolution of these complicated and project-specific interface matters will require considerable liaison with B/Ds and co-ordination efforts. The Development Bureau and relevant B/Ds would continue to work in a joint-up manner under the more proactive and co-ordinated approach being adopted to implement the SSMU initiative. Specifically, the Government Property Agency has been designated a central co-ordinating role in the implementation of SSMU projects. They would match joint users and resolve any interface issues with a view to deriving the optimal user mix with due regard to district needs.

In addition to the aforementioned measures, the Planning Department has also tightened up the reservation and de-reservation of G/IC sites by government departments and would recommend a higher reference plot ratio for G/IC sites where circumstances permit, to optimise the development potential of sites.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)042

(Question Serial No. 2421)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

1. How many resources have been deployed and how much time has been taken to complete the existing proposal when the Government examined the development of Tseung Kwan O Area 137 (TKO 137) into a new community? How many consultancies were engaged to carry out the relevant studies? What were the subjects of these studies? What were the key considerations for the Government to make the decision to create land through reclamation in Tseung Kwan O Area 132 (TKO 132) for the purpose of accommodating six major public facilities?
2. What are the total estimates for these two proposals on the development of TKO 137 and TKO 132? How much will be involved in the supplementary budget required for each year if the projects are delayed?
3. Out of the estimates for these two proposals on the development of TKO 137 and TKO 132, how much will be allocated to mitigate the impacts on the general public and the neighbouring areas? What are the methods and measures involved?

Asked by: Hon LI Sai-wing, Stanley (LegCo internal reference no.: 31)

Reply:

1. and 2.

Tseung Kwan O Area 137 (TKO 137), located to the south of Tseung Kwan O (TKO) InnoPark, is a rare, sizable piece of formed land in the metro area. To examine the long-term use of TKO 137 after the temporary fill bank ceases operation, the Civil Engineering and Development Department and the Planning Department jointly commissioned a consultant to commence a planning and engineering study (the Study) in December 2016. The purpose of the Study is to examine the development potential and constraints of TKO 137, explore the feasibility of developing it for residential,

commercial and other purposes in the long term, and conduct related broad technical assessments. The approved project estimate of the Study is about \$29 million.

As set out in the Chief Executive's 2022 Policy Address, TKO 137 will be developed into a new community primarily for housing purpose, providing about 50 000 residential units. At the same time, a review has been conducted to identify suitable location for accommodating existing public facilities in TKO 137 and other public facilities serving the region and requiring marine frontage. Based on the findings of the Study, a Preliminary Outline Development Plan has been formulated for TKO 137 and the land to be created off Tseung Kwan O Area 132 (TKO 132).

Geographically, apart from the Electricity Facilities (EFs) which will serve the whole territory, these public facilities will serve the territory east area including TKO. All these public facilities require sea access for daily operation, hence should be allocated along the seaside of the reclaimed land. At the same time, accommodating some of these public facilities concurrently at TKO 132 will allow operational synergy. In terms of transport, with direct access to the TKO – Lam Tin Tunnel, when commuting to and from Kowloon, the traffic induced by the public facilities will not route through existing road network in the TKO New Town, thus minimising any possible nuisance to local residents.

We have been collecting views from different stakeholders in respect of the development proposals. Following our consultation with the Legislative Council Panel on Development in January 2023, the Government attended the meetings of the Sai Kung District Council in February and March 2023 to explain in greater detail the development proposals, share our perspectives and gather feedback from the local community through the district councillors. Apart from that, in order to collect views directly from the local community, we have also met with various local stakeholders including representatives of the owners' committees of the residential estates in TKO, estates' representatives, local personalities, villagers and concern groups, etc. We have so far held over ten meetings with various local stakeholders as of the end of March 2023, in addition to attending residents' meetings at the invitation of local leaders. We will also be arranging site visits to facilities of the same kind such that the local community will have a better understanding on their operations, and be reassured that suitable mitigation measures will be in place to minimise any possible impact to the neighbourhood. We are also looking into different ways to reduce the scale of reclamation, including carrying out slope-cutting as far as practicable and relocating suitable public facilities into cavern.

When taking forward the project, views from various stakeholders including the general public and local residents with respect to specific areas of concern, such as the environmental impact of the works and town planning, are also welcomed as we go through the relevant statutory procedures. We would take the views collected into consideration when optimising the proposals in the future. Detailed technical assessments would be conducted to finalise the proposals which would by then provide the basis for assessing the cost of the project.

3. As briefly mentioned in the reply to parts 1. and 2., area off TKO 132 has been identified as a suitable location for accommodating six public facilities requiring sea frontage and marine access for daily operation. Their operations will be governed by the relevant legislations (e.g. Air Pollution Control Ordinance (Cap. 311)) or contracts. To minimise impacts on the neighbourhood, these six facilities will be located at least 1 km from the nearest major residential developments. Putting them off TKO 132 can also avoid vehicular traffic arising from their daily operation to be routed through the TKO town centre. The EFs, being an important strategic infrastructure, will house its power receiving and conversion facilities in a fully-enclosed building. Located right next to the EFs is a refuse transfer station (RTS) set up for the territory east area (including TKO district) which has long been short of a dedicated facility of such kind for handling the municipal solid waste generated in the district. Of note is that there are currently seven RTSs operating throughout the territory, some of which are located in close proximity with residential developments. Nevertheless, as shown by the rather limited number of complaints received over the years, the relevant legislations and contracts entered between the Government and the operators have been effective in governing the day-to-day operations of the RTSs including aspects such as waste water treatment, air treatment and station cleanliness. Sitting in between the RTS and concrete batch plant (CBP) are three public facilities, viz. public fill transfer facility, construction waste handling facility and marine refuse collection point. Quite different from how they are generally perceived by the public, the materials handled by these facilities are in fact by nature odourless. As for the CBP located at the southern tip of the land to be created off TKO 132, apart from complying with the terms of the Specified Process License imposed by the Environmental Protection Department, the future operator has to also fulfill a series of key operational requirements and implement various key environmental mitigation measures as required by the Government as landlord. The relevant bureaux and departments will perform the gate-keeping duties with a view to minimising any possible impacts of the public facilities on the residents.

Besides, reclamation works in TKO 137 and off TKO 132 are designated projects under the Environmental Impact Assessment Ordinance (Cap. 499) (EIAO). When taking forward the project, we will conduct environmental impact assessments and formulate appropriate mitigation measures according to the requirements under the EIAO. Some of the public facilities (such as RTS) are also designated projects under the EIAO requiring application for environmental permits with the relevant department. The construction and operation of those facilities have to comply with the relevant conditions specified in the environmental permits.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)043

(Question Serial No. 0051)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

It is stated in Matters Requiring Special Attention in 2023-24 that the Government will continue to vet Land Sharing Pilot Scheme (LSPS) applications with a view to putting suitable ones to the Panel of Advisors and the Chief Executive in Council for consideration as expeditiously as possible. In this connection, will the Government inform this Committee of the following:

1. the number and the details of applications currently received;
2. whether the details of LSPS will be reviewed as soon as possible to relax restrictions and enhance flexibility in terms of public-private flat ratio, plot ratio and so forth, by, for example, adjusting the public-private flat ratio for the increased domestic gross floor area under the scheme, with a view to enlisting wider support from developers for the scheme; and
3. whether the Government has examined measures to enhance efficiency of vetting the projects?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 12)

Reply:

1. The Land Sharing Pilot Scheme (LSPS) was launched by the Development Bureau (DEVB) in May 2020. The Land Sharing Office (LSO) of the DEVB has so far received five formal applications, the basic information of which is tabulated below:

Application No.	Location	Area (Hectares) (About)	No. of Flat (Based on the applicant's latest submission)		
			Public Housing	Private Housing	Total
LSPS/001	Lo Fai Road and Ting Kok Road, Tai Po	3.19	1 149	493	1 642
LSPS/002	Ho Chau Road (Near Tung Shing Lei), Yuen Long	5.71	1 868	1 261	3 129
LSPS/003	Lam Kam Road (Near Lam Tsuen), Tai Po	19.34	9 190	3 636	12 826
LSPS/004	South of She Shan Road, Lam Tsuen, Tai Po	5.23	2 170	930	3 100
LSPS/005	Wing Ning Tsuen, Long Ping Road, Yuen Long	5.69	4 018	1 595	5 613
Total		39.16	18 395	7 915	26 310

As announced by DEVB on 3 November 2022, of the above applications, LSPS/002, LSPS/003 and LSPS/005 have already received support from the Panel of Advisors (PoA) appointed by the Chief Executive and endorsement in-principle from the Chief Executive in Council (CE in C). Applicants are required to complete the detailed technical assessments in order to support subsequent statutory and land administration procedures, such as those rezoning will commence by phase in Q4 2023 and for town planning, road gazettal and lease modification. If the progress is smooth, works may start in 2025.

For the remaining two applications, the LSO has been liaising with the applicants to revise their proposals according to comments received from relevant departments and PoA for further considerations.

2. Apart from the above five received applications, the LSO has also been processing a number of potential applications. As both the applicants of the five received applications and the potential applicants have drawn up/have been drawing up development schemes according to the announced rules and criteria, we do not consider it advisable to introduce any revisions or relaxations at this juncture.
3. The LSO has been acting as a one-stop-shop in co-ordinating the relevant bureaux and departments to expedite processing of LSPS applications. In line with the direction for further streamlining development procedures, the CE in C has also decided to delegate its authority to the Steering Committee on Land and Housing Supply, chaired by the Financial Secretary, to consider whether to grant endorsement in-principle to future LSPS applications supported by PoA in accordance with the LSPS framework. The CE in C will examine the proposals in accordance with the prevailing mechanism when the developments go through the statutory procedures (such as town planning and gazettal of road works).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)044

(Question Serial No. 0784)

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

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding Item 802 Operation Building Bright 2.0 (OBB 2.0) under Sub-head 700, will the Government inform this Committee of the following:

1. the respective numbers of applications received and approved, and the amount of money involved as at February this year;
2. the number of buildings applied for participation in the Operation Building Bright, broken down by building age;
3. the number of private buildings (including residential, composite, commercial and industrial buildings) aged 20 to 50 years or above as at February this year, broken down by district;
4. the number of “three-nil” buildings which have joined the OBB 2.0?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 16)

Reply:

To safeguard public safety from hazards caused by building neglect, the Government announced in October 2017 the launching of Operation Building Bright 2.0 (OBB 2.0) to provide technical and financial assistance to eligible building owners for carrying out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS). Item 802 under Subhead 700 of the Estimates refers to the financial commitment for OBB 2.0.

There are two categories of buildings under OBB 2.0. Category 1 buildings are those with owners who are prepared and able to take up the organisation of inspection and repair works for their buildings under the MBIS, and have so applied under OBB 2.0. Category 2 buildings cover those with outstanding MBIS notices but the owners concerned

have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works 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 to cover all or part of such cost. No application is therefore required for Category 2 buildings.

1. As of end February 2023, the number of applications received for Category 1 buildings, the number of Category 1 buildings involved in the approved applications, Category 2 buildings selected by BD, and the amount of subsidy approved are set out in the table below –

Number of applications received⁽¹⁾	Number of Category 1 buildings involved in applications approved in principle⁽¹⁾	Number of Category 2 buildings selected	Total number of Category 1 buildings approved and Category 2 buildings selected	Subsidy approved⁽²⁾ (\$'000)
1 358	1 170	1 322	2 492	346,230

Note ⁽¹⁾: Application under OBB 2.0 is made on the basis of Deed of Mutual Covenant (DMC). Some buildings may have more than one DMC, and some DMCs may cover more than one building. The number of applications received therefore may not correspond to the number of buildings involved.

Note ⁽²⁾: Subsidy approved includes the subsidies released and committed to be released as of end February 2023. 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.

2. The number of buildings applied/accepted/selected for participation in OBB 2.0 in different age groups as of end February 2023 are set out below –

Building Age (years)	OBB 2.0	
	40-49	50 or above
Number of buildings which <u>applied</u> for participation in OBB 2.0 as Category 1 building	273	916
Number of buildings which were <u>accepted</u> for participation in OBB 2.0 as Category 1 building	262	908
Number of buildings which were <u>selected</u> for participation in OBB 2.0 as Category 2 building	140	1 182

3. As of end-2022, the geographical distribution of all types of private buildings (including residential, composite, commercial and industrial) of different age groups from 20 years to 50 years or above is set out below (BD does not compile relevant statistics as of end February) –

District	Building Age (years)				
	20-29	30-39	40-49	50 or above	Total
Central & Western	421	652	849	1 300	3 222
Eastern	191	470	367	445	1 473
Kowloon City	333	502	591	1 523	2 949
Kwai Tsing	144	184	294	80	702
Kwun Tong	88	244	273	309	914
North	377	264	156	272	1 069
Islands	416	438	384	79	1 317
Sai Kung	501	965	723	153	2 342
Sham Shui Po	229	335	434	1 028	2 026
Shatin	463	763	227	74	1 527
Southern	414	933	729	562	2 638
Tai Po	1 183	1 149	609	91	3 032
Tsuen Wan	155	244	172	319	890
Tuen Mun	373	416	341	32	1 162
Wan Chai	254	426	552	1 219	2 451
Wong Tai Sin	102	71	92	269	534
Yau Tsim Mong	392	356	581	1 715	3 044
Yuen Long	1 976	1 531	566	154	4 227
Total	8 012	9 943	7 940	9 624	35 519

4. As of end February 2023, a total of 887 “three-nil” buildings have joined OBB 2.0.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)045

(Question Serial No. 0785)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding Item 804 Development of Common Spatial Data Infrastructure (CSDI) portal under Sub-head 700, will the Government inform this Committee of the following:

1. the estimated expenditure for developing and launching the CSDI portal in 2023-24 to provide various spatial data services and tools;
2. given that spatial data is currently collected by various policy bureaux/departments in different formats and systems, whether the Government has assessed if data sharing and development of innovative applications will be hindered as a result; if yes, the solution for that;
3. to expedite the development of Hong Kong into a smart city, whether the Government will consider setting key performance indicators (KPI) for government organisations in terms of sharing spatial data;
4. how the Government will encourage public and private organisations to share more data on CSDI portal in a bid to boost the development of local geospatial industries?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 17)

Reply:

1. The total non-recurrent expenditure for the development of the Common Spatial Data Infrastructure (CSDI) portal is \$150 million over four years from 2020-21 to 2023-24. The portal development and related work is steered by Development Bureau's (DEVB) Spatial Data Office (SDO) 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 SDO but also by staff in the relevant government departments as part of their overall duties. As such, we are unable to provide a breakdown of expenditure involved solely for this initiative.

2. - 4.

The CSDI portal is a one-stop platform with a map-based digital infrastructure for opening up and sharing spatial data. After launching the CSDI portal for use by government departments in mid-2022, DEVB launched the portal for public use free of charge at the end of 2022.

DEVB has been implementing the following measures to provide a policy and technical framework to encourage government departments to open up the spatial data in their possession under the CSDI initiative –

- (i) As a matter of policy, unless for security, privacy, confidentiality or other policy or operational reasons, government departments are required to progressively open up their spatial datasets free for charge for use by public. In developing new geospatial applications and systems, government departments are also required to open up the spatial data;
- (ii) SDO will identify spatial data likely of public use and invite departments to consider releasing them through the CSDI portal. Government departments are also requested to be forward looking by preparing returns of spatial data annually (Annual Spatial Data Plans) to set out the plans for the release of spatial datasets since end-2021; and
- (iii) Spatial data made available by government departments have to be complied with the CSDI standards stipulated by SDO, 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. Resources have been set aside to assist government departments for data conversion.

With the measures implemented, the progress on the opening up the spatial dataset by government departments is generally encouraging. 626 spatial datasets from more than 50 government departments have now been made available through the portal, 58 more than the 568 datasets when it was first launched in December 2022. The datasets are also wide-ranging, covering different aspects such as planning, lands, buildings, works, population, transport, etc. As listed in the Annual Spatial Data Plans published in December 2022, the total number of spatial datasets available in the CSDI Portal are expected to be over 900 by 2025.

Through various channels such as Geospatial Lab and collaborating with Civil Service College, professional institutes and tertiary institutions to organise different activities like competitions, seminars, workshops, talks and exhibitions, etc., DEVB will continue to enhance the knowledge of spatial data among government departments and the public with a view to promoting sharing of spatial data and exploring together the value and application of spatial data. The Government will keep the measures under review and strive to share more spatial data to suit the needs of the community.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)046

(Question Serial No. 0786)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the development of the Northern Metropolis, the Government has stated that it is making preparations for the establishment of a Northern Metropolis Co-ordination Office to take forward related work. In this connection, will the Government inform this Committee of the staff establishment and expenditure of the Office?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 18)

Reply:

The Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office (NMCO) in 2023 to take forward the work related to the development of the Northern Metropolis. We propose to create three supernumerary directorate posts and redeploy one permanent directorate post within the Planning and Lands Branch (PLB) of the Development Bureau (DEVB) to lead the NMCO, for a period of about five years with immediate effect upon approval by the Finance Committee of Legislative Council up to 31 March 2028. The NMCO is proposed to be headed by a Director pitched at Administrative Officer Staff Grade A (D6), who will report to the Permanent Secretary for Development (Planning & Lands) and be underpinned by a Deputy Director pitched at Administrative Officer Staff Grade B (D3). The Deputy Director will be supported by four teams (namely the Planning and Development Team (1), Planning and Development Team (2), Public Relations Team and Support Services Team), to be led by Head, Planning and Implementation Team (1) (a supernumerary post to be created and pitched at Government Engineer (D2)), Head, Planning and Implementation Team (2) (a permanent Government Town Planner post (D2) to be redeployed internally within DEVB(PLB) as mentioned above) and two non-directorate officers on Non-civil Service Contract (NCSC) or Post-retirement Service Contract (PRSC) terms.

Apart from the proposed four directorate posts in the NMCO (including one internally deployed within DEVB(PLB)), 28 non-directorate staff (including nine existing non-directorate civil service posts to be internally redeployed within DEVB(PLB)) will be put under the NMCO to support the relevant work.

The internal redeployment of one directorate post and nine non-directorate civil service posts within DEVB(PLB) is cost-neutral. The estimated expenditure on salaries of three additional directorate posts and 19 time-limited non-directorate civil service posts/officers on NCSC or PRSC terms in the NMCO is about \$25.2 million in 2023-24. The operating expenses of the NMCO are absorbed within PLB's departmental expenses and no separate breakdown of the expenses dedicated to the NMCO is available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)047

(Question Serial No. 0788)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 147 of the Budget Speech that the Government has identified eight sites for the construction of Light Public Housing to improve the living conditions of people living in inadequate housing. In this connection, will the Government inform this Committed of the following:

1. to address public concerns about the resumption of Light Public Housing sites, whether the Government will consider putting forward to the public a clear timeframe for site resumption; if yes, the details;
2. whether the Government will consider putting certain Light Public Housing sites on the Application List in due course, so as to boost public confidence that the relevant sites will be put up for sale in the near future?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 21)

Reply:

Light Public Housing (LPH) sites are government and private sites with long-term development plan yet to be implemented or initiated in the near future. The Government has on various occasions explained that LPH projects would neither affect the long-term development use nor delay the development schedule of the sites that were originally planned. According to the Housing Bureau's (HB) latest estimation, the construction period and the operation period of LPH units are estimated to be two years and five years respectively. The Government will based on this "2+5" timeframe release the sites upon their expiry, so as to develop the sites according to the original planning intention.

Amongst the six government LPH sites, the Olympic Avenue site in Kai Tak has already been zoned for "Comprehensive Development Area" and "Other Specified Uses" annotated "Arts

and Performance Related Uses”. Upon the expiry of the LPH project, HB will return the site to the Development Bureau for disposal to implement the planning intention for commercial development. As regards the remaining government sites, they have either been earmarked for Government, Institutional and Community uses or included in feasibility study to determine the long-term use. LPH projects at these sites will not affect their long-term use.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)048

(Question Serial No. 0791)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government will take forward the proposal of developing Tseung Kwan O Area 137 into a new community primarily for housing purpose and study the possibility of near-shore reclamations in the vicinity including Area 132 to accommodate public facilities, transport infrastructure and utilities. In this connection, will the Government inform of this Committee of the following:

1. the staff establishment and resources involved in the above study;
2. as it is noted that the public consultation period for the above proposal will end in March, whether the Government will consider extending the consultation period or organising workshop(s) so as to enhance public awareness of the proposal and allow more members of the public to give their views;
3. whether an assessment on the environmental nuisances caused by the above project in Tseung Kwan O has been made; if yes, the details;
4. given that the future population of Tseung Kwan O is projected to reach over 700 000, and that the current train frequency of Tseung Kwan O Line can hardly cope with the rapid increase in the population, whether the Government has any short, medium and long-term measures in place to tackle the problem?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 28)

Reply:

1. Tseung Kwan O Area 137 (TKO 137), located to the south of Tseung Kwan O (TKO) InnoPark, is a rare, sizable piece of formed land in the metro area. The majority of the land is currently being used as a temporary fill bank for storing public fill for reuse in

reclamation. In anticipation of future reclamation works that might take up the public fill from TKO 137 progressively, we see the opportunity to re-plan TKO 137 for gainful uses.

The approved project estimate of the study commissioned by the Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) to formulate the land uses for TKO 137 and conduct related broad technical assessments is about \$29 million. With respect to manpower resources incurred, four time-limited non-directorate posts (including professionals and supporting staff) have been extended in PlanD to continue to provide support in undertaking the subsequent statutory plan-making process and oversee the future detailed assessments. At the same time, the Development Bureau (DEVB) and CEDD oversee the project as part of the overall duties and therefore we are unable to provide a breakdown of the manpower incurred by DEVB and CEDD solely for this area of work.

2. As set out in the Chief Executive's 2022 Policy Address, TKO 137 will be developed into a new community primarily for housing purpose, providing about 50 000 residential units. At the same time, a review has been conducted to identify suitable location for accommodating existing public facilities in TKO 137 and other public facilities serving the region and requiring marine frontage for daily operation. Based on the findings of the Study, a Preliminary Outline Development Plan has been formulated for TKO 137 and the land to be created off Tseung Kwan O Area 132 (TKO 132).

We have been collecting views from different stakeholders in respect of the development proposals. Following our consultation with the Legislative Council Panel on Development in January 2023, the Government attended the meetings of the Sai Kung District Council in February and March 2023 to explain in greater detail the development proposals, share our perspectives and gather feedback from the local community through the district councillors. Apart from that, in order to collect views directly from the local community, we have also met with various local stakeholders including representatives of the owners' committees of the residential estates in TKO, estates' representatives, local personalities, villagers and concern groups, etc. We have so far held over ten meetings with various local stakeholders as of the end of March 2023, in addition to attending residents' meetings at the invitation of local leaders. We will also be arranging site visits to facilities of the same kind such that the local community will have a better understanding on their operations, and be reassured that suitable mitigation measures will be in place to minimise any possible impact to the neighbourhood. We are also looking into different ways to reduce the scale of reclamation, including carrying out slope-cutting as far as practicable and relocating suitable public facilities into cavern.

When taking forward the project, views from various stakeholders including the general public and local residents with respect to specific areas of concern, such as the environmental impact of the works and town planning, are also welcomed as we go through the relevant statutory procedures. We would take the views collected into consideration when optimising the proposals in the future.

3. As briefly mentioned in the reply to part 2., area off TKO 132 has been identified as a suitable location for accommodating six public facilities requiring sea frontage and marine access for daily operation. Their operations will be governed by the relevant legislations (e.g. Air Pollution Control Ordinance (Cap. 311)) or contracts. To minimise impacts on the neighbourhood, these public facilities will be located at least 1 km from the nearest major residential developments. Putting them off TKO 132 can also avoid vehicular traffic arising from their operation to be routed through the TKO town centre. The Electricity Facilities (EFs), being an important strategic infrastructure, will house its power receiving and conversion facilities in a fully-enclosed building. Located right next to the EFs is a refuse transfer station (RTS) set up for the territory east area (including TKO district) which has long been short of a dedicated facility of such kind for handling the municipal solid waste generated in the district. Of note is that there are currently seven RTSs operating throughout the territory, some of which are located in close proximity with residential developments. Nevertheless, as shown by the rather limited number of complaints received over the years, the relevant legislations and contracts entered between the Government and the operators have been effective in governing the day-to-day operations of the RTSs including aspects such as waste water treatment, air treatment and station cleanliness. Sitting in between the RTS and concrete batch plant (CBP) are three public facilities, viz. public fill transfer facility, construction waste handling facility and marine refuse collection point. Quite different from how they are generally perceived by the public, the materials handled by these facilities are in fact by nature odourless. As for the CBP located at the southern tip of the land to be created off TKO 132, apart from complying with the terms of the Specified Process License imposed by the Environmental Protection Department, the future operator has to also fulfill a series of key operational requirements and implement various key environmental mitigation measures as required by the Government as landlord. The relevant bureaux and departments will perform the gate-keeping duties with a view to minimising any possible impacts of the public facilities on the residents.

Besides, reclamation works in TKO 137 and off TKO 132 are designated projects under the Environmental Impact Assessment Ordinance (Cap. 499) (EIAO). When taking forward the project, we will conduct environmental impact assessments and formulate appropriate mitigation measures according to the requirements under the EIAO. Some of the public facilities (such as RTS) are also designated projects under the EIAO requiring application for environmental permits with the relevant department. The construction and operation of those facilities have to comply with the relevant conditions specified in the environmental permits.

4. TKO 137 will be served by the existing road network, as well as the TKO Line Southern Extension and TKO – Yau Tong Tunnel recommended under the Strategic Studies on Railways and Major Roads beyond 2030 (RMR2030+).

As advised by the Transport and Logistics Bureau (TLB), the RMR2030+ has duly considered the latest planning and land use information, including the anticipated population intake at Po Lam and TKO 137, with a view to forecasting the future traffic performance and change in transport demand up to and beyond 2046. Based on the preliminary assessment of RMR2030+, it is anticipated that the train frequency and carrying capacity of the existing TKO Line could be increased after signaling system

upgrade and purchase of trains. Hence, TKO Line would have adequate carrying capacity in the long term to cater for the transport demand arising from the development of TKO 137. Meanwhile, the entire Route 6 (including the TKO – Lam Tin Tunnel commissioned in December 2022, and the Central Kowloon Route, Trunk Road T2 and Cha Kwo Ling Tunnel under construction) would be commissioned by 2026, and the journey time during peak hours between TKO Town Centre and Yau Ma Tei Interchange would be substantially reduced from about 65 minutes now to about 12 minutes. TLB commenced the public consultation on the preliminary findings of RMR2030+, including the TKO Line Southern Extension and TKO – Yau Tong Tunnel, in December 2022 for completion by end March 2023. Views received will be carefully considered with a view to formulating the Major Transport Infrastructure Blueprint for Hong Kong in Q4 2023.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)049

(Question Serial No. 1662)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

According to the Matters Requiring Special Attention in 2023-2024, the Planning and Lands Branch will “devise a roadmap on the use of Building Information Modelling by the industry and departments in preparing, processing and approving building plans”. In this connection, will the Government inform this Committee of

- a. the amount of resources and the staff establishment involved in executing this task; and
- b. timetable of implementing this task?

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

Reply:

As announced in the Chief Executive's 2022 Policy Address, the Government will devise a roadmap on the industry's use of Building Information Modelling (BIM) in preparing building plans for submission to departments for approval. Such work is being undertaken by the Development Bureau and the Buildings Department, in conjunction with relevant departments and organisations, with existing staff and resources. We are therefore not able to quantify the amount of provision and manpower involved solely for executing this task. We aim to promulgate the BIM roadmap within 2023.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)050****(Question Serial No. 1067)**

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

The Government intends to conduct three squatter clearance projects in urban Kowloon, including Cha Kwo Ling, Ngau Chi Wan Village and Chuk Yuen United Village. Will the Government inform this Committee of the estimated clearance costs for these three projects and the average cost for each registered unit?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 11)

Reply:

The estimated land resumption and clearance cost, area of private land and government land involved and the number of structures registered under the pre-clearance survey (PCS) for the redevelopment of Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village are as follows:

	Cha Kwo Ling Village	Ngau Chi Wan Village	Chuk Yuen United Village
Estimated land resumption and clearance costs (\$ million)	917	1,021	343
Area of private land to be resumed/cleared (hectare)	0.25	0.60	0.13
Area of government land to be cleared (hectare)	8.65	1.60	0.87
Number of structures registered under the PCS (about)	1 500	950	150

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)051

(Question Serial No. 1080)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

According to the paper (CB(1)776/2022(02)) submitted to the Legislative Council Panel on Development on 22 November 2022, the Development Bureau (DEVB) has anticipated that Multi-storey Industrial Buildings (MSBs) with a total of 3.9 million square metres of floor space would be developed in Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) and Yuen Long South Development Area for the consolidation of brownfield operations. The first batch of sites comprises three sites near the Yuen Long Industrial Estate (expected to be available for disposal in 2023) and two sites in HSK/HT NDA (to be available for disposal later subject to the community isolation facilities being decommissioned). In this connection, will the Government inform this Committee of the following:

1. (a) the number of hectares of brownfield sites resumed for housing or other development purposes, and (b) the amount of compensation provided to the operators by the Government in 2022-23;
2. (a) the number of hectares of brownfield sites to be resumed for housing or other development purposes, and (b) the amount of compensation to be provided to the operators as projected by the Government in 2023-24;
3. (a) the expected commissioning dates of MSBs in the three sites near the Yuen Long Industrial Estate and the two sites in HSK/HT NDA; (b) how the Government will support the brownfield operations displaced by developments in the interim;
4. (a) the manpower, (b) the expenditure on salaries and (c) the expenditure on compensation earmarked by the DEVB for facilitating the relocation of brownfield operators in 2023-24?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 20)

Reply:

1. & 2.

Over the years, the Government has resumed and cleared about 30 hectares (ha) of brownfield sites for various development projects. When private land is resumed for government projects, compensation would be provided to affected persons, including business undertakings operating from brownfield sites, in accordance with prevailing policies. In 2022-23, as at end of February 2023, around \$48.5 million of ex-gratia allowance (EGA) were paid to affected business undertakings occupying a total area of 3 ha. Looking ahead, it is estimated that around \$58.6 million of EGA may be payable to affected business undertakings occupying a total area of around 7.4 ha.

3. Brownfield operations are business undertakings. Government's policy is to provide monetary compensation for eligible business operators. As in the case for other business undertakings affected by development projects, the Government does not provide "one-on-one" or "seamless" re-provisioning of their existing space. That said, we are endeavouring to step up relevant assistance to affected operators who want to relocate their operations elsewhere.

For monetary compensation, with the support of the Finance Committee of the Legislative Council, the Government enhanced the EGA arrangements for business operators in May 2022, including relaxing the eligibility criteria on the operation duration, and removing the payment ceiling on open areas that could be taken into account in calculating the EGA amount. If the operators are also the owners of the relevant site(s), relevant compensation for the land resumed will also be provided.

On the range of assistance available to affected operators who wish to continue their businesses, the Development Bureau (DEVB) has been adopting the following measures

—

- (i) arranging the Lands Department (LandsD) to reach out to the affected operators at the soonest possible juncture, providing them with a more concrete departure timeframe and the various means of assistance the Government could offer, and to provide appropriate assistance with reference to the preference of operators;
- (ii) strengthening supervision and co-ordination of the work of various departments in providing advice on planning and lands matters to operators, and helping them in their relocation by expediting relevant application processes;
- (iii) provision of reference information to business operators on sites that are more likely feasible in accommodating brownfield operations. We are planning to provide such information in April 2023;
- (iv) identifying more suitable government land for letting specifically to affected brownfield operators for short-term tenancy. From December 2020 to January 2023, the Government has granted eleven sites with a total area of about 22 600 square metres (with uses being industrial, open storage, vehicle repairing workshops, and warehouses). LandsD will invite tender for the next batch of four sites with a total area of about 4 300 square metres in Q2/2023; and

- (v) developing multi-storey buildings for modern industries (MSBs) to serve the dual objectives of promoting industrial development and accommodating brownfield operations displaced by the Government's clearance exercises. The Government will roll out the tender exercises for three sites near the Yuen Long Innopark in 2023 following an invitation of expression of interest exercise to be launched in April 2023. It is expected that the construction of the first batch of MSBs thereon will be completed in 2027/28 at the earliest. Following the sale of these three sites, the government will put to tender another two sites in Hung Shui Kiu.
4. The relevant work is mainly conducted by staff of DEVB, LandsD and the Planning Department as part of their overall duties. As such, we are unable to provide a separate breakdown of the resources incurred solely for the work. For the amount earmarked for compensation payable to business undertakings, including those operating from brownfield sites, please refer to our reply to parts 1. & 2. above.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)052****(Question Serial No. 1081)**

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

The Development Bureau (DEVB) has indicated that the Planning and Lands Branch “completed a new round of ‘Green Belt’ review and shortlisted about 255 hectares of land with housing development potential for technical studies” in 2022. In this connection, will the Government inform this Committee of the following:

1. distribution of those sites, broken down by District Council districts;
2. the estimated total gross floor area of (a) public housing units, (b) private housing units, (c) social welfare facilities, and (d) car parking spaces that those sites can provide;
3. the estimated completion time of those land development projects, broken down by years with the number of hectares in respect of which development has been completed;
4. (a) manpower, (b) expenditure on salaries, and (c) expenditure on consultation fee earmarked by the DEVB for the technical studies in 2022-23?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 22)

Reply:

1. In the latest round of Green Belt (GB) review completed in 2022, the Government shortlisted about 255 hectares (ha) of GB sites with potential for housing development for further technical studies. The locations and areas of the concerned sites are tabulated below.

No.	District Council	Location	GB Area (About)
1	Tsuen Wan	Fu Yung Shan	5.5 ha
2	North	Near Ng Tung River	9.6 ha

No.	District Council	Location	GB Area (About)
3		Near Queen's Hill, Lung Yeuk Tau	31.4 ha
4	Yuen Long	Ha Tsuen Fringe, Hung Shui Kiu	12.3 ha
5		Wang Chau	12.1 ha
6		South of Ki Lun Shan, Near San Tin	49 ha
7		Ngau Tam Mei	27.3 ha
8	Tuen Mun	Tuen Mun East	107.3 ha
Total			About 255 ha

2. Subject to findings of feasibility studies, these GB sites are preliminarily estimated to produce up to 70 000 housing units. In general, in line with prevailing policy, about 5% of the total domestic gross floor area of the public housing developments concerned will be set aside for providing social welfare facilities, and ancillary parking facilities will be provided in consultation with the Transport Department. The exact housing types and provisions will be confirmed upon completion of the relevant feasibility studies.
3. We will take forward the relevant studies at full speed. The rezoning of the sites will commence by batches by 2024.
4. The Civil Engineering and Development Department (CEDD) will employ engineering consultants to undertake studies for the above sites and deploy internal resources to manage the studies. But as quite a number of sites are subsumed under or combined with studies for other developments in the vicinity to achieve synergy, and the officers involved in these studies are also responsible for other duties under CEDD, no readily available breakdown on the expenses and staff establishment can be provided.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)053

(Question Serial No. 1082)

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

Subhead (No. & title): (700) General non-recurrent
(Item 803 Funding Scheme to Support the Use of Vacant
Government Sites by Non-government Organisations)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Development Bureau (DEVB) has stated that in 2022 the Planning and Lands Branch “continued to implement a \$1 billion funding scheme to support the use of vacant government sites by non-governmental organisations for non-profit-making community purposes”. In this connection, will the Government inform this Committee of the following:

1. the accumulated amount spent out of the commitment of \$1 billion since the launch of the scheme in February 2019;
2. the number of projects that have commenced service since the launch of the scheme, together with (a) the location, (b) the service operator, (c) the nature of service, (d) the amount of subsidies, and (e) the period for using the site for each of these projects;
3. the number of projects that will commence service in 2023-24 as projected by the DEVB, together with (a) the location, (b) the service operator, (c) the nature of service, (d) the amount of subsidies, and (e) the period for using the site for each of these projects;
4. (a) the manpower, and (b) the expenditure on salaries earmarked by the DEVB for supporting the scheme in 2023-24?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 23)

Reply:

- As at 31 March 2023, a total sum of about \$512 million were approved for Non-Government Organisations (NGOs) to take forward a variety of projects on 25 vacant government sites.
- As at 31 March 2023, among the 25 approved projects, six have completed construction works and commenced operation. Details are as follows:

	Site Location	Name of Applicant	Short-term Uses Applied For	Ceiling of Funding Approved (\$ million)	Short-term Tenancy Term
1	Nam Sang Wai, Yuen Long (Ex-Small Trader New Village Public School)	Yuen Long Kam Kwong Church	Community service centre	Total: \$7.5	Three years certain and thereafter quarterly
2	Shing Sai Road, Kennedy Town	Rough C	Community garden	*Stage 1: \$2.6 <u>Stage 2: \$35.6</u> Total: \$38.2	Three years certain and thereafter quarterly
3	Kam Tin, Yuen Long	House of Joy & Mercy	Animal boarding establishment	Total: \$13.9	From the date of possession up to 3 August 2021 and thereafter quarterly
4	Victoria Road, Mount Davis (Ex-Mount Davis Caritas Centre & Ex-Mount Davis Caritas Jockey Club Hostel)	Society for Community Organization	Transitional housing	Total: \$7.4	Five years certain
5	Ta Kwu Ling, North District (Ex-Sam Wo Public School)	Hong Kong Seeing Eye Dog Services	Guide dog training school	Stage 1: \$3.0 <u>Stage 2: \$53.4</u> Total: \$56.4	Five years certain and thereafter quarterly
6	Tan Kwai Tsuen, Yuen Long (Ex-Ying Yin Catholic Primary School)	Muhammadia Ghosia Islamic Association	Community service centre	Stage 1: \$2.8 <u>Stage 2: \$20.8</u> Total: \$23.6	Three years certain and thereafter quarterly

- * Generally speaking, depending on the scale of an individual project, the Development Bureau (DEVB) may process funding applications for projects in stages. We may first consider the application for funding for detailed design and site investigation to facilitate NGO-applicants' commencement of preliminary work early; upon completion of the detailed design and when the cost estimation of the proposed construction works is more mature, we may then proceed to consider the application for funding for relevant works.

3. As at 31 March 2023, seven projects are under construction and expected to commence operation in 2023-24. Details are as follows:

	Site Location	Name of Applicant	Short-term Uses Applied For	Ceiling of Funding Approved (\$ million)	Short-term Tenancy Term
1	Quarry Bay Harbourfront	St. James' Settlement	Open recreation and sitting out area	Stage 1: \$1.3 Stage 2: <u>\$58.7</u> Total: \$60.0	From the date of possession up to 30 June 2024 and thereafter quarterly
2	Cox's Road, Yau Tsim Mong (Ex-Portuguese Community School)	Hong Kong Repertory Theatre	Theatre education centre	Stage 1: \$8.3 Stage 2: <u>\$50.8</u> Total: \$59.1	Six years and Nine months certain and thereafter quarterly
3	Chuen Lung, Tsuen Wan (Ex-Koon Man School)	Hong Kong Photographic Culture Association	Photography resource centre	Stage 1: \$3.0 Stage 2: <u>\$12.0</u> Total: \$15.0	Four years and Nine months certain and thereafter quarterly
4	San Tin, Yuen Long (Ex-Chuk Hing Public School)	Fruit Garden Social Enterprise	Community service centre	Stage 1: \$2.1 Stage 2: <u>\$27.0</u> Total: \$29.1	From the date of possession up to 2 August 2022 and thereafter quarterly
5	Kam Tin, Yuen Long	HK Saving Cat and Dog Association	Animal boarding establishment	Stage 1: \$4.2 Stage 2: <u>\$39.3</u> Total: \$43.5	From the date of possession up to 3 August 2023 and thereafter quarterly
6	Ping Shan, Tin Shui Wai	Tin Shui Wai Community Development Network	Farming and fishery education centre	Stage 1: \$2.0 Stage 2: <u>\$13.2</u> Total: \$15.2	Three years certain and thereafter quarterly
7	Mai Po, Yuen Long (Ex-Koon Ying Public School)	Anfield Hearts Foundation	Non-profit-making school for children with special needs	Stage 1: \$3.3 Stage 2: <u>\$22.7</u> Total: \$26.0	Five years certain and thereafter quarterly

4. The implementation of the funding scheme is led by one directorate officer at the rank of Administrative Officer Staff Grade C (D2) in DEVB, with the assistance of other staff members in the bureau and relevant departments. As the work involved forms only part of the duties of the staff members, we are unable to provide a separate breakdown of manpower resources incurred solely for the work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)054

(Question Serial No. 1084)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 142 of the Budget Speech that the Chief Executive proposed in the 2022 Policy Address to establish a Steering Committee on the Northern Metropolis and an Advisory Committee on the Northern Metropolis; and preparations are being made for the establishment of a Northern Metropolis Co-ordination Office. In this connection, will the Government inform this Committee of the following:

1. (a) the composition, (b) the terms of reference, and (c) the estimated expenditure of these committees and the office in 2023-24 respectively;
2. (a) the manpower provided by the Government and (b) the related expenditure on salaries for supporting the operation of these committees and the office respectively;
3. whether these committees and the office will set key performance indicators on their work in 2023-24; if yes, the details; if not, the reasons for that?
4. as it is noted that the Government has previously proposed partial resumption of the Fanling Golf Course with an area of 32 hectares for housing development, at present, whether the Government has incorporated this development option into the planning of the Northern Metropolis; if yes, the preliminary development proposal; if not, the reasons for that?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 25)

Reply:

1., 2. & 3.

The Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office (NMCO) in 2023 to take forward the work related to the

development of the Northern Metropolis. We propose to create three supernumerary directorate posts and redeploy one permanent directorate post within the Planning and Lands Branch (PLB) of the Development Bureau (DEVB) to lead the NMCO, for a period of about five years with immediate effect upon approval by the Finance Committee of Legislative Council up to 31 March 2028. The NMCO is proposed to be headed by a Director pitched at Administrative Officer Staff Grade A (D6), who will report to the Permanent Secretary for Development (Planning & Lands) and be underpinned by a Deputy Director pitched at Administrative Officer Staff Grade B (D3). The Deputy Director will be supported by four teams (namely the Planning and Development Team (1), Planning and Development Team (2), Public Relations Team and Support Services Team), to be led by Head, Planning and Implementation Team (1) (a supernumerary post to be created and pitched at Government Engineer (D2)), Head, Planning and Implementation Team (2) (a permanent Government Town Planner post (D2) to be redeployed internally within DEVB(PLB) as mentioned above) and two non-directorate officers on Non-civil Service Contract (NCSC) or Post-retirement Service Contract (PRSC) terms.

Apart from the proposed four directorate posts in the NMCO (including one internally deployed within DEVB(PLB)), 28 non-directorate staff (including nine existing non-directorate civil service posts to be internally redeployed within DEVB(PLB)) will be put under the NMCO to support the relevant work.

The internal redeployment of one directorate post and nine non-directorate civil service posts within DEVB(PLB) is cost-neutral. The estimated expenditure on salaries of three additional directorate posts and 19 time-limited non-directorate civil service posts/officers on NCSC or PRSC terms in the NMCO is about \$25.2 million in 2023-24. The operating expenses of the NMCO are absorbed within PLB's departmental expenses and no separate breakdown of the expenses dedicated to the NMCO is available.

The Steering Committee on the Northern Metropolis (SCNM) and the Advisory Committee on the Northern Metropolis (ACNM) were established to strengthen the governance for the development of the area. The former is led by the Chief Executive (CE) to provide high-level policy steer and supervision, with the participation of three Secretaries of Departments, the Deputy Financial Secretary and relevant Directors of Bureaux, etc. The latter is chaired by the Financial Secretary with Members comprising experts and stakeholders in the community to tender advice and suggestions. The membership list of the ACNM can be found in the press release on appointments at <https://www.info.gov.hk/gia/general/202302/10/P2023021000300.htm>. The first meetings of the SCNM and the ACNM were held on 14 December 2022 and 1 March 2023 respectively. The Preparatory Office for Northern Metropolis (PONM) under DEVB(PLB) is now providing secretariat support to the work of the SCNM and the ACNM, a role to be taken over by the NMCO upon establishment.

The NMCO, upon establishment, will assume an overall championing and co-ordinating role in taking forward the Northern Metropolis initiative. The NMCO will strengthen the co-ordination of the relevant bureaux/departments (B/Ds) for timely delivery of housing, transport and other infrastructure, ecological conservation, industry developments covering different sectors, and provision of government/public facilities,

etc., in the Northern Metropolis for a comprehensive and coherent development. The NMCO will also formulate innovative planning and lands policies as well as implementation arrangements to drive and support new industry strategies to be developed for different major development areas. Besides, the NMCO will provide secretariat support to the SCNM chaired by the CE and the ACNM chaired by the Financial Secretary; and will establish close and regular contact and strengthen collaboration with the Mainland authorities so as to make full use of the synergy between the Northern Metropolis and the Greater Bay Area as well as the opportunities arising therefrom. Furthermore, the NMCO will promote public engagement and strengthen communication with stakeholders on the development of the Northern Metropolis.

As committed in the CE's 2022 Policy Address, an implementation plan and an action agenda will be formulated for the Northern Metropolis in 2023, which may serve as yardstick to measure NMCO's and for the matter, the Government's performance in this regard. The NMCO will work with relevant B/Ds to this end and keep track of the implementation of the various initiatives and projects.

As the provision of secretariat support to the SCNM and the ACNM is part of the duties of the PONM and the NMCO upon establishment, there is no separate breakdown on the manpower and expenditure incurred.

4. The Government proposes to develop public housing on nine hectares of land east of Fan Kam Road in Fanling Golf Course, which lies within the Northern Metropolis. The statutory Environmental Impact Assessment and planning processes for the proposed public housing development are underway.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)055

(Question Serial No. 1089)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

In recent years, there have been repeated public requests for beautifying the harbourfront of Hong Kong Island, including the construction of boardwalks, sprint tracks and cycling tracks. Will the Government provide this Committee with a breakdown of the actual and estimated expenditures for beautifying the harbourfront of the Victoria Harbour in Hong Kong Island North over the past three years and for the next three years?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 30)

Reply:

The Government has been striving to develop a more connected harbourfront and high-quality public open spaces along both sides of the Victoria Harbour. With the support of and in consultation with the Harbourfront Commission, the Government has been actively taking forward various projects with the \$6.5 billion dedicated funding for harbourfront enhancement. The table at Annex sets out the details on the relevant projects on the Hong Kong Island North over the past three years and for the next three years, including their location, progress and approved funding where applicable.

Should a more streamlined process be introduced under the Protection of the Harbour Ordinance to take forward harbourfront enhancement works involving smaller-scale reclamation in future, we will proactively consider connecting harbourfront promenades by way of boardwalk or other means. We put forward the proposed legislative amendments for discussion by the Panel on Development in March 2023. Taking into account the views of the Legislative Council (LegCo) and other stakeholders, we plan to introduce the amendment bill to the LegCo in the first half of 2024.

**Projects with the \$6.5 billion dedicated funding
for harbourfront enhancement on Hong Kong Island North**

	Projects (* works being carried out / under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
1.	Open Space at Eastern Street North, Sai Ying Pun*	1.32	/	The Finance Committee of Legislative Council (LegCo) approved a funding of \$207.6 million in April 2022 for this project. Construction works commenced in July 2022, with expected completion in the first half of 2025.
2.	Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre	1.40	560	Project concluded and site opened for public enjoyment in April 2021.
3.	Celebration Precinct, Wan Chai North*	1.85	/	The site has been opened for public enjoyment. Enhancement works are being planned with expected completion in first half of 2027 subject to funding approval.
4.	Pierside Precinct, Wan Chai North	4.04	412	The site has been opened for public enjoyment by phases under the “incremental approach” since December 2020, with the waterfront part of the Precinct fully opened since October 2021.
5.	Water Sports and Recreation Precinct, Wan Chai North*	1.39	770	The first three phases (i.e. the promenade between Wan Chai North Temporary Public Transport Interchange and Hung Hing Road near Royal Hong Kong Yacht Club) have been completed and opened for public enjoyment by phases from 2020. Works in Phase 4 (i.e. the remaining parts at the finger pier) are being carried out with expected completion by 2023/24.
6.	Revitalised Typhoon Shelter Precinct, Causeway Bay	2.53	317	With the completion of enhancement works on the promenade near Victoria Park Road and introduction of features such as harbour steps, the Precinct was opened for public enjoyment in September 2022.

	Projects (* works being carried out / under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/Progress
7.	East Coast Park Precinct, Fortress Hill*	4.70	772	Under the “incremental approach”, area to the west of Watson Road (including a fence-free breakwater) and the area to the west of Hing Fat Street was opened for public enjoyment in September 2021 and December 2022 respectively. Funding approval by LegCo will be sought for the construction works of the remaining portion of the Precinct (i.e. area to the east of Watson Street) including enhancement works at the area to the west of Watson Street and the Oil Street sitting-out area in 2023 legislative session, with expected completion in 2025 and 2026 respectively subject to funding approval.
8.	Boardwalk underneath the Island Eastern Corridor*	/	1 800	The LegCo approved a funding of \$1.68 billion in October 2021 for this project. Construction works commenced in December 2021 and are expected to be completed by phases starting from 2024, with full completion expected in end 2025.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)056

(Question Serial No. 0101)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned by the Financial Secretary in paragraph 142 of the Budget Speech that “the Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office to take forward related work.” Please inform this Committee of the expenditure and manpower involved in setting up the “Northern Metropolis Co-ordination Office”. What are the specific work plan and key performance indicators? Please provide a breakdown in this regard.

Asked by: Hon NG Kit-chong, Johnny (LegCo internal reference no.: 10)

Reply:

The Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office (NMCO) in 2023 to take forward the work related to the development of the Northern Metropolis. We propose to create three supernumerary directorate posts and redeploy one permanent directorate post within the Planning and Lands Branch (PLB) of the Development Bureau (DEVB) to lead the NMCO, for a period of about five years with immediate effect upon approval by the Finance Committee of Legislative Council up to 31 March 2028. The NMCO is proposed to be headed by a Director pitched at Administrative Officer Staff Grade A (D6), who will report to the Permanent Secretary for Development (Planning & Lands) and be underpinned by a Deputy Director pitched at Administrative Officer Staff Grade B (D3). The Deputy Director will be supported by four teams (namely the Planning and Development Team (1), Planning and Development Team (2), Public Relations Team and Support Services Team), to be led by Head, Planning and Implementation Team (1) (a supernumerary post to be created and pitched at Government Engineer (D2)), Head, Planning and Implementation Team (2) (a permanent Government Town Planner post (D2) to be redeployed internally within DEVB(PLB) as mentioned above) and two non-directorate officers on Non-civil Service Contract (NCSC) or Post-retirement Service Contract (PRSC) terms.

Apart from the proposed four directorate posts in the NMCO (including one internally deployed within DEVB(PLB)), 28 non-directorate staff (including nine existing non-directorate civil service posts to be internally redeployed within DEVB(PLB)) will be put under the NMCO to support the relevant work.

The internal redeployment of one directorate post and nine non-directorate civil service posts within DEVB(PLB) is cost-neutral. The estimated expenditure on salaries of three additional directorate posts and 19 time-limited non-directorate civil service posts/officers on NCSC or PRSC terms in the NMCO is about \$25.2 million in 2023-24. The operating expenses of the NMCO are absorbed within PLB's departmental expenses and no separate breakdown of the expenses dedicated to the NMCO is available.

The NMCO, upon establishment, will assume an overall championing and co-ordinating role in taking forward the Northern Metropolis initiative. The NMCO will strengthen the co-ordination of the relevant bureaux/departments (B/Ds) for timely delivery of housing, transport and other infrastructure, ecological conservation, industry developments covering different sectors, and provision of government/public facilities, etc. in the Northern Metropolis for a comprehensive and coherent development. The NMCO will also formulate innovative planning and lands policies as well as implementation arrangements to drive and support new industry strategies to be developed for different major development areas. Besides, the NMCO will provide secretariat support to the Steering Committee on Northern Metropolis chaired by the Chief Executive (CE) and the Advisory Committee on Northern Metropolis chaired by the Financial Secretary; and will establish close and regular contact and strengthen collaboration with the Mainland authorities so as to make full use of the synergy between the Northern Metropolis and the Greater Bay Area as well as the opportunities arising therefrom. Furthermore, the NMCO will promote public engagement and strengthen communication with stakeholders on the development of the Northern Metropolis.

As committed in the CE's 2022 Policy Address, an implementation plan and an action agenda will be formulated for the Northern Metropolis in 2023, which may serve as yardsticks to measure NMCO's performance. The NMCO will work with relevant B/Ds to this end and keep track of the implementation of the various initiatives and projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)057

(Question Serial No. 1571)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget Speech that the Government will conduct a feasibility study on the development of an Artificial Intelligence (AI) Supercomputing Centre, in a bid to get in line with the global trend of technological developments. In fact, hardware is easy to get, but talents are hard to come by. Despite the official commissioning of the advanced digital infrastructure Common Spatial Data Infrastructure (CSDI) at the end of last year, education and training fail to commensurate with the development. Few people know how to use it. In view of the development of the AI Supercomputing Centre, are there sufficient human resources and training to tie in with the current development?

Asked by: Hon QUAT Elizabeth (LegCo internal reference no.: 36)

Reply:

The Office of the Government Chief Information Officer (OGCIO) invited consultancy proposals on 23 February 2023 for the feasibility study on the development of an Artificial Intelligence (AI) Supercomputing Centre in Hong Kong, the consultant shall assess the actual demand for AI supercomputing services in Hong Kong, and provide recommendations on the scale of the required investment, the best operational model and implementation strategy. The deadline for submission of proposals was 6 April 2023. It is expected to commission the consultancy study in May and targeted to be completed in 2023-24. The detail development plan and resources required will be subject to the results and recommendations of the study. The relevant work is absorbed by the existing resources of OGCIO.

Capacity building, outreach and partnership is one of the building blocks underpinning the implementation of Common Spatial Data Infrastructure (CSDI). Over the past two years, the Development Bureau (DEVB) has been, through various channels such as the Geospatial

Lab and collaborating with Civil Service College, professional institutes, educational institutions covering primary, secondary and post-secondary education and public organisations, organising over 200 activities like competitions, seminars, workshops, talks and exhibitions, etc., offering training and promoting CSDI to over 11 000 participants including government colleagues, students, professionals and the general public etc. With the launch of CSDI portal in December 2022 for public use, DEVB will continue to enhance the knowledge of spatial data among government departments and the public through more capacity building and outreaching activities with a view to promoting sharing of spatial data and exploring together the value and application of spatial data. DEVB will also work closely with Innovation, Technology and Industry Bureau on how CSDI could tie in with the adoption of other technologies such as artificial intelligence.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)058

(Question Serial No. 1637)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Given that one of the duties of the Development Bureau is to “continue to monitor the progress of land formation and update the ten-year supply forecast of developable land as appropriate”, will the Government inform this Committee of the following:

1. details of the progress, difficulties and solutions in implementing the recommendations on land supply mentioned in the Report of the Task Force on Land Supply over the past two years, together with the location, number and area of identified sites with development potential and the timetable for planned development of such sites (in tabular form);
2. to expedite land resumption and development, in particular the use of brownfield sites, whether the existing land resumption policies, mechanisms and legislation will be further reviewed and refined, or whether there will be other specific plans or measures to enhance development efficiency; if yes, the specific details, the total estimated expenditure involved with a breakdown and expected results; if no, the reasons for that;
3. whether there are any specific plans or measures to ensure that the “the ten-year supply forecast of developable land” will be updated as appropriate; if yes, the details of the specific work plan, the estimated expenditure involved with a breakdown, and the timeframe; if no, the reasons for that?

Asked by: Hon SO Cheung-wing (LegCo internal reference no.: 27)

Reply:

1. The implementation progress of the eight priority land supply options recommended by the Task Force on Land Supply (TFLS) as at March 2023 and the land supply involved are as follows –

Option recommended by TFLS	The implementation progress of the priority land supply options and the land supply involved
Expediting brownfield development	Among the total of around 1 600 hectares (ha) of brownfield sites in the New Territories, over 60% will gradually be developed for higher density housing and other uses to increase land use efficiency. Most of the brownfield sites to be redeveloped fall within the New Development Areas (NDAs). We have also shortlisted 12 brownfield clusters with high development potential which, together with their adjoining land, are expected to produce over 30 000 public housing units.
Unleashing development potential of private agricultural land in the New Territories	The Land Sharing Pilot Scheme was launched by the Development Bureau (DEVB) in May 2020. The Land Sharing Office of DEVB has so far received five formal applications. Three of them have already received support from the Panel of Advisors appointed by the Chief Executive and endorsement in-principle from the Chief Executive in Council (CE in C). Applicants are required to complete the detailed technical assessments in order to support subsequent statutory and land administration procedures, such as those for town planning, road gazettal and lease modification. If the progress is smooth, rezoning will commence by phase from the fourth quarter of 2023.
Development of the 32 ha of land east of Fan Kam Road of Fanling Golf Course (FGC) for the purpose of housing development	The statutory environmental impact assessment (EIA) and planning process for the proposed public housing development on the nine ha of land east of Fan Kam Road in FGC are underway.
Expediting studies on near-shore reclamation projects including Lung Kwu Tan, Sunny Bay and Road P1 (Tai Ho – Sunny Bay Section)	<p>For near-shore reclamation in Lung Kwu Tan, we consulted the Legislative Council (LegCo) Panel on Development on 28 February 2023 for a proposed planning and engineering study, of which the re-planning of the Tuen Mun West area including the River Trade Terminal would also be pursued together. Our target is to seek funding approval from the LegCo within 2023 to kickstart the study.</p> <p>The preliminary proposals of the Kau Yi Chau Artificial Islands (KYCAI) announced at the end of 2022 will reserve part of the Sunny Bay reclamation area for the depot of the proposed Hong Kong Island West – Hung Shui Kiu Rail Link. In order to commission the relevant railway as soon as possible, the Civil Engineering and Development Department (CEDD) plans to</p>

Option recommended by TFLS	The implementation progress of the priority land supply options and the land supply involved
	<p>commence the engineering feasibility study on Sunny Bay reclamation in the second quarter of 2023 to establish the reclamation extent and its technical feasibility. The Government will take forward the study on the land use of Sunny Bay reclamation in a timely manner, so as to formulate detailed land use proposals and implementation schedule.</p> <p>CEDD commenced the Engineering Study on Road P1 (Tai Ho – Sunny Bay Section) in June 2021. It is expected to complete the study by the end of 2023 as scheduled. Subject to the findings of the study and the progress of relevant legal procedures, we plan to start the next stage of works as soon as possible.</p>
<p>Expediting studies on the 1000-ha artificial islands in the Central Waters</p>	<p>The Study on the Artificial Islands in the Central Waters commenced in June 2021. It mainly comprises a planning and engineering study on the KYCAI and a technical feasibility study on strategic road and rail connecting the artificial islands.</p> <p>We have formulated preliminary proposals on reclamation extent, broad land use, strategic transport infrastructures and possible financing options and commenced public engagement to collect and listen to public views. With reference to the views collected at the public engagement exercise, we will further develop the preliminary proposals. We aim to commence the statutory process of EIA in 2023. We will apply for funding in early 2024 for commencing the detailed design and ground investigation of the project. After the completion of the statutory procedures under the Foreshore and Sea-bed (Reclamations) Ordinance in the second half of 2024 and the completion of the detailed design before mid-2025, we target to apply for funding for the reclamation works in the second half of 2025 and commence reclamation works at the end of the same year. Barring unforeseen circumstances, the first batch of residential development for population intake will be in 2033 at the earliest.</p>
<p>Continuing cavern and underground space development and studies</p>	<p>We are taking forward a number of projects for relocating government facilities to caverns so as to release land for housing and other beneficial uses. Regarding the relocation of the Sha Tin Sewage Treatment Works, currently occupying about 28 ha of land, to caverns, the site preparation and access tunnel construction works were completed in April 2022, and the construction of the main caverns is underway. The construction works of the relocation of the Diamond Hill Fresh Water and Salt Water Service Reservoirs, currently occupying about four ha of land, to caverns commenced in December 2022.</p>

Option recommended by TFLS	The implementation progress of the priority land supply options and the land supply involved
<p>Pressing ahead with NDA projects</p>	<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 about 320 ha)</u></p> <p>The land resumption and infrastructural works for the first phase of KTN/FLN NDA commenced progressively from September 2019. Population intake for the first private residential development has started since end 2022, while the first intake for public housing is expected in 2026. As for the remaining phase, the detailed design started in December 2019 and the target is to commence the land resumption and infrastructural works progressively from 2024. Upon full development, KTN/FLN NDA will provide around 86 200 housing units, including about 57 500 public housing units.</p> <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 July 2020, with the first population intake targeted in 2024 for the Dedicated Rehousing Estate. The design and site investigation of the second phase development also started in September 2020 with the target to commence works in 2024. Upon full development, the NDA will provide about 61 500 housing units, including 31 800 public housing units.</p> <p><u>Yuen Long South (YLS) Development; total area of about 224 ha (development area of about 185 ha)</u></p> <p>The Government commenced the construction of the first phase development of YLS in 2022, with the first population intake targeted in 2029. The detailed design of the second phase and third phase (part) developments commenced in August 2022. In addition, we are conducting an intensification review for the third</p>

Option recommended by TFLS	The implementation progress of the priority land supply options and the land supply involved
	<p>phase development. Before taking into account the outcome of the intensification review, YLS will provide about 32 900 housing units, including 22 300 public housing units, upon full development.</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 investigation study for the first phase development covering San Tin Technopole and the planning and engineering study for the remaining phase development covering NTN new town and Man Kam To both commenced in October 2021. We will commence public consultation for land use proposals of San Tin Technopole in the second quarter of 2023.</p>
Commencing studies on the River Trade Terminal site and the coastal areas of Tuen Mun	We consulted the LegCo Panel on Development on 28 February 2023 for a proposed planning and engineering study for Lung Kwu Tan reclamation, of which the re-planning of the Tuen Mun West area including the River Trade Terminal would also be pursued together. Our target is to seek funding approval from the LegCo within 2023 to kickstart the study.

2. To meet society's aspiration for better living environment and economic development, the Government is pressing ahead an array of measures to expedite and increase land supply, and streamline development procedures. As part of our effort on streamlining, DEVB introduced on 14 December 2022 the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill 2022 (the Bill) to the LegCo, with a view to streamlining development-related statutory processes, including town planning, land resumption, road works, etc.

In terms of land resumption, objection-handling procedures leading to the authorisation of land resumption are proposed to be advanced, so that the procedures can kick-start in parallel with, or closer to the time of, the statutory planning process for the concerned land resumption for public purpose, and the authorisation of land resumption can be sought as soon as the land use under the statutory planning regime is approved. New provisions are also proposed to be introduced to put beyond doubt that authorisation of expenditure for works for delivering the relevant public purpose is not a pre-requisite for land resumption/acquisition and provision of compensation or assistance, with a view to allowing the Government to reach out to the affected parties to offer compensation or assistance early, and respond to their aspirations for receiving the same early to plan ahead. The Lands Department would proceed with land resumption/acquisition and provision of compensation or assistance as soon as the land resumption/acquisition is authorised by CE in C. These proposals taken together may

advance the completion of land resumption and clearance procedures process by around 18 months.

DEVB and relevant departments will continue to work closely with LegCo on the scrutiny of the Bill. Subject to the passage of the Bill, the streamlined measures to be effected by the legislative amendments are expected to significantly reduce the time required for turning “primitive land” into “spade-ready sites”, with a view to shortening the land development process (from commencement of studies to delivery of the first parcels of formed land) for relatively small scale projects outside NDAs from at least six years to four years, and for large scale projects like NDAs from around 13 years to about seven years.

While the Government has been stepping up its efforts on land resumption in recent years to meet community’s needs for land supply, the society has all along expected the Government to address the concerns of the affected persons in a fair and reasonable manner when taking forward land resumption and clearance. In mid-2018, the Government introduced a new non-means-tested rehousing option for eligible squatter households, and relaxed the eligibility criteria and level of applicable ex-gratia allowances (EGAs) for households. Further in May 2022, the Government enhanced the Ex-gratia Zonal Compensation System for the New Territories by merging four tiers into two tiers based on the intended uses after resumption, and enhanced the EGA for Open-air/Outdoor Business Undertakings by modifying the minimum operation duration and removing the payment ceiling on open areas that could be taken into account in calculating the EGA amount, to better meet the needs of landowners and brownfield operators affected by government clearances.

3. We will update the ten-year supply forecast of developable land annually. The work in respect of all the land supply initiatives contributing to the ten-year supply (including the streamlining efforts mentioned in part 2 of the reply) is undertaken not only by DEVB but also staff in the relevant government departments as part of their overall duties. We are therefore unable to provide a breakdown of the resources involved.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)059

(Question Serial No. 2578)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

The Development Bureau has mentioned in Matters Requiring Special Attention in 2023-24 that “a dedicated office will be set up to steer and co-ordinate the overall development of the Northern Metropolis”. In this connection, will the Government inform this Committee of the following:

1. details of the specific work and work schedule of the aforesaid dedicated office; the estimated expenditure involved with a breakdown of the details; the expected outcomes to be achieved; whether key performance indicators will be set for the dedicated office to measure the work performance of the office?
2. the expenditure involved in the planning of the Northern Metropolis, together with the details, the progress and the outcome of the major tasks undertaken over the past 2 years; whether there are any specific work plans or initiatives in 2023-24 to expedite the planning and overall development of the Northern Metropolis; if yes, the details of these work plans or initiatives, the estimated total expenditure involved with a breakdown of the figures and the expected outcome; if not, the reasons for that;
3. whether in-depth studies have been conducted on the overall development of the Northern Metropolis and its neighbouring areas, with a view to ensuring that the Northern Metropolis will be developed as a high-quality and essential supporting engine for the linked development of the Mainland and Hong Kong; if yes, the details of the on-going/completed study projects in relation to the overall development of the Northern Metropolis and its neighbouring areas, together with the scope of study, the progress, the outcome, the development schedule, etc. in respect of these projects; if not, the reasons for that?

Asked by: Hon SO Cheung-wing (LegCo internal reference no.: 26)

Reply:

1. The Government is making preparations for the establishment of a Northern Metropolis Co-ordination Office (NMCO) in 2023 to take forward the work related to the development of the Northern Metropolis. We propose to create three supernumerary directorate posts and redeploy one permanent directorate post within the Planning and Lands Branch (PLB) of the Development Bureau (DEVB) to lead the NMCO, for a period of about five years with immediate effect upon approval by the Finance Committee of Legislative Council (LegCo) up to 31 March 2028. The NMCO is proposed to be headed by a Director pitched at Administrative Officer Staff Grade A (D6), who will report to the Permanent Secretary for Development (Planning & Lands) and be underpinned by a Deputy Director pitched at Administrative Officer Staff Grade B (D3). The Deputy Director will be supported by four teams (namely the Planning and Development Team (1), Planning and Development Team (2), Public Relations Team and Support Services Team), to be led by Head, Planning and Implementation Team (1) (a supernumerary post to be created and pitched at Government Engineer (D2)), Head, Planning and Implementation Team (2) (a permanent Government Town Planner post (D2) to be redeployed internally within DEVB(PLB) as mentioned above) and two non-directorate officers on Non-civil Service Contract (NSCC) or Post-retirement Service Contract (PRSC) terms.

Apart from the proposed four directorate posts in the NMCO (including one internally deployed within DEVB(PLB)), 28 non-directorate staff (including nine existing non-directorate civil service posts to be internally redeployed within DEVB(PLB)) will be put under the NMCO to support the relevant work.

The internal redeployment of one directorate post and nine non-directorate civil service posts within DEVB(PLB) is cost-neutral. The estimated expenditure on salaries of three additional directorate posts and 19 time-limited non-directorate civil service posts/officers on NCSC or PRSC terms in the NMCO is about \$25.2 million in 2023-24. The operating expenses of the NMCO are absorbed within PLB's departmental expenses and no separate breakdown of the expenses dedicated to the NMCO is available.

The NMCO, upon establishment, will assume an overall championing and co-ordinating role in taking forward the Northern Metropolis initiative. The NMCO will strengthen the co-ordination of the relevant bureaux/departments (B/Ds) for timely delivery of housing, transport and other infrastructure, ecological conservation, industry developments covering different sectors, and provision of government/public facilities, etc., in the Northern Metropolis for a comprehensive and coherent development. The NMCO will also formulate innovative planning and lands policies as well as implementation arrangements to drive and support new industry strategies to be developed for different major development areas. Besides, the NMCO will provide secretariat support to the Steering Committee on Northern Metropolis chaired by the Chief Executive (CE) and the Advisory Committee on Northern Metropolis chaired by the Financial Secretary; and will establish close and regular contact and strengthen collaboration with the Mainland authorities so as to make full use of the synergy between the Northern Metropolis and the Greater Bay Area as well as the opportunities arising therefrom. Furthermore, the NMCO will promote public engagement and

strengthen communication with stakeholders on the development of the Northern Metropolis.

As committed in the CE's 2022 Policy Address, an implementation plan and an action agenda will be formulated for the Northern Metropolis in 2023, which may serve as yardsticks to measure NMCO's performance. The NMCO will work with relevant B/Ds to this end and keep track of the implementation of the various initiatives and projects.

2. & 3.

Information on the studies or works of major development areas within the Northern Metropolis and funding approved in the past two years (2021-22 to 2022-23), as well as actions expected in the coming years, are set out at **Annex**.

Separately, under the Guangdong-Hong Kong and Hong Kong-Shenzhen co-operation mechanism, the Task Force for Collaboration on the Northern Metropolis Development Strategy (the Task Force) has been set up to strengthen liaison and co-ordination between Hong Kong and the Mainland on matters related to the Northern Metropolis. The first meeting of the Task Force was held on 27 February 2023. The Hong Kong side of the Task Force, comprising relevant B/Ds, is led by the Deputy Financial Secretary.

Looking ahead into the near future, the NMCO will be set up within 2023 to champion and co-ordinate works and initiatives for the Northern Metropolis. Land clearance and works will continue to be in full swing in Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen and Yuen Long South. In 2024, works will commence in the Remaining Phase of Kwu Tung North/Fanling North, the second phase of Hung Shui Kiu/Ha Tsuen and San Tin Technopole. The first population intake for Hung Shui Kiu will also take place in 2024. The feasibility studies for Ma Tso Lung, Lau Fau Shan/Tsim Bei Tsui/Pak Nai areas and New Territories North (NTN) New Town are also expected to be completed in 2024.

Studies or Works of Major Development Areas within the Northern Metropolis and Funding Approved in the Past Two Years (2021-22 to 2022-23)

Major Development Area	Studies / Works and Implementation Timetable	Funding Approved (by Finance Committee or under Capital Works Reserve Fund Block Allocations)
<p>Kwu Tung North/Fanling North (KTN/FLN) New Development Area (NDA) and expansion (i.e. Ma Tso Lung area)</p>	<p>The construction of the First Phase Development of KTN/FLN is in progress. The targeted completion year is 2026. The first population intake for private housing started in end 2022, while the first population intake for public housing is expected in 2026.</p> <p>Design and construction consultancy studies for the Remaining Phase works have commenced progressively from December 2019. Detailed design is in progress. The work of the detailed design stage is targeted for completion by end 2023 and construction works will commence progressively in the second half of 2024, subject to funding approval from the Finance Committee of LegCo.</p> <p>The Ma Tso Lung feasibility study commenced in October 2022 and the development options are being formulated. The study is targeted to be completed by 2024.</p>	<p>7F71CL - Study for Ma Tso Lung Area and Other Sites in KTN NDA - Feasibility Study (approved in 2022): \$28.9 million in money-of-the-day (MOD) prices</p>
<p>Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA and expansion (i.e. Lau Fau Shan/Tsim Bei Tsui/Pak Nai areas)</p>	<p>The site formation and infrastructure works for the First Phase Development have commenced progressively since July 2020. The works have gradually been completed for the first population intake in 2024. All works are targeted to be completed in 2025.</p> <p>For the Second Phase Development, the detailed design has commenced progressively since September 2020. Target commencement date of the site formation and infrastructure works is early 2024 for completion by phases from 2030 to 2032, subject to funding approval of the Finance Committee of LegCo.</p> <p>For the expansion of the NDA to Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas, the feasibility study commenced in August 2022 and is targeted to be completed in 2024.</p>	<p>7F65CL – Study on Expansion of HSK/HT NDA to Lau Fau Shan and Tsim Bei Tsui (approved in 2022): \$46.92 million in MOD prices</p> <p>7F66CL – Study on Development Potential of the Areas Stretching from Lau Fau Shan to Pak Nai (approved in 2022): \$27.93 million in MOD prices</p>

Major Development Area	Studies / Works and Implementation Timetable	Funding Approved (by Finance Committee or under Capital Works Reserve Fund Block Allocations)
Yuen Long South (YLS) Development Area	<p>The site formation and infrastructure works for First Phase Development have commenced progressively since August 2022 and are targeted for completion in 2028.</p> <p>The detailed design of the Second Phase and Third Phase (part) commenced in August 2022. In addition, an intensification review of the Third Phase Development commenced in March 2022 and is targeted for completion in Q3 2024.</p> <p>The first population intake is targeted for 2029. Full development is expected to complete in 2038.</p>	<p>7817CL – YLS Development - stage 1 works (approved in 2022): \$2,372.3 million in MOD prices</p> <p>7872CL – YLS Development - stage 2A works - site formation and engineering infrastructure and stages 2B and 3 works - detailed design and site investigation (approved in 2022): \$4,994.4 million in MOD prices</p> <p>7F60CL – Technical Review on Intensification of YLS Third Phase Development (approved in 2022): \$13.69 million in MOD prices</p>
San Tin Technopole (including San Tin/Lok Ma Chau Development Node (STLMC DN) and Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in Lok Ma Chau Loop)	<p>STLMC DN</p> <p>The investigation study of STLMC DN (including new land for Innovation & Technology uses) commenced in October 2021 and is targeted for completion by 2024 to formulate the development plan and detailed implementation scheme. The works are targeted to commence from 2024, subject to funding approval from the Finance Committee of LegCo.</p>	7864CL - First Phase Development of the NTN – investigation and design for STLMC DN (approved in 2021): \$793.8 million in MOD prices
	<p>HSITP in Lok Ma Chau Loop</p> <p>The land decontamination and advance engineering works of the Development of Lok Ma Chau Loop was completed in December 2021 and the first batch of land parcels for building works of the HSITP was handed over to Hong Kong-Shenzhen Innovation and Technology Park Limited in December 2021. The site formation and infrastructure works under Main Works Package 1 (including road works, drainage, sewerage and water supply systems and the associated facilities, environmental mitigation measures and landscaping works, etc., to support the development of the Lok Ma Chau Loop) commenced in July 2021 and are targeted for completion in 2027.</p>	<p>7856 CL – Development of Lok Ma Chau Loop – Main Works Package 1 – site formation and infrastructure works (approved in 2021): \$13,217.3 million in MOD prices</p> <p>7F58TS – Ecological Study for Eastern Connection Road under Development of Lok Ma Chau Loop - Feasibility Study (approved in 2022): \$0.99 million in MOD prices</p>

Major Development Area	Studies / Works and Implementation Timetable	Funding Approved (by Finance Committee or under Capital Works Reserve Fund Block Allocations)
	<p>Batch 1 development of the HSITP involve eight buildings in total with 116 550 square metres of floor area to be provided. The construction works of three of the buildings have commenced and will gradually be completed from end 2024 as scheduled.</p> <p>The Ecological Study for Eastern Connection Road commenced in May 2022 and is targeted to complete by end 2023.</p>	
NTN New Town and Lo Wu/Man Kam To Comprehensive Development Node	The planning and engineering (P&E) study for then NTN New Town (covering Heung Yuen Wai, Ping Che, Ta Kwu Ling, Hung Lung Hang and Queen’s Hill) and Man Kam To has commenced since October 2021. The P&E study has also covered Lo Wu/Man Kam To Comprehensive Development Node proposed in the Northern Metropolis Development Strategy. The P&E study is targeted for substantial completion in end 2024.	7854CL - Remaining Phase Development of the NTN – planning and engineering study for NTN New Town and Man Kam To (approved in 2021): \$200.8 million in MOD prices
Ngau Tam Mei Development Area (including the green belt area)	<p>The land use review study of Ngau Tam Mei area commenced in November 2021 and is targeted to complete in 2023.</p> <p>The study on green belt area in Ngau Tam Mei commenced in March 2023 and is targeted to be completed in 2025.</p>	<p>7F54CL - Land use review study for Ngau Tam Mei area: \$35.5 million (approved in 2021) in MOD prices</p> <p>7F83CL - Study on green belt area in Ngau Tam Mei: \$47.63 million (approved in 2023) in MOD prices</p>

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)060

(Question Serial No. 2932)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

During 2023-24, the Planning and Lands Branch of the Development Bureau will ensure the timely disposal of first batch of sites for development of Multi-Storey Buildings (MSBs) to promote industrial development and accommodate brownfield operations displaced by the Government's clearance exercises; and steer the implementation of measures to assist brownfield operations affected by the Government's clearance exercises through a multi-pronged approach. Please advise this Committee of the following:

1. regarding the latest progress on the disposal of sites for development of MSBs to accommodate brownfield operations displaced by the Government's clearance exercises, the anticipated time for commencing tendering and completion of MSBs;
2. regarding the progress of the multi-pronged measures, the number of affected brownfield operators benefiting from and the expenditure involved in the measures;
3. given that the Government's plan to develop MSBs for accommodating brownfield operations could not tie in with its land resumption exercises, which has led to the closure of numerous brownfield operations supporting the logistics industry in Hung Shui Kiu as they were unable to seek alternative accommodation, thereby affecting the whole logistics supply chain, whether the Government will consider ensuring a seamless transition for brownfield operations when land resumption takes place subsequently for the development of the Northern Metropolis, with reference to the experience of land resumption in Hung Shui Kiu.

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 22)

Reply:

1. To serve the dual objectives of promoting industrial development and accommodating brownfield operations displaced by Government's clearance exercises, the Development Bureau (DEVB) announced in end February 2023 in the context of the 2023-24 Land Sale Programme to dispose of three sites near the Yuen Long Innopark through tender the development of multi-storey buildings for modern industries (MSBs). The Government will roll out the tender exercises for the three sites in 2023 following an invitation of expression of interest exercise to be launched in April 2023. It is expected that the construction of the first batch of MSBs thereon will be completed in 2027/28 at the earliest. Following the sale of these three sites, the government will put to tender another two sites in Hung Shui Kiu.

2. & 3.

Brownfield operations are business undertakings. Government's policy is to provide monetary compensation for eligible business operators. As in the case for other business undertakings affected by development projects, the Government does not provide "one-on-one" or "seamless" re-provisioning of their existing space. That said, we are endeavouring to step up relevant assistance to affected operators who want to relocate their operations elsewhere.

For monetary compensation, with the support of the Finance Committee of the Legislative Council, the Government enhanced the ex-gratia allowance (EGA) arrangements for business operators in May 2022, including relaxing the eligibility criteria on the operation duration, and removing the payment ceiling on open areas that could be taken into account in calculating the EGA amount. If the operators are also the owners of the relevant site(s), relevant compensation for the land resumed will also be provided.

On the range of assistance available to affected operators who wish to continue their businesses, DEVB has been adopting the following measures –

- (i) arranging the Lands Department (LandsD) to reach out to the affected operators at the soonest possible juncture, providing them with a more concrete departure timeframe and the various means of assistance the Government could offer, and to provide appropriate assistance with reference to the preference of operators;
- (ii) strengthening supervision and co-ordination of the work of various departments in providing advice on planning and lands matters to operators, and helping them in their relocation by expediting relevant application processes;
- (iii) provision of reference information to business operators on sites that are more likely feasible in accommodating brownfield operations. We are planning to provide such information in April 2023;
- (iv) identifying more suitable government land for letting specifically to affected brownfield operators for short-term tenancy. From December 2020 to January 2023, the Government has granted eleven sites with a total area of about 22 600 square metres (with uses being industrial, open storage, vehicle repairing

workshops, and warehouses). LandsD will invite tender for the next batch of four sites with a total area of about 4 300 square metres in Q2/2023; and

- (v) developing MSBs to serve the dual objectives of promoting industrial development and accommodating brownfield operations displaced by the Government's clearance exercises.

The relevant work is mainly conducted by staff of DEVB, LandsD and the Planning Department as part of their overall duties. As such, we are unable to provide a separate breakdown of the resources incurred solely for the work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)061****(Question Serial No. 2311)**

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the previous three stages of Green Belt (GB) review, please provide the number of rezoned GB sites, together with whether they are under implementation or under planning, from 2018 to early 2023 (in tabular form) and indicate their locations on a map.

District	Location	Site area involved in rezoning	Land use after rezoning (including but not limited to housing, and "Government, Institution or Community")	Number of units	Under implementation or under planning

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 4)

Reply:

In the first two stages of Green Belt (GB) review, the Planning Department identified 77 sites with a total land area of about 227 hectares (ha) for potential housing development. As at early March 2023, 45 of these 77 sites have been rezoned, of which 23 were rezoned during the period from January 2018 to early March 2023. For these 23 rezoned sites, they are at different stages of implementation. The details are at Annex. As for the remaining sites, subject to the findings of the necessary technical studies/assessments, the Government will initiate rezoning in accordance with the established procedures.

In the third round of GB review completed in 2022, an additional 255 ha of GB sites, spanning across eight clusters, have been identified for technical studies. The studies are gradually commencing and, subject to their findings, the rezoning of the sites will commence by batches by 2024.

23 GB Sites Rezoned During the Period from January 2018 to early March 2023

District	Location	Site Area (ha) Note 1	Estimated Flat Number Note 1	Housing Type
Eastern	Between Cheung Man Road and Chai Wan Park	0.49	850	Public
Southern	Kai Lung Wan, Pok Fu Lam	5.54	5 310	Public
	Near Carmel Road (Cape Road, south to Ma Hang Estate), Stanley	2.42	640	Private
Kwai Tsing	Tsing Yi Road West (previously known as Near Mount Haven, Tsing Yi)	2.73	3 800	Public
Sai Kung	South of Chiu Shun Road, Tseung Kwan O	0.46	600	Public
	East of Movie City, Tseung Kwan O (Also known as Pak Shing Kok Road)	2.26	3 140	Public
	Northwest of Ying Yip Road, Tseung Kwan O	1.59	1 730	Public
	West of Yau Yue Wan Village, Tseung Kwan O	2.95	2 700	Public
Sha Tin	Lower part of Ma On Shan Tsuen Road, Ma On Shan	2.26	2 700	Public
Tai Po	Cheung Muk Tau, Ma On Shan (Cheung Muk Tau Site 1)	1.38	1 660	Public
	South of Symphony Bay, Ma On Shan (Cheung Muk Tau Site 2)	1.46	1 820	Public
	To Yuen Tung at Ma Wo Road, Tai Po	3.87	2 400	Public
	Ma Wo Road near Classical Garden I & Chung Woo Ching Sai, Tai Po	2.28	1 210	Private
Tsuen Wan	Po Fung Terrace, Tsuen Wan	0.84	490	Private
Tuen Mun	Tseng Tau Sheung Tsuen South, Tuen Mun (previously known as East of Tuen Hing Road, Area 23, Tuen Mun)	1.68	2 700	Public
	Wu Shan Recreational Park at Wu Shan Road and Lung Mun Road, Tuen Mun	1.89	2 940	Public
	San Hing Road, Tuen Mun (Phase 1) (previously known as San Hing Road Extension, Tuen Mun)	21.52 ^{Note 2}	21 600 ^{Note 2}	Public
	Hong Po Road, Tuen Mun			Public
	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	2.46	940	Private
Yuen Long	Near Tan Kwai Tsuen (Southern Portion), Yuen Long	10.6	7 400	Public
	Wang Chau Phases 2 and 3, Yuen Long	12.09	13 000	Public
North	Ching Hiu Road, Sheung Shui	0.43	620	Public
	Junction of Castle Peak Road - Kwu Tung and Fan Kam Road, Near Tai Tau Leng, Fanling	2.85	3 300	Public

District	Location	Site Area (ha) Note 1	Estimated Flat Number Note 1	Housing Type
	Total^(Note 3) (23 sites)	84.05	81 550	

Notes:

1. The site areas and estimated flat numbers are subject to technical and other assessments and changes. Site areas are rounded to the nearest two decimal places and flat numbers are rounded to the nearest ten or hundred.
2. The site area and flat number include that of San Hing Road, Tuen Mun (Phase 2) which is not one of the 77 GB sites.
3. The figures may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)062

(Question Serial No. 2354)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

It is mentioned in this year's Budget that the Government will secure land for the production of no less than 72 000 private housing units in the coming five years, and make the land available to the market through the Land Sale Programmes and railway property developments. Among such land, nearly 60% comes from New Development Areas (NDAs)/New Town Extensions, and another 40% from other districts under the Government Land Sale Programmes and railway property developments. In comparison, it was mentioned in the 2022-23 Budget that 57 000 units could be produced through land sales and railway property developments. Will the Government advise this Committee:

1. how land supply can be increased through planning within one year for the production of an additional 15 000 units at a minimum;
2. which NDAs and New Town Extensions mainly provide the new land supply?

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 33)

Reply:

The Government's private housing land supply forecast has always been done based on the best knowledge and latest information available at the time of preparation. Assumptions and sources of supply for the 2023-24 forecast and the 2022-23 forecast are essentially the same. The increase in potential flat production in the 2023-24 forecast is due to the following reasons -

- (a) more private housing land will be produced (as more sites were identified from planning reviews recently completed and through advancement of site production in railway property projects) during the five-year period from 2023-24 to 2027-28 than the previous five-year period (2022-23 to 2026-27); and

- (b) flat number increase due to plot ratio intensification in certain sites in the New Development Areas (NDAs).

For the next five years (2023-24 to 2027-28), private housing land supply from New Town Extension (NTE) and NDA sources mainly comes from Tung Chung East NTE, Kwu Tung North/Fanling North and Hung Shui Kiu/Ha Tsuen NDAs.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)063****(Question Serial No. 2670)**

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the development of the Northern Metropolis, please provide information on proposed implementation schedules (in year and quarter) for items 1-6 below (in tabular form). For items with no implementation schedule, please provide the reasons for that.

	Time for commencing and completing the consultancy studies expected to commence/underway	Anticipated time for the Government to announce to the public and the Legislative Council	Anticipated time for the Government to seek funding and undergo statutory procedures
1. Review on the existing guidelines for processing the development applications relating to the Wetland Buffer Area			
2. 3 wetland conservation parks			
3. Development of incinerator(s) in the Northern Metropolis			
4. A study on Agricultural Priority Areas			
5. A study on the development of Ma Tso Lung and other sites in North District			
6. The expansion of Hung Shui Kiu/Ha Tsuen New Development Area to cover Lau Fau Shan and Tsim Bei Tsui, and a study on the development potential of Lau Fau Shan and Pak Nai areas			

It is stated in the Policy Address that \$100 billion will be set aside from the Future Fund to expedite the infrastructure works relating to land, housing and transportation within the Northern Metropolis. Please provide a breakdown of allocation of the \$100 billion from the Future Fund, together with the estimates and details of the infrastructure works relating to (i) land, (ii) housing and (iii) transportation.

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 38)

Reply:

In consultation with relevant bureaux/departments, the information on various reviews, studies and site searches in connection with the development of the Northern Metropolis is set out in the table below –

	Time for commencing and completing the consultancy studies expected to commence/ underway	Anticipated time for the Government to announce to the public and the Legislative Council	Anticipated time for the Government to seek funding and undergo statutory procedures
1. Review on the existing guidelines for processing the development applications relating to the Wetland Buffer Area	The review of the Town Planning Board (TPB) Guidelines No.12C is underway. Our target is to clarify some principles adopted by the TPB in considering planning applications falling within the Wetland Conservation Areas and Wetland Buffer Areas, and simplify or exempt planning requirements for those development projects that are compatible with the surroundings and have no adverse impact on wetland ecology. When updating the Guidelines, we will also make reference to the findings of the Strategic Feasibility Study on the Development of Wetland Conservation Parks System under the Northern Metropolis Development Strategy being conducted by the Agriculture, Fisheries and Conservation Department (AFCD).		
2. Three wetland conservation parks	The Strategic Feasibility Study on the Development of Wetland Conservation Parks (WCPs) System under the Northern Metropolis Development Strategy being conducted by AFCD commenced in August 2022 and is expected to complete in end-2023 the earliest. The study aims to determine the exact locations/areas and management model for the proposed parks under the WCPs System.	Early 2024	Subject to further study

	Time for commencing and completing the consultancy studies expected to commence/ underway	Anticipated time for the Government to announce to the public and the Legislative Council	Anticipated time for the Government to seek funding and undergo statutory procedures
3. Development of incinerator(s) in the Northern Metropolis	The Government is searching for suitable site(s) in the Northern Metropolis area for developing more I.PARK to meet the waste management needs arising from the growth in population and economic activities.		The programme is subject to the location(s) and requirements for formation and infrastructure works of the site(s).
4. A study on Agricultural Priority Areas	The study being conducted by the Environment and Ecology Bureau and the Development Bureau, with a view to identifying relatively large areas of quality agricultural land and examining measures to facilitate their rehabilitation, commenced in 2018 and is expected to be completed in 2024.	2024	Not applicable
5. A study on the development of Ma Tso Lung and other sites in North District	The feasibility study being conducted by the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD), with a view to formulating development and infrastructure proposals and confirming the feasibility of implementation of the proposals, commenced in October 2022 and is expected to be completed in late 2024.	2025	Subject to further study
6. The expansion of Hung Shui Kiu/Ha Tsuen New Development Area to cover Lau Fau Shan and Tsim Bei Tsui, and a study on the development potential of Lau Fau Shan and Pak Nai areas	The Land Use Review Study for Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas – Feasibility Study being conducted by PlanD and CEDD, with a view to formulating the preliminary land use proposals for the areas, commenced in August 2022 and is expected to be completed in 2024.	Second half of 2023 for preliminary land use proposal	Subject to further study

The Financial Secretary announced in the 2022-23 Budget that \$100 billion would be set aside from the cumulative return of the Future Fund to set up a dedicated fund in order to expedite the implementation of infrastructure works relating to land, housing and transportation within the Northern Metropolis.

The Government is considering the mode of operation of the dedicated fund. We are unable to advise on the amount out of the dedicated funding which will be used for infrastructure works relating to land, housing and transportation at this stage.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)064****(Question Serial No. 1414)**

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:

It is mentioned in the programme that the Buildings Department (BD) responds to reports on “unauthorised building works (UBWs) under construction” within 48 hours. In this connection, will the Government inform this Committee of the following:

1. What were the numbers of reports involving “UBWs under construction” received by BD for the period from 2020 to 2022? Among those substantiated reports, what were the numbers of UBWs that had been removed, cleared or reinstated within the period specified by BD? What were the numbers of reports on UBWs that were classified as “existing UBWs” due to the completion of works and were further categorised under the risk-based approach for follow-up actions?
2. What were the expenditure on engagement of outsourced consultants for investigation of reports on “UBWs under construction”, the numbers of investigations and the average expenditure on investigations per case during the period from 2020 to 2022?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 29)

Reply:

1. For reports involving unauthorised building works (UBWs) under construction (also known as “works-in-progress” (WIP) reports), the number of reports received, the number of orders issued arising from WIP reports and the number complied with for the period from 2020 to 2022 are tabulated as follows –

	2020	2021	2022
Number of WIP reports received	1 788	2 152	1 479
Number of orders issued arising from WIP reports ⁽¹⁾	227	215	241
Number of orders arising from WIP reports ⁽¹⁾ which have been complied with	256	327	314

Note ⁽¹⁾: The number of orders issued arising from WIP reports may include other types of UBWs other than those under construction (e.g. new UBWs and other actionable UBWs under the UBWs enforcement policy). The Buildings Department (BD) does not compile a breakdown of the number of orders issued solely for UBWs under construction. Also, the figures do not necessarily correspond to the WIP reports received in the same year (or orders issued in the same year).

BD does not compile statistics on the numbers of UBWs removed, cleared or reinstated within the period specified by BD, or the numbers of reports on UBWs that were classified as “existing UBWs”.

2. BD engages outsourced consultants for a range of services including investigations of WIP reports, reports on existing UBWs and dilapidated/dangerous buildings, and services on order serving and compliance inspections. BD does not compile a breakdown of expenditure solely for investigation of WIP reports nor the average expenditure on such investigation per case. The numbers of WIP reports assigned to outsourced consultants for investigation of WIP reports during the period from 2020 to 2022 are tabulated below –

	2020	2021	2022
Numbers of WIP reports assigned to outsourced consultants for investigations	1 772	2 137	1 466

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)065

(Question Serial No. 1415)

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:

It is mentioned by the Government under this programme that it will continue the large scale operation on inspection of sub-divided flats (SDFs) in target buildings and rectification of irregularities of building works associated with SDFs. In this connection, please inform this Committee of the following:

1. When the officers were inspecting the target buildings from 2020 to 2022, what were the respective success rates of entry into the units during the first, the second, the third, the fourth and the fifth or more visits?
2. If the entry into individual suspected SDFs in target buildings is denied for inspection for any reason, will the Government deem it as having completed the inspection and rectification? If not, what are the criteria for the completion of inspection and rectification?
3. What were the respective expenditures involved in the above inspection and rectification work and the reasons for the Government to have set the numbers of target buildings at 100 in each of the years from 2020 to 2022?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 30)

Reply:

1. & 2.

Apart from responding to public reports, the Buildings Department (BD) has been taking enforcement actions against building irregularities associated with sub-divided flats (SDF) through large scale operations (LSO). All the premises within the target buildings will be inspected whenever possible if subdivision is identified. If access into individual suspected SDF is denied, inspection will be conducted in the surrounds of the suspected SDF, such as adjoining common areas and nearby premises, to collect circumstantial evidence to identify actionable building irregularities associated with the

suspected SDF. After two unsuccessful attempts to gain access for inspection (one of which is outside office hours), a letter will be issued to the owners/occupants of the suspected SDF requesting an inspection. Also, in case of any signs of obvious danger, BD will make an application to the court for a warrant to enter the suspected SDF for an inspection. Where actionable building irregularities associated with SDF are identified, BD will issue removal orders to the owners concerned. The removal order is considered complied with when the building irregularities are rectified. Nevertheless, if there is no response to BD's request for inspection and the evidence collected is insufficient to identify any actionable building irregularities, inspection of the remaining part of the SDF may not be required.

BD does not compile statistics on the success rate of entry into suspected SDF for inspection.

3. Enforcement action against building irregularities associated with SDF is carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD does not compile a breakdown of the expenditure involved solely for inspection and rectification of building irregularities associated with SDF.

To conduct LSO against target buildings for rectifying building irregularities associated with SDF, BD adopts a risk-based approach in selecting target buildings, taking into account a number of factors including public reports received. As the workload associated with the identification of and the follow-up enforcement action against actionable building irregularities associated with SDF in the target buildings selected is substantial, the numbers of target buildings in 2020 to 2022 were kept at 100 each year to ensure that the LSO and enforcement action can be undertaken in a timely manner.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)066

(Question Serial No. 1424)

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:

According to the Matters Requiring Special Attention in 2023-24, the Government will, in collaboration with the Urban Renewal Authority, continue to implement Operation Building Bright 2.0 (OBB 2.0) to assist owners of old and dilapidated buildings to comply with the requirements under the Mandatory Building Inspection Scheme (MBIS) to protect public safety. In this connection, will the Government inform this Committee of the following:

1. The Buildings Department (BD)'s plan for existing buildings in 2023 is to carry out default works for 330 target buildings under OBB 2.0. Please provide a breakdown by District Council district of the numbers of buildings currently eligible for inspection and repair under OBB 2.0; and among them, the respective numbers of Category 1 buildings and Category 2 buildings.
2. Please provide the numbers of target buildings under OBB 2.0 which (a) have completed works under the MBIS, (b) are carrying out works under the MBIS, and (c) have yet to carry out works under the MBIS; and the estimated number of beneficiary households.
3. In 2023-24, will the Government consider reviewing the effectiveness of OBB 2.0 and expanding the scheme to cover more buildings. If yes, what are the amount of resources and the staff establishment involved for its implementation?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 13)

Reply:

1. Operation Building Bright 2.0 (OBB 2.0) is to provide financial and technical support to aged buildings with relatively low rateable value to comply with the requirements of Mandatory Building Inspection Scheme (MBIS). There are two categories of buildings under OBB 2.0. Category 1 buildings are those whose owners are prepared to take up the organisation of inspection and repair works of their buildings under MBIS. Category 2 buildings cover those with outstanding 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 a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of the owners, and seeks to recover the cost from them afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost. It is estimated that around 5 000 buildings (including both Category 1 and Category 2 buildings) would benefit under OBB 2.0, but we do not have a breakdown of these buildings by District Council district as the actual outturn will depend on, amongst others, the response of eligible owners in the territory.

2. As of end-January 2023, the numbers of Category 1 buildings involved in eligible applications and those approved in principle, Category 2 buildings selected by BD, buildings with repair works yet to be carried out, buildings with repair works in progress, buildings with repair works completed under OBB 2.0 and beneficiary households involved are set out in the table below –

Number of Category 1 buildings involved in eligible applications	Number of Category 1 buildings in applications approved in principle	Number of Category 2 buildings selected by BD	Number of buildings with repair works yet to be carried out		Number of buildings with repair works in progress		Number of buildings with repair works completed		Number of beneficiary households (with subsidies approved)	
			Cat 1	Cat 2	Cat 1	Cat 2	Cat 1	Cat 2	Cat 1	Cat 2
1 200	1 161	1 316 ⁽¹⁾	883	412	168	451	110	255	4 915	2 375

Cat 1: Number of Category 1 buildings

Cat 2: Number of Category 2 buildings

Note ⁽¹⁾: Among these 1 316 buildings, default works for 198 building did not proceed further as the owners concerned subsequently decided to take forward the prescribed works themselves.

3. The Government has been monitoring in conjunction with the Urban Renewal Authority (URA) which administers the scheme, the implementation progress and effectiveness of OBB 2.0. For the third round of applications for OBB 2.0 which commenced on 1 April 2023, the application criteria have been relaxed so as to benefit more buildings. Specifically, the building age limit has been lowered from 40 to 30 (for buildings with MBIS notices) and from 50 to 40 (regardless of whether the building has received an MBIS notice).

BD carries out the prescribed inspection and repair works in default of the owners of Category 2 buildings by mobilising its consultants and government contractors, and seek to recover the cost from owners afterwards. The work performed by BD under OBB 2.0 is carried out by the professional and technical staff of the Mandatory Building Inspection Sections as part of their overall duties. BD is unable to provide a breakdown of the resources and staff establishment solely for OBB 2.0.

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 does not have a breakdown of the expenditure and manpower incurred solely for administering the OBB 2.0.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)067

(Question Serial No. 2144)

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:

Discretion over the enforcement against unauthorised building works in small houses

The Office of The Ombudsman recently made public of the recommendations for improvement on enforcement actions against unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs). In this connection, will the Government inform this Committee of the following:

1. The mandatory removal of UBWs in NTEHs of four storeys or more may drive the occupants to resistance since the properties with UBWs are the only residential units for many of them. What measures will the Government take to address this issue?
2. The state leaders remarked that the Government had to put people first in building a harmonious society. How will the Government mitigate the conflicts between the Government and residents that arise from the enforcement actions? What are the considerations in exercising discretion over enforcement and the discretionary measures that the Government will adopt?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 28)

Reply:

Owners have the responsibility to ensure that their properties are free from unauthorised building works (UBWs) and should, in their own interest, take the initiative to arrange for demolition of the UBWs in their buildings. They should also comply with the removal orders issued by the Buildings Department (BD) and remove the UBWs within the specified period.

Under the enhanced enforcement strategy against UBWs in New Territories Exempted Houses (NTEHs) implemented since 1 April 2012, BD first focuses and takes proactive enforcement actions against those UBWs which constitute serious contravention of the law

and pose higher potential risks to building safety including NTEHs of four storeys or more.

To minimise conflict and facilitate NTEH owners in fulfilling their responsibilities, BD will solicit the co-operation of villagers and has stepped up its efforts in explaining the enforcement strategy and addressing specific enquiries especially upon the launch of large scale operations. BD also maintains close liaison with stakeholders including the Heung Yee Kuk and rural committees. Furthermore, BD has piloted the use of drones since 2017 to conduct building surveys to avoid direct confrontation with villagers.

In addition, the Government recognises that some owners may have difficulties in fulfilling their responsibility due to the lack of technical knowledge or financial means, and/or other special circumstances. Therefore, various schemes have been rolled out to provide support to owners, including:

- (a) On technical support, BD proactively provides technical advice to owners explaining the requirements of the removal orders and of appointing building professionals and contractors. Where necessary, BD would also liaise with and conduct joint inspections with consultants/contractors appointed by owners to provide comments on their rectification proposals. In case the owners encounter genuine difficulties in arranging the works, an extension of time may be granted on a case-by-case basis where justified to allow them more time to comply with the orders;
- (b) On financial support, the Building Safety Loan Scheme provides low interest loans to individual owners of private buildings for carrying out works related to compliance with the statutory orders; and the Building Maintenance Grant Scheme for Needy Owners provides financial assistance to owner-occupiers in need to maintain their own properties;
- (c) On social support, if BD's enforcement action involves relocation of occupants, BD will closely liaise with the Social Welfare Department, the Home Affairs Department and the Housing Department to provide appropriate assistance to those affected. BD will also arrange in-house social services teams to provide assistance, including helping to co-ordinate among owners/occupants of NTEHs to carry out the required removal works, assisting them to apply for financial assistance as appropriate and providing necessary social and emotional support.

BD will continue to take a proactive role to provide assistance to owners and sustain its public education and publicity programmes to enhance the awareness on building safety and enhance their understanding of UBWs as well as the established enhanced enforcement strategy against UBWs in NTEHs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)068

(Question Serial No. 2060)

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:

According to the figures provided in the Estimates, the number of repair/investigation orders that the Buildings Department plans to issue on unauthorised building works (UBWs) in existing buildings in 2023-24 is 450, which represents a significant decrease comparing to those in the previous two years. The numbers in 2021 and 2022 are 8 680 and 5 702 respectively. It is explained in the Estimates that the higher numbers in the two previous years were due to the enhanced enforcement action against defective drainage systems arising from the Special Inspection Scheme.

- (1) The number decreases significantly. Is it because the Government does not have a similar scheme for the new year?
- (2) Regarding the current situation of UBWs in existing buildings in the territory, will the Government advise this Committee of the amount of time that it intends to allow the outstanding repair or rectification works to be completed?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 13)

Reply:

- (1) The Buildings Department (BD) takes enforcement action against dilapidated/dangerous buildings and unauthorised building works (UBWs) by issuing repair/investigation orders and removal orders respectively in response to public reports and through large scale operations. Such orders include those issued against defective drainage systems.

With funding from the Anti-epidemic Fund (AEF), BD engaged consultancy firms in June 2020 to undertake a one-off special scheme to inspect the external drainage systems of all (some 18 000) private residential or composite buildings exceeding three storeys in height (the inspection scheme). The funding for the inspection scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account. The inspection scheme has been completed and a large number of

repair/investigation orders against defective drainage systems were issued in 2021 and 2022. As all orders arising from the inspection scheme have been issued, the number of repair/investigation orders to be issued in 2023 is expected to significantly decrease.

- (2) Building owners should take primary responsibility for the proper maintenance of their properties and ensure that their properties are free from UBWs. When repair/investigation orders or removal orders are served against the owners, they should comply with the orders within the period specified in the orders. Where orders have not been complied with after the specified period, BD will issue warning letters to the owners to urge them to comply with the orders. In case the owners encounter genuine difficulties in arranging the works, an extension of time may be granted on a case-by-case basis where justified to allow them more time to comply with the orders. Prosecution may be instigated if the owners fail to comply with the orders without reasonable excuse. BD may also consider engaging its consultants and contractors to carry out the required works in the owners' default and recover the costs of such works, plus supervision charge and surcharge from the owners afterwards. As the time required for enforcing the orders is affected by a number of factors, such as filing of appeals by owners against the orders, requests for extension of time for compliance, practical difficulties encountered in complying with the orders and time taken for legal proceedings, it is not possible to determine the amount of time required for completion of the outstanding repair/investigation and removal works. BD will continue to closely monitor the compliance of the orders and consider instigating prosecution or default works where necessary.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1755)

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 2021 and 2022, the numbers of reports on unauthorised building works from members of the public attended to were 33 655 and 27 389 respectively. Yet, the estimated number for 2023 is 30 000. In this connection, will the Government inform this Committee of the following:

- a) How long does it take on average from completion of investigation to the issue of a removal order upon receipt of a public report?
- b) How long does it take on average to instigate prosecution against failure to comply with a removal order issued?
- c) What were the cumulative numbers of reports from members of the public attended to in the past three years? How many of these cases were completed? Please also provide the current number of outstanding cases.

Asked by: Hon KWOK Ling-lai, Lillian (LegCo internal reference no.: 18)

Reply:

a) & b)

When attending to public reports on unauthorised building works (UBWs), the Buildings Department (BD) will investigate and identify whether the UBWs are actionable under the existing enforcement policy (Note). For those actionable UBWs constituting obvious hazard or imminent danger, and those which are newly constructed or under construction, etc., BD will accord priority enforcement action by issuing removal orders to the concerned owners. For other types of actionable UBWs such as those existing on rooftops and podiums, in yards and lanes, BD will follow up the UBWs when the buildings are selected under large scale operations (LSOs) for enforcement action in one go. Before issuing a removal order, BD may need to collect further information to verify the UBWs' status and ownership, arrange for further inspections,

and obtain ownership details from the Land Registry. If the owner takes positive action to rectify the problem, BD may not resort to issuing removal orders in the first instance. After removal orders are issued, if they have not been complied with after the specified period, BD will issue warning letters to the owners to urge them to comply with the orders. The time required for enforcing the orders is affected by a number of factors, such as filing of appeals by owners against the orders, requests for extension of time for compliance, practical difficulties encountered in complying with the orders and time taken for legal proceedings. Therefore, the need and time taken for BD to issue a removal order or to instigate prosecution against failure to comply with a removal order depends on the complexity and circumstances of the case, and BD does not compile statistics on the average time taken.

- c) From 2020 to 2022, the cumulative number of reports from members of the public on UBWs attended to was 89 850. Among them, actionable UBWs were identified in 10 174 reports. As of 28 February 2023, 3 760 removal orders were issued (one removal order may involve more than one report on UBWs) against those constituting obvious hazard or imminent danger, and those which are newly constructed or under construction. 4 973 reports were/are being handled through LSOs with progress monitored under the respective operations and no separate statistics on the number of removal orders issued arising from these reports are compiled. The handling of the remaining 1 265 public reports was ongoing.

Note: Under the existing enforcement policy against UBWs, “actionable” UBWs include: (1) UBWs constituting obvious hazard or imminent danger to life or property; (2) new UBWs (excluding statutorily exempted building works under the Buildings Ordinance (Cap. 123)); (3) UBWs on the exterior of buildings, including those on rooftops and podiums, in yards and lanes and projecting from external walls (excluding projecting structures covered by the Household Minor Works Validation Scheme and the Signboard Validation Scheme and other minor amenity features); (4) items in the interior of buildings, constituting obvious hazard or imminent danger to life or property; (5) UBWs in or on buildings, constituting a serious health or environmental nuisance; (6) major standalone UBWs; (7) specific types of UBWs identified in buildings targeted for LSOs; and (8) unauthorised alterations to or works in green and amenity features of a building for which exemption from gross floor area has been granted by the Building Authority.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)070

(Question Serial No. 3053)

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:

It is stated under this programme that the Department will rectify irregularities of works associated with sub-divided flats (SDF) (including those for domestic use in industrial buildings) and the numbers of target buildings (TB) selected from 2021 to 2023 are 100 annually. In this connection, will the Government inform this Committee of the following:

1. What are the Government's criteria for selecting TB?
2. Regarding the buildings selected each year in 2020 and 2021, what are the respective District Council districts in which they are located, permitted uses in the land leases, numbers of units, building ages as well as numbers of units converted into SDF, found with irregularities and with irregularities rectified?
3. Is there any plan to increase manpower and provision so that the annual number of TB can be increased?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 48)

Reply:

1. & 3.

Sub-divided flats (SDF) are not defined under the Buildings Ordinance (Cap. 123). For the purpose of the Buildings Department (BD)'s enforcement operations, the term generally refers to cases where a unit is subdivided into two or more smaller self-contained domestic units. Pursuant to the prevailing enforcement policy, BD takes enforcement actions against building irregularities associated with SDF. The commonly found building irregularities associated with SDF are the formation of unauthorised door openings that contravene the fire-resisting construction requirements of fire escape routes, the erection of partition walls that block fire escape routes and excessive installation of partition walls and/or thickening of floor screeding that result in overloading of the floor slabs.

BD has been conducting large scale operations (LSO) against target buildings (TB) for rectifying building irregularities associated with SDF including those for domestic use in industrial buildings. BD adopts a risk-based approach in selecting TB for LSO, based on public reports and referrals received, and other relevant information from government departments.

BD has implemented improvement measures to speed up the enforcement actions against building irregularities identified in SDF, such as upgrading its Building Condition Information System to enhance monitoring of the progress of enforcement action, streamlining its procedures for applying to the court for entry warrants, redeployment of resources and re-adjusting its work priorities as appropriate. In addition, BD has been allocated additional resources in the past years to cope with various operation needs, including clearance of outstanding cases in relation to SDF.

The identification of and follow-up enforcement action against actionable building irregularities associated with SDF in the TB selected involves substantial workload. Therefore, the planned number of TB in 2023 is maintained at 100 to ensure that the LSO and enforcement action can be undertaken in a timely manner.

2. The TB selected for LSO each year in 2020 and 2021 comprised 80 domestic and composite buildings, in addition to 20 industrial buildings.

The numbers of TB, building ages, numbers of SDF found, numbers of SDF with irregularities identified and numbers of SDF rectified of irregularities by districts as at end-February 2023 are tabulated below –

TB selected in 2020					
District	Number of TB	Building age	Number of SDF found ⁽¹⁾	Number of SDF with irregularities identified ⁽¹⁾	Number of SDF rectified of irregularities ⁽¹⁾
Central and Western	7	33 - 53	37	1	0
Eastern	6	48 - 62	29	1	0
Kowloon City	13	40 - 63	35	0	0
Kwai Tsing	11	38 - 50	43	0	0
Kwun Tong	8	40 - 58	10	0	0
North	3	47 - 51	0	0	0
Sha Tin	1	28	0	0	0
Sham Shui Po	7	38 - 64	14	0	0
Southern	1	60	6	4	0
Tai Po	1	50	0	0	0
Tsuen Wan	3	48 - 49	7	0	0
Tuen Mun	6	28 - 45	42	1	1
Wan Chai	8	46 - 63	25	0	0
Wong Tai Sin	6	50 - 58	82	3	3

TB selected in 2020					
District	Number of TB	Building age	Number of SDF found ⁽¹⁾	Number of SDF with irregularities identified ⁽¹⁾	Number of SDF rectified of irregularities ⁽¹⁾
Yau Tsim Mong	15	46 - 63	101	13	0
Yuen Long	4	42 - 50	7	0	0
Total	100	-	438	23	4

TB selected in 2021					
District	Number of TB	Building age	Number of SDF found ⁽¹⁾	Number of SDF with irregularities identified ⁽¹⁾	Number of SDF rectified of irregularities ⁽¹⁾
Central and Western	8	34 - 59	13	5	0
Eastern	7	34 - 58	0	0	0
Kowloon City	15	43 - 67	22	1	0
Kwai Tsing	5	40 - 51	12	0	0
Kwun Tong	9	34 - 56	39	0	0
North	2	23 - 31	0	0	0
Sham Shui Po	9	39 - 62	19	0	0
Southern	1	46	0	0	0
Tai Po	1	48	0	0	0
Tsuen Wan	6	43 - 58	0	0	0
Tuen Mun	1	41	11	0	0
Wan Chai	10	37 - 58	3	0	0
Wong Tai Sin	7	42 - 59	40	0	0
Yau Tsim Mong	17	3 - 60	3	0	0
Yuen Long	2	48 - 50	0	0	0
Total	100	-	162	6	0

Note ⁽¹⁾: Number of SDF refers to the number of units on approved building plans with SDF found. Inspection and enforcement actions associated with SDF are ongoing.

BD does not compile statistics on the number of units in the TB under LSO. BD also does not have information on the permitted uses in the land leases.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)071

(Question Serial No. 3057)

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:

The Buildings Department will contribute to the formulation of a roadmap on the industry's use of Building Information Modelling (BIM) in preparing building plans for submission to departments for approval. In this connection, will the Government inform this Committee of the following:

1. Will the approval process of the departments be expedited with the wider use of BIM in preparing building plans? If yes, what are the details? If not, what are the reasons?
2. What is the administrative cost to be involved in the use of BIM in preparing building plans?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 58)

Reply:

1. The Development Bureau is devising a roadmap on the use of Building Information Modelling (BIM) in preparing, submitting and approving building plans, and the Buildings Department (BD) is contributing to the formulation of the roadmap. We expect that the use of BIM by the industry in preparing building plans for submissions, combined with other tools (e.g. checking tools which automate compliance checks), would help expedite the plan approval process. An example is the plug-in tool for BIM software for checking area calculations on building plans under the Buildings Ordinance (Cap. 123) (BO) and lease conditions, being jointly developed by BD and the Lands Department. The one for checking area calculations under BO will be launched in the first quarter of 2024. We are exploring in parallel other tools that can be developed for open use by the industry to further incentivise the adoption of BIM.
2. The administrative cost incurred by individual companies in the use of BIM in preparing building plans may vary greatly, depending on the amount of resources a company is ready to invest in adopting BIM (e.g. in terms of software, hardware and manpower).

The industry may apply for the Construction Innovation and Technology Fund administered by the Construction Industry Council for financial assistance as appropriate in adopting BIM.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)072

(Question Serial No. 3059)

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:

The Buildings Department states that it will develop software to extract floor area information from and conduct compliance checks on Building Information Modelling files. In this connection, will the Government inform this Committee of the following:

What are the estimated expenditure and staff establishment for the development of the software?

Will the overall approval time of the departments be expedited with the use of the software? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 59)

Reply:

To facilitate and promote the use of Building Information Modelling (BIM), the Buildings Department (BD) and the Lands Department have jointly commissioned a consultancy study to develop a plug-in tool for BIM software for checking area calculations on building plans under the Buildings Ordinance (Cap. 123) and lease conditions. The total estimated expenditure for the consultancy study is \$6.12 million and shared by the two departments. The development of the plug-in tool is overseen by professional and technical staff of the Information Technology Unit and the New Buildings Divisions of BD as part of their overall duties. No breakdown of the staff establishment could be provided solely for this task.

While we expect the plug-in tool would help speed up plan processing by automating the checking of detailed calculations, as the plug-in tool is still in the development stage, we are unable to provide details on how much the approval process could be expedited with the use of the tool. Moreover, area calculation is only one of the many parameters involved in the approval process. It is our plan to roll out more plug-in tools in future to allow more automation in compliance check.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3061)

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:

The Buildings Department (BD) continued the development of the Electronic Submission Hub (ESH) for accepting electronic applications submitted under the Buildings Ordinance (BO). In this connection, will the Government inform this Committee of the following:

1. What are the estimated expenditure and staff establishment for the work relating to ESH?
2. When is ESH expected to be launched? Will the implementation of ESH enhance BD's efficiency in processing applications submitted under BO? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 61)

Reply:

1. A sum of \$214.39 million was approved by the Finance Committee of the Legislative Council in February 2019 for the development of Electronic Submission Hub (ESH). The development of ESH is carried out by professional and technical staff of the Information Technology Unit (ITU) and the New Buildings Divisions (NBD) of the Buildings Department (BD) as part of their overall duties. To strengthen the manpower support of ITU which oversees, amongst others, development of ESH, 11 time-limited civil service posts including three professional posts (Building Surveyor/Structural Engineer), five technical posts (Survey Officer (Building)/Technical Officer (Structural)), one Systems Manager post and two Analyst/Programmer II posts have been created up to 2023-24. BD is not able to provide a breakdown of the staff establishment under ITU and NBD solely for the implementation of ESH.

2. ESH is being launched in three stages, with Stage 1 (accepting structural plan submissions for building works above ground not requiring cross-departmental referral, excluding alteration and addition works) already launched in June 2022, Stage 2 (covering submissions which will require processing by some organisations or departments including those under the Works Branch of the Development Bureau) launched on 31 March 2023, and its full implementation (Stage 3; accepting all types of plan submissions) scheduled for the second quarter of 2025.

The implementation of ESH will streamline the development approval process by enabling the submission, referral and processing of plans and documents via the electronic platform, with application progress tracking and alert systems for monitoring purposes. It will also improve co-ordination between BD and other departments and organisations under the Centralised Processing System which may share views and comments on the plans and documents electronically, and facilitating early reconciliation of conflicting comments which may arise.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3062)

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:

The Buildings Department will establish Dedicated Processing Units (DPU) to expedite the approval of general building plan (GBP) submissions for residential projects with 500 units or more. In this connection, will the Government inform this Committee of the following:

1. What are the estimated expenditure on and staff establishment of DPU?
2. Is there any backlog of GBP submissions arising from the epidemic? If yes, what are the details?
3. Will DPU help increase the number of cases processed? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 62)

Reply:

1. & 3.

The Buildings Department (BD) established seven “Dedicated Processing Units” (DPU) in March 2023 to process general building plans (GBP) submissions for high-yield private residential projects with 500 units or more, with a target to approve about 80 per cent of GBP submissions of these projects upon their first or second submission, provided that the projects have no planning, major land or fire safety issues. DPU will adopt a “facilitator” mindset to assist relevant professionals by rendering assistance proactively and providing facilitation in an early stage, with the involvement of senior officers as appropriate, so as to expedite the approval of plan submissions.

Through redeployment of existing manpower and the creation of six time-limited professional posts in 2023-24, the DPU comprise 16 professional posts working under seven Chief Professional Officers. The processing of plan submissions by DPU forms part of the overall duties of the two New Buildings Divisions of BD in scrutinising and

approving building plans, carrying out audit checks on construction works and site safety, and issuing occupation permits upon completion of new buildings under the Buildings Ordinance (Cap. 123) (BO). BD does not have a breakdown of the expenditure involved solely for handling submissions for high-yield residential projects by DPU.

2. During the pandemic, BD adopted numerous measures to facilitate the processing of submissions under the special work arrangement, including setting up dedicated email address to receive e-copies of documents, encouraging communication with authorized persons (AP)/registered structural engineers (RSE)/registered geotechnical engineers (RGE) through telephone, email and online conference, adopting a facilitating approach to approve plans even with non-fundamental deficiencies and requiring AP/RSE/RGE to follow up the deficiencies in subsequent amendment submissions. In 2022, 96.3% and 96.9% of new plan submissions and resubmissions respectively were processed within the time limits prescribed under the BO and the Building (Administration) Regulations (Cap. 123A), which were comparable to the percentages in past years.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)075

(Question Serial No. 2649)

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 2023-24, the Government will, in collaboration with the Urban Renewal Authority, 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 Legislative Council geographical constituency 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. The target number for 2023 is substantially lower than the actual number in 2022. What are the reasons?
3. Will the Government consider providing additional resources to expand the scope of the scheme?
4. 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.: 40)

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 with outstanding orders and/or outstanding notices under the Mandatory Building Inspection Scheme but the owners concerned have difficulties in co-ordinating the requisite drainage investigation and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the required works in default of owners concerned.

DRS is expected to benefit over 3 000 buildings across six years starting from May 2021. We do not have a breakdown of these buildings by Legislative Council geographical constituency as the actual outturn depends on, amongst others, response of eligible owners in the territory.

As of end December 2022, the numbers of applications granted approval-in-principle to join as Category 1 buildings, 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. We do not compile separate statistics based on Legislative Council geographical constituency.

District	Number of Category 1 buildings		Number of Category 2 buildings	
	Applications granted approval-in-principle	Drainage investigation and/or repair works commenced	Selected by BD	Drainage investigation and/or repair works commenced
Central and Western	92	57	106	101
Eastern	56	38	55	51
Islands	0	0	0	0
Kowloon City	89	43	221	206
Kwai Tsing	27	22	3	1
Kwun Tong	43	32	15	14
North	6	0	20	19
Sai Kung	0	0	1	1
Sha Tin	16	15	3	3
Sham Shui Po	154	109	316	306
Southern	15	5	8	8
Tai Po	7	2	17	16
Tsuen Wan	29	16	47	41
Tuen Mun	13	12	7	7
Wan Chai	54	41	53	50
Wong Tai Sin	21	17	25	24
Yau Tsim Mong	195	119	339	311
Yuen Long	42	31	8	7
Total :	859	559⁽¹⁾	1 244	1 166⁽²⁾

Note ⁽¹⁾: About 58 200 domestic units are involved in the 559 Category 1 buildings.

Note ⁽²⁾: About 29 400 domestic units are involved in the 1 166 Category 2 buildings.

2. The planned number of buildings targeted for drainage investigation and repair as default works under DRS Category 2 in 2023 is lower than the actual number of buildings targeted in 2022 because there are fewer outstanding statutory orders involving common drains in 2023, from which the buildings may be selected by BD for conducting default works.
3. The Government has committed \$1 billion for DRS. With an estimated balance of around \$862 million as at end-March 2023, we do not see a need to provide additional resources for the scheme at the moment. Nevertheless, depending on the community's response and operating experience, we may consider if there is room to refine the scheme.
4. 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 does not have a breakdown of the expenditure and manpower incurred solely for administering the DRS.

Under DRS, BD may 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 owners afterwards. Such owners could also benefit from the DRS. To this end, some \$50 million out of the \$ 1 billion committed 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.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)076

(Question Serial No. 3113)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (Ms Clarice YU)
Director of Bureau: Secretary for Development

Question:

Building Information Centre (BIC) of the Buildings Department (BD) provides viewing and copying services of building records and minor works records, occupation permits, etc., for all private buildings. In 2018, BIC was moved from 13/F, Pioneer Centre, Mong Kok to 2/F, Buildings Department Headquarters, North Tower, West Kowloon Government Offices. Will the Government inform this Committee of the following:

1. What were the total operating expenditures of BD's BIC in the past three years?
2. What were the total numbers of visitors of BD's BIC in the past three years?
3. What were the average numbers of viewing requests for building records catered for in each of the past three years? What were the numbers of copying requests for building records?
4. Upon the relocation of BIC from the crowded area of Mong Kok to a new development area, together with the impact of the Coronavirus disease 2019 epidemic in recent years, what measures will BD put in place to increase the usage and popularity of BIC?

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 44)

Reply:

1. The Building Information Centre (BIC) of the Buildings Department (BD) provides inspection and copying services of building records for applicants who attend BIC in person or access BD's Building Records Access and Viewing On-line (BRAVO) system via the internet upon payment of the prescribed fees. BIC engages outsourced services for image conversion and uploading of building records onto BRAVO, courier delivery of building records to applicants, and system operation and maintenance of BRAVO. In the past three years, the expenditures are as follows –

Financial Year	Staff Cost and Departmental Expenses (\$ million)	Image Conversion and Uploading (\$ million)	Courier Delivery (\$ million)	System Operation and Maintenance of BRAVO (\$ million)
2020-21	15.94	2.28	0.20	1.41
2021-22	15.73	2.31	0.24	0.23
2022-23 (Estimate)	16.10	2.23	0.26	1.31

2. The total numbers of visitors to BIC in person in the past three years are tabulated below –

Year	Number of Visitors to BIC
2020	9 814
2021	9 419
2022	9 089

3. The numbers of requests for inspection and copying of building records handled by BIC in the past three years are tabulated below –

Year	Number of Requests on Inspection of Building Records ⁽¹⁾			Number of Requests on Copying of Building Records ⁽²⁾		
	Via visit to BIC	Via BRAVO	Total	Via visit to BIC	Via BRAVO	Total
2020	4 139	78 366	82 505	21 899	75 532	97 431
2021	5 148	86 623	91 771	28 919	107 281	136 200
2022	3 504	84 178	87 682	32 353	115 100	147 453

Note ⁽¹⁾: Based on the number of building files, with each building file comprising one type of building plans for one building development, requested for inspection.

Note ⁽²⁾: Based on the number of sheets of plans or documents requested for copies.

4. BD has been organising briefings and visits on the operation of BIC/BRAVO for interested organisations, hosting various public educational programmes, as well as holding meetings and delivering talks and seminars with building stakeholders in BIC. Besides, with the epidemic situation gradually stabilised at the end of 2022, BD has resumed the open days of BIC during the Building Safety Week in October 2022 to showcase its services. The relevant information of BIC services has also been promulgated on BD website. BD will continue to promote BIC services via its public education and publicity activities.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)077

(Question Serial No. 3121)

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:

To promote the Renewable Energy Feed-in Tariff Scheme, the Buildings Department (BD) has formulated codes and references for the correct installation of solar photovoltaic (PV) systems, which specify the requirements, such as the height restriction, for the installation of solar PV systems in different types of buildings. Will the Government inform this Committee of the following:

1. the respective estimates for the processing of applications for the installation of solar PV systems by BD in each of the past three years;
2. the respective numbers of applications for the installation of solar PV systems in village houses and private buildings that BD processed in each of the past three years; and among them, the numbers of applications approved and rejected;
3. the staff establishment and financial provision of BD for the section that was responsible for the abovementioned processing of applications for the installation of solar PV systems in the past three years;
4. the difference in height restriction for installing a solar PV system on the roof of village houses and private buildings, and the reasons for such a difference; and
5. whether applications for the installation of a solar PV system of 1.5 metres to 2.5 metres in height on a roof in buildings other than the New Territories small houses must be rejected; and if not, please provide the application procedures.

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 43)

Reply:

1. to 3. & 5.

To further support and facilitate the development of renewable energy, the Government

announced in October 2018 initiatives including relaxation of restrictions on the installation of solar photovoltaic (PV) systems on the rooftops of New Territories Exempted Houses (also referred to as village houses). Solar PV systems not more than 2.5 metres in height (Note) may be installed on the rooftops of village houses exempted under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121) (BO(ANT)O) without prior permission from the Lands Department and the Buildings Department (BD).

Regarding solar PV systems in private buildings which are not village houses, the height of the supporting structures should be no more than 1.5 metres in height, in which case the simplified requirements of the Minor Works Control System apply. There is no need to seek BD's permission before commencing such minor works. If the supporting structure of the solar PV systems exceeds 1.5 metres, the owner should appoint an authorized person and a registered structural engineer to submit plans to the BD for approval. Works may commence upon seeking BD's approval and consent. The processing of such applications is carried out by the two New Buildings Divisions of BD as part of their overall duties. BD does not compile statistics on the numbers of such applications processed, approved or rejected, nor have a breakdown of the staff establishment and financial provision involved solely for processing such applications.

4. The BO(ANT)O stipulates restrictions on the height and roofed-over area of village houses (i.e. not more than three storeys, not more than 8.23 metres in height, roofed-over area not exceeding 65.03 square metres). The building design of village houses is relatively simple and uniform. Private buildings which are not village houses, on the other hand, vary in height and design, with more complex surroundings than rural areas. Therefore, installation of solar PV systems on the rooftops of such buildings involve more considerations such as impact on the building structure (e.g. allowable load imposed on the rooftop), fire safety (e.g. effects on the means of escape), effect on the environment and possible nuisance to residents in the vicinity, etc. Hence, the height of the supporting structures for PV systems on the rooftops of these private buildings should be no more than 1.5 metres if the owner would like to go for the simplified procedures under the Minor Works Control System as explained above. If the supporting structure exceeds 1.5 metres, the owner should engage building professionals to submit plans to the BD for approval. This mechanism ensures the safety of building structure, residents and the public.

Note: The space underneath the PV system should not be enclosed and it should not cover more than half of the roofed-over area of the village house. Also, the rooftops on which the PV system is to be installed should be free of unauthorised building works.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0915)

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:

According to the Matters Requiring Special Attention in 2023-2024, the Department will follow up the recommendations made in The Ombudsman's direct investigation report on the government's enforcement against unauthorised building works in New Territories exempted houses. In this connection, will the Government inform this Committee of:

- (a) the manpower and resources allocated for 2023-24 to execute this task; and
- (b) the increase in manpower and resources allocated for 2023-24 comparing with that for 2022-23; if no increase, the reason?

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

Reply:

- (a) Enforcement against unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) is currently carried out in accordance with an enhanced enforcement strategy adopted since April 2012 (Note). As committed to the Panel on Development in 2022, the Buildings Department (BD) will review the enforcement strategy (including manpower deployment) in the light of experience gained so far. The recommendations made in The Ombudsman's direct investigation report will also be taken into account in the review overseen by existing staff as part of their overall duties. BD does not compile a breakdown of the manpower and resources incurred solely for this task.
- (b) Enforcement against NTEHs is currently carried out by 39 professional and technical staff of the Village Houses Section of the BD. There is no increase in manpower and resources allocated for 2023-24 comparing with that for 2022-23. As explained in (a) above, BD will review the enforcement strategy (including manpower deployment) in the light of experience gained. It will also continue to streamline operational procedures and explore the use of technologies to improve efficiency with a view to

stepping up the pace of implementing the enhanced enforcement strategy against UBWs in NTEHs.

Note : The enhanced enforcement strategy includes large scale operations for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or newly erected or found under constructions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1661)

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:

According to the Matters Requiring Special Attention in 2023-2024, the Planning and Lands Branch will continue to oversee the Buildings Department on its trial application of new technologies for enhancing the efficiency of enforcement against dangerous and abandoned signboards and to review its effectiveness. In this connection, will the Government inform this Committee of:

- (a) the progress of this trial application of new technologies; and
- (b) the staff establishment and the expenditure involved in this trial application?

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 4)

Reply:

- (a) The consultancy study to develop a defective signboards diagnostic system is currently underway. It makes use of a patrolling vehicle equipped with cameras and lidar equipment to carry out surveys of signboards along busy streets, and applies artificial intelligence to analyse and identify defective signboards. The first round of trials involving street surveys of selected street sections in Yau Tsim Mong and Sham Shui Po Districts has been completed. Pending completion of the remaining two rounds of trials, the consultancy study is expected to be completed in 2023. The Buildings Department (BD) will review the maturity and effectiveness of the technology in its enforcement work, and determine whether to extend the application to other districts.
- (b) The consultancy study is funded with a project provision of \$4.06 million. It is administered by the Signboard Control Unit of BD as part of its overall duties and no breakdown of the staff establishment could be provided solely for this task.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)080

(Question Serial No. 1079)

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:

According to the figures provided by the Buildings Department (BD), the number of sub-divided flats (SDF) inspected was 1 656 in 2022, while the number of SDF rectified of irregularities was 501. In this connection, will the Government inform this Committee of the following:

1. Among the 1 656 SDF inspected, what were the numbers of (a) SDF suspected of contravening relevant laws, (b) orders issued for rectification, and (c) owners prosecuted?
2. What were (a) the number of staff, (b) expenditure on emoluments, and (c) expenditure on equipment earmarked by BD for inspection on SDF in 2022?
3. In 2023, the indicator for SDF inspected is set at 1 650 by BD, while the indicator for those rectified of irregularities is set at a smaller number of 300. What are the reasons for that?
4. What are (a) the number of staff, (b) expenditure on emoluments, and (c) expenditure on equipment earmarked by BD for inspection on SDF in 2023? Is there any room for increased frequency of inspection by strengthening manpower and enhancing efficiency?
5. For serious contravention of the relevant laws (e.g. sub-division of flats in industrial buildings) or imminent danger identified during inspection of buildings, does BD have the statutory power to order closure of the SDF concerned and evict occupants from the SDF, other than instigating prosecution against the owners?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 16)

Reply:

1. Sub-divided flats (SDF) are not defined under the Buildings Ordinance (Cap. 123) (BO). For the purpose of the Buildings Department (BD)'s enforcement operations, the term generally refers to cases where a unit is subdivided into two or more smaller self-contained domestic units. Pursuant to the prevailing enforcement policy, BD takes enforcement actions against building irregularities associated with SDF. The commonly found building irregularities associated with SDF are the formation of unauthorised door openings that contravene the fire-resisting construction requirements of fire escape routes, the erection of partition walls that block fire escape routes and excessive installation of partition walls and/or thickening of floor screeding that result in overloading of the floor slabs. Where SDF are found to have actionable building irregularities, BD will issue removal orders to the owners concerned and instigate prosecution against the owners who fail to comply with the orders.

In 2022, BD inspected 1 656 units (Note) with SDF found. Among these SDF, 237 are identified with actionable building irregularities and enforcement actions are ongoing. As at end-February 2023, the number of removal orders issued against actionable building irregularities associated with such SDF and the number of prosecutions instigated against failure to comply with these removal orders are 57 and two respectively. BD will continue to follow up the enforcement actions against these cases, including issuing removal orders and instigating prosecution against owners who fail to comply with the orders.

BD does not have statistics on the number of SDF suspected of contravening relevant laws other than the BO.

2. & 4.

Enforcement action against building irregularities associated with SDF is carried out by professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. The numbers of professional and technical staff in these two divisions in 2022-23 and 2023-24 are 419 and 423 respectively. BD does not compile a breakdown of the manpower and expenditure involved solely for inspection or enforcement action against building irregularities associated with SDF.

BD has implemented improvement measures to speed up the enforcement actions against building irregularities identified in SDF, such as upgrading its Building Condition Information System to enhance monitoring of the progress of enforcement action, streamlining its procedures for applying to the court for entry warrants, redeployment of resources and re-adjusting its work priorities as appropriate. In addition, BD has been allocated additional resources in the past years to cope with various operation needs, including clearance of outstanding cases in relation to SDF.

3. Inspection of SDF is carried out in response to public reports and through large scale operations, to determine whether a SDF involves building irregularities. If such irregularities are identified, BD takes enforcement actions according to the prevailing enforcement policy against unauthorised building works. For actionable building irregularities, BD will issue removal orders to the owners concerned to require the

carrying out of the necessary rectification works. As not all SDF inspected will be identified with actionable building irregularities that warrant the issuance of removal orders or rectification works, the estimated number of SDF identified with and rectified of irregularities is usually smaller than the estimated number SDF inspected.

5. Depending on the actual circumstances, such as illegal domestic use of SDF in industrial buildings which poses significantly higher level of safety risks to the inhabitants, BD may by virtue of the provisions of the BO apply to the court for a closure order to close down the premises and arrange government contractors to carry out the necessary rectification works.

Note: Number of units is defined as the number as shown on an approved building plan.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)081

(Question Serial No. 0644)

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:

The Government has commenced the amendment to drainage-related regulations under the Buildings Ordinance (Cap. 123). Has the Government increased the provision for the expenditure and manpower to inform the industry, property owners and relevant stakeholders about the changes on construction standards, and to assist property owners to carry out repair works for old drainage systems? If yes, what are the details? If no, what are the reasons?

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 11)

Reply:

The proposed legislative amendments will modernise the existing Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) by making a new Building (Drainage) Regulation (New Regulation) with up-to-date and enhanced standards for the design and construction of drainage systems. Some of these proposed enhanced standards have been implemented since April 2021 through administrative means with positive feedback from the trade. The consultation and publicity work in connection with the legislative amendments is part of the overall duties of the Buildings Department (BD) and there is no increase in expenditure and manpower for such work.

The New Regulation will apply to new building developments and alteration and addition works in existing buildings. Simple repair of drainage systems in existing buildings is not subject to the New Regulation. Nevertheless, the Government has implemented the "Building Drainage System Repair Subsidy Scheme" (DRS) at a commitment of \$1 billion since May 2021 with an aim to assist building owners in repairing and/or upgrading the existing drainage systems of their buildings.

Under the DRS, there are two categories of buildings. Category 1 buildings are those with owners who are willing and able to organise among themselves to take up the investigation and repair works of their drainage systems. Such works will be subsidised under the DRS.

Category 2 buildings are those which have outstanding statutory orders for common drains and/or outstanding notices under the Mandatory Building Inspection Scheme for common areas but the owners concerned have difficulties in co-ordinating the requisite drainage investigation and repair works. BD proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the required works in default of owners concerned. 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.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)082

(Question Serial No. 0542)

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:

The Buildings Department (BD) is spearheading the development of the Electronic Submission Hub (ESH) as a digital platform for receiving and processing of building plans, documents and applications submitted under the Buildings Ordinance. Please inform this Committee of the following:

1. Stage 1 of ESH was launched on 30 June 2022 to accept electronic submission of structural plans and applications for building works above ground (excluding alteration and addition works). What are the number of applications submitted through the system since the launch, and the number of applications using paper-based mode of submission during the same period?
2. Does BD have any plans to further promote and facilitate the use of the system by the industry in 2023-24? If yes, what are the details?
3. What is the timetable for the implementation of ESH in Stage 2 (where the system will be extended to cover building plans that will require processing by some organisations or departments including those under the Works Branch of the Development Bureau) and Stage 3 (where all types of plan submissions will be covered)?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 30)

Reply:

1. Since the launch of Stage 1 of the Electronic Submission Hub (ESH) on 30 June 2022, as at 28 February 2023, there were 109 and 3 459 submissions of structural plans for building works above ground submitted through ESH and using paper-based mode respectively.
2. & 3.
Stage 2 of ESH was launched on 31 March 2023 and Stage 3 is scheduled to be launched

in the second quarter of 2025. The Buildings Department will arrange publicity activities to further promote and facilitate the use of ESH by the industry in 2023-24, including:

- (a) conducting briefings and workshops for industry practitioners;
- (b) promulgating circular letters, practice notes and user guides on the operation and requirements of the system; and
- (c) producing videos and posting social media feeds to promote the use of ESH.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)083

(Question Serial No. 0633)

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 scrutiny and approval of building plans under this programme in 2022-23, please advise this Committee of the following:

In 2022-23, as regards the building plans for new buildings, how many days on average did it take for a submission by an Authorized Person to obtain approval? Does the Department have any plans to take measures to speed up the processing time? If yes, what are the specific measures? If not, what are the reasons?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 33)

Reply:

The time limit for processing plan submissions are prescribed in the Buildings Ordinance (Cap. 123) and Building (Administration) Regulations (Cap. 123A). For newly submitted plans and resubmitted plans that constitute a major revision, the time limit for processing such plans is 60 days. For resubmitted plans that do not constitute a major revision, the time limit is 30 days. It may take more than one submission for an authorized person (AP) to obtain approval of a plan, and multiple approvals may be granted to different revisions of the plan during one new building project depending on the number of plan submissions made by the AP. As reference, concerning the first approval of general building plans (GBP) for new building projects submitted in 2022-23, the average number of days for AP to obtain such approval is approximately 130 days (discounting the time the AP took to revise the submission subsequent to disapprovals as applicable), which is roughly equivalent to an average of two submissions.

The Buildings Department (BD) has been adopting pragmatic measures to facilitate approval of GBP. Specifically, if plans can be approved subject to minor amendments or furnishing of further particulars, BD will allow AP to make such amendments or furnish such required particulars without rejecting the application. BD has also put in place a pre-submission

enquiry mechanism to facilitate registered building professionals in confirming the design principles of their projects at an early stage so that they may avoid abortive preparation work.

BD has also been reviewing the plan approval process regularly with a view to improving the efficiency of plan processing and facilitating the preparation of plans that meet BD's requirements. In May 2022, BD promulgated a new measure to allow the submission of essential information in GBP in three stages to commensurate with the design and construction process. This has been widely welcomed by the industry as a means to even out their effort in preparing details for GBP submissions and facilitate AP in obtaining the first approval of GBP. In view of the positive response, BD is working to further reduce essential information required in the GBP for obtaining the first approval.

In addition, BD has established "Dedicated Processing Units" (DPU) in March 2023 to process GBP submitted for private residential developments with 500 units or more. DPU will adopt a "facilitator" mindset to assist relevant professionals by providing proactive co-ordination and support services, so as to expedite the approval of plan submissions.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)084****(Question Serial No. 1260)**

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 handling of water seepage under this Programme in 2022-23, please advise this Committee of the following:

- 1) What are the respective numbers of cases that the Joint Office for Investigation of Water Seepage Complaints yet to be handled in each of the past three years? What are the respective manpower and expenditure involved?
- 2) Does the Government have any plans to take measures to reduce the cumulative number of cases yet to be handled? If yes, what are the details? If not, what are the reasons?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 34)

Reply:

- 1) Investigation of reports on water seepage in buildings is carried out by the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD). As of 8 February 2023, the numbers of water seepage reports received by JO in the past three years with investigation still in progress are tabulated below –

Number of Cases	2020	2021	2022	Cumulative Total
(i) Reports received	39 166	43 233	39 555	121 954
(ii) Among the cases in (i) above, number of cases with investigation in progress	4	802	9 798	10 604

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 –

FEHD	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	192.1 (estimate)

BD	2020-21	2021-22	2022-23
Number of professional and technical staff	82	82	82
Staff cost and departmental expenses (\$ million)	66.1	64.9	67.5 (estimate)
Expenditure for engaging outsourced consultants (\$ million)	37.9	47.4	38.6 (estimate)

- 2) JO has been implementing a series of improvement measures to enhance its efficiency and effectiveness in the handling of reports on water seepage in buildings including expediting the completion of investigation of the ongoing cases. Such measures include: setting up four regional JOs to enhance communication between staff of JO (FEHD) and JO (BD) and operational efficiency, enhancing the Water Seepage Complaint Management System to facilitate effective monitoring of follow-up actions of water seepage cases, streamlining the work procedures to reduce the number of prior visits and standardising the documents for application for entry warrants, stepping up monitoring of the consultants' performance, and setting up customer service team to enhance public awareness on water seepage matters and to advise on practical ways to resolve water seepage disputes. The JO will continue to enhance and streamline its works procedures to achieve greater efficiency.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)085

(Question Serial No. 1261)

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 consultancy study on the enforcement against dangerous or abandoned signboards under this programme in 2022-23, please inform this Committee of the following:

Implementation-wise, how effective are the consultant's recommendations on the enforcement against dangerous or abandoned signboards? Will the Buildings Department consider applying these recommendations to the handling of other unauthorised building works?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 36)

Reply:

The consultancy study to develop a defective signboards diagnostic system (DSDS) is currently underway. It makes use of a patrolling vehicle equipped with cameras and lidar equipment to carry out surveys of signboards along busy streets, and applies artificial intelligence to analyse and identify defective signboards. The first round of trials involving street surveys of selected street sections in Yau Tsim Mong and Sham Shui Po Districts has been completed. Pending completion of the remaining two rounds of trials, the consultancy study is expected to be completed in 2023.

DSDS is a pilot system and its effectiveness in identifying defective signboards will be reviewed after the completion of the consultancy study. It is premature to consider if the technology can be applied to the handling of other unauthorised building works.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)086****(Question Serial No. 2309)**

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 enforcement against unauthorised building works (UBWs) under this programme in 2022-23, please advise this Committee of the following:

- 1) What are the respective total numbers of UBWs cases that the Department had yet to complete in each of the recent three years? What are the manpower and expenditure involved?
- 2) Has the Government considered strengthening the communication and co-operation with property management companies with a view to training the property management personnel in the understanding of UBWs so that they will report suspicious cases of UBWs in the properties under their management, which should result in fewer new UBWs cases?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 38)

Reply:

- 1) As of 31 January 2023, the numbers of removal orders issued against unauthorised building works (UBWs) in the past three years (Note) and those yet to be discharged are tabulated below –

Year	The number of removal orders issued	The number of removal orders yet to be discharged
2020	8 150	2 722
2021	10 588	4 748
2022	16 308	12 918

The enforcement actions against UBWs were carried out by the professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of Buildings Department (BD) as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD does not compile a breakdown of the manpower and expenditure involved solely for enforcement actions against UBWs.

- 2) To promote awareness of building safety and understanding of the problems of UBWs, BD has been publishing quarterly newsletters, and delivering talks and arranging the Building Safety Advanced Certificate Courses for property management companies and personnel on a regular basis. In addition, BD E-learning Centre provides a continual education platform for property management personnel to enhance their knowledge on building safety-related topics including the handling of UBWs. BD is also working with the Property Management Services Authority (PMSA) to review the scope for enhancing the role of property management companies in assisting building owners in handling building safety matters and UBWs. BD will continue to collaborate and keep close liaison with PMSA in the formulation of its Codes of Conduct / best practice guides in this regard.

Note: Such orders include those issued against UBWs and illegal drainage systems. The significant increase in the number of removal orders issued in 2022 was due to enhanced enforcement action against defective drainage system arising from the Special Inspection Scheme to inspect external drainage systems of all private residential and composite buildings exceeding three storeys to protect public health and safety.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0924)

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:

1. Among the estimated increase of 3.8% in the overall expenses in the new financial year, what are the amount/percentage of expenditure and manpower to be utilised on the work to take enforcement action against unauthorised building works (UBWs)?
2. What is the additional number of UBWs cases that the Department will handle with the budget provision? To what extent can the efficiency in case handling be enhanced?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 1)

Reply:

1. The increase of 3.8% in estimated financial provisions is mainly due to the increased requirement for salaries and personnel-related expenses, a net increase of seven posts and increased expenses on hire of services and professional fees in 2023-24. Among the increased provisions, four new time-limited posts (two professional and two technical posts) with an estimated annual expenditure of \$3.15 million will be deployed to handle unauthorised building works (UBWs) relating to misconnection of drains in buildings for improving the near-shore water quality and reducing malodour in priority coastal areas of Victoria Harbour.
2. Besides attending to around 30 000 reports from members of the public about UBWs in 2023-24, it is estimated that the Buildings Department (BD) will handle not less than 100 additional cases involving misconnection of drains in buildings during the year, depending on the number of referrals from the Environmental Protection Department.

BD will continue to adopt a multi-pronged approach to enhance the efficiency in tackling UBWs. In addition to taking enforcement action, instigating prosecution, imposing surcharge on default works, implementing subsidy schemes for building rehabilitation, and providing support to owners through its in-house Social Services

Teams, BD will continue to enhance its public education and publicity campaign on building safety to foster a building care culture in the community.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)088

(Question Serial No. 0925)

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:

According to the Investigation Report by the Office of The Ombudsman, the Buildings Department (BD), among other things,

- was not proactive in following up cases that required the removal of unauthorised building works (UBWs) in buildings;
- failed to curb the proliferation of UBWs; and
- took nine to 18 months to issue a removal order after inspecting UBWs that were under construction, obviously failing to meet the objective of taking “immediate” enforcement action.

In response to these findings, please inform the Committee of the following:

1. What are BD’s plans for improvement in the new financial year based on the comments from The Ombudsman and what are the expenditure and manpower involved?
2. What results can be expected from the abovementioned improvement plans?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 2)

Reply:

1. Enforcement against unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) is currently carried out in accordance with an enhanced enforcement strategy adopted since April 2012 (Note). As committed to the Panel on Development in 2022, the Buildings Department (BD) will review the enforcement strategy (including manpower deployment) in the light of experience gained so far. The recommendations made in The Ombudsman’s direct investigation report will also be taken into account in the review overseen by existing staff as part of their overall duties.

In addition, BD will continue to streamline operational procedures and implement measures to enhance the efficiency and effectiveness in tackling UBWs in NTEH, including enhancing internal guidelines on serving warning letters and removal orders, employing additional outsourced consultants to assist the administrative work for taking enforcement actions, speeding up the inspection process by wider use of drones and other technologies, and upgrading its Building Condition Information System to enhance monitoring of the progress of enforcement action.

The follow-up on The Ombudsman's recommendations will be carried out by the 39 professional and technical staff of the Village Houses Section of BD as part of their overall duties in the implementation of the enhanced enforcement strategy against UBWs in NTEH. BD does not compile a breakdown of the manpower and resources incurred solely for this task.

2. In 2023, with the implementation of enhancement measures, BD plans to issue 1 300 removal orders against UBWs in NTEH, representing an increase of about 40% from the yearly average of about 940 removal orders issued in the past three years. BD also plans to step up enforcement actions by instigating around 250 prosecutions against those building owners who, without reasonable excuse, fail to comply with the removal orders, representing an increase of about 40% from the average of about 180 prosecutions instigated in the past three years.

Note: The enhanced enforcement strategy includes large scale operations for removal of existing UBWs in NTEH that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEH that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEH which constitute imminent danger or newly erected or found under construction.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)089

(Question Serial No. 0485)

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 Lands Department exercises control over unleased and unallocated government land against illegal occupation and unauthorised structures.

1. In the past three years, how many government sites were cleared from unlawful occupation? What was the expenditure incurred?
2. In the past three years, how many unauthorised structures were demolished? What was the expenditure incurred?
3. In the past three years, how many lease enforcement cases were undertaken? What was the expenditure incurred?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 36)

Reply:

1. & 2.

The number of government sites cleared from unlawful occupation from 2020 to 2022 is provided below –

Calendar Year	2020	2021	2022
Number of government sites cleared from unlawful occupation	8 929	10 537	9 199

The number of unauthorised squatter structures on government land demolished from 2020 to 2022 is set out below –

Calendar Year	2020	2021	2022
Number of unauthorised squatter structures on government land demolished	184	292	290

As clearance of unlawful occupation of government land and demolition of unauthorised structures only represent part of the Lands Department (LandsD)'s overall land control duties, LandsD does not have separate breakdown on the expenditure incurred for these tasks.

3. The number of cases with lease enforcement actions taken by LandsD and the relevant staff cost in lease enforcement work are provided below –

Calendar Year	2020	2021	2022
Number of cases with lease enforcement actions taken	949	1 540	1 699
Staff cost involved in lease enforcement work (excluding posts performing general administrative and clerical support duties)	\$96.5 million	\$96.3 million	\$96.0 million

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)090

(Question Serial No. 2124)

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:

Illegal Occupation of Land

The development of the Northern Metropolis involves extensive land resumption in Yuen Long District and North District. As reported in feature news, a lot of Tso/Tong land and agricultural land in the New Territories are under illegal occupation by suspected vice gangs for unauthorised operations or even for renting out the structures thereon after conversion into metal-sheet partitioned flats. Many of the owners and managers of Tso/Tong are unable to clear the land, rendering themselves wrongfully prosecuted by the Government. In this connection, will the Government inform this Committee of the following:

- 1 Does the Government have any latest statistics on illegal occupation of land in the New Territories?
- 2 Are there any remedies available to the owners under the existing mechanism if they are unable to clear the land or encounter financial difficulties?
- 3 Upon land resumption and clearance under the relevant ordinance, is there any mechanism for discretionary exemption on the fee payable by the owners for land redemption?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 4)

Reply:

It is the responsibility of landowners to safeguard their rights on their land and manage their land properly. If the land is occupied by a third party against the landowner's wish, the landowner concerned should take appropriate actions including seeking legal advice and reclaiming the land as these are private matters between the landowner and other parties.

Landowners have to comply with the conditions stipulated in their land leases. Any breach of lease conditions, if confirmed, will result in lease enforcement action by the Lands Department (LandsD) in its capacity as the landlord, which does not involve prosecution. For unauthorised structures on private agricultural land, LandsD will take appropriate lease enforcement actions including issuing warning letters to the owners requiring them to rectify the breach. If the breach is not rectified within a specified period, LandsD will register the warning letters in the Land Registry (LR), commonly known as “imposing an encumbrance”, and when necessary, proceed with re-entry of the land under the lease and the Government Rights (Re-entry and Vesting Remedies) Ordinance (Cap. 126) (the Ordinance). The land will become government land after registration of the instrument of re-entry in LR.

After the re-entry action, the former landowner may apply for relief against re-entry by making a petition to the Chief Executive (CE) or an application to the Court of First Instance (Court) within six months from the re-entry in accordance with the Ordinance. The CE or CE in Council may order the cancellation of the memorial of re-entry (upon such terms as to costs, expenses, damages, compensation, penalty or otherwise as he shall in his discretion think fit) or dismiss the petition. If an application is made to the Court regarding the land re-entered, the Court on the hearing of the application may exercise the same powers and make the same decree or order as in an action between private parties for the same relief and may order the cancellation of the memorial of re-entry. In general, the former landowner has to bear the consequences of the lease breaches.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)091

(Question Serial No. 2145)

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:

Government Legal Instruments Involved in the Redevelopment of Small Houses

The Lands Department has stated that the redevelopment of small houses requires the drafting of relevant legal instruments by the Department of Justice (DoJ). In this connection, will the Government inform this Committee of the following:

- 1 Will efforts be expended on enhancing speed and efficiency so as to expedite the process of drafting and approving the instruments?
- 2 What was the number of small house redevelopment cases with instruments processed by the DoJ in the past year? What was the average processing time?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 29)

Reply:

- 1 The Lands Department (LandsD) is responsible for processing applications for redevelopment of New Territories Exempted Houses (NTEHs) (including the redevelopment of small houses), including the preparation of the necessary legal instruments after consulting its Legal Advisory and Conveyancing Office where necessary. LandsD implemented new guidelines for processing applications for redevelopment of NTEHs in October 2021 and January 2023 respectively with a view to streamlining the application process and approval procedures. LandsD will continue to keep under review the processing procedures and consider the need for further streamlining as necessary.
- 2 In 2022, LandsD completed the processing of legal documentations of 248 NTEH redevelopment cases. The legal documentation procedures involve scrutinising legal instruments, checking land titles and ascertaining whether the requirements/conditions imposed by other regulatory authorities, etc., are in order. As the complexity for each

redevelopment case varies considerably and legal documentation work is only part of the application process, there is no readily available statistics on the processing time for handling the relevant legal documentation work alone.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)092

(Question Serial No. 0171)

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 (2018-19 to 2022-23), 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 (2018-19 to 2022-23), 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 (2018-19 to 2022-23); if there were rejected applications, the reasons for that;
- (d) the average and longest time taken to process applications in the past five years (2018-19 to 2022-23); 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 (2018-19 to 2022-23), 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 (2018-19 to 2022-23).

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

Reply:

- (a) From 2018 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.

By 2021, all the SCOs had been progressively subsumed into the 12 District Lands Offices (DLOs) according to the latter's geographical boundaries with a view to enhancing land control work of LandsD. Squatter control duties in the districts have thereby been taken up by the newly formed Squatter Control Teams (SCTs) of the DLOs.

Owing to this organisational re-structuring, the figures required are provided through two sets of tables for two respective periods, namely "From 2018 to 2020" and "From 2021 to 2022", as shown below –

From 2018 to 2020

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

		Number of surveyed domestic squatter structures					
Year		2018		2019		2020	
		PAL	GL	PAL	GL	PAL	GL
SCO	HK & LYM	781	2 631	781	2 624	781	2 617
	K, TW & KT	2 120	3 174	2 112	3 159	2 099	3 156
	Is	1 681	5 166	1 672	5 162	1 658	5 150
	NTE1	4 893	7 754	4 881	7 742	4 878	7 736
	NTE2	16 134	6 721	16 132	6 721	16 108	6 721
	NTW1	8 441	5 058	8 391	5 053	8 372	5 045
	NTW2	17 160	1 731	17 094	1 709	17 020	1 677
	Total	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 the seven SCOs are set out below –

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

From 2021 to 2022

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

		Number of surveyed domestic squatter structures			
Year DLO		2021		2022	
		PAL	GL	PAL	GL
Hong Kong East (HKE)		3	82	3	80
Hong Kong West and South (HKW&S)		625	1 939	625	1 929
Kowloon East (KE)		254	1 103	252	1 097
Kowloon West (KW)		0	2	0	2
Islands (Is)		1 603	5 116	1 559	5 107
North (N)		13 747	5 172	13 732	5 167
Sai Kung (SK)		1 279	2 023	1 277	1 997
Sha Tin (ST)		1 045	1 669	1 042	1 669
Tai Po (TP)		2 431	3 833	2 393	3 825
Tsuen Wan and Kwai Tsing (TW&KT)		1 990	2 627	1 984	2 585
Tuen Mun (TM)		5 108	3 069	4 981	3 052
Yuen Long (YL)		22 650	5 317	22 445	5 261
Total		50 735	31 952	50 293	31 771

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

DLO \ Year	Number of surveyed non-domestic squatter structures			
	2021		2022	
	PAL	GL	PAL	GL
HKE	11	115	11	115
HKW&S	242	1 373	242	1 368
KE	187	473	187	470
KW	0	26	0	26
Is	2 721	13 036	2 565	12 978
N	46 767	17 594	46 663	17 535
SK	5 103	9 318	5 087	9 150
ST	2 229	4 030	2 219	4 030
TP	7 604	13 988	7 542	13 976
TW&KT	2 807	2 427	2 806	2 372
TM	18 077	8 890	17 642	8 797
YL	119 936	20 383	119 232	20 179
Total	205 684	91 653	204 196	90 996

- (b) In the past five years (from 2018 to 2022), 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
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)
2022	36	37	(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 2018 to 2022), 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)
2018	63	24	25
2019	31	18	9
2020	28	9	10
2021	33	7	20
2022	49	17	36

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 2018 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. The application was eventually rejected. 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. Under the streamlined arrangement implemented by LandsD since then, 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 generally be longer.

- (e) In the past five years (from 2018 to 2022), the number of non-compliant structures (including surveyed squatter structures) on GL demolished and cancelled by SCOs/SCTs is set out below –

Year	Number of non-compliant structures on GL demolished and cancelled by SCO/SCT
2018	182
2019	130
2020	184
2021	292
2022	290

- (f) To allow more time for the affected residents to vacate from their structures, LandsD would generally hand over the required land in the New Development Areas (NDAs) 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 North NDAs, Hung Shui Kiu/Ha Tsuen NDA and Yuen Long South Development Area in the past five years is set out below –

NDA	Year				
	2018-19	2019-20	2020-21	2021-22	2022-23*
Kwu Tung North and Fanling North NDAs	0	0	309	782	103
Hung Shui Kiu/Ha Tsuen NDA	0	0	0	5	13
Yuen Long South Development Area	0	0	0	0	59
* As at 28 February 2023					

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)093

(Question Serial No. 2818)

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 the management of government land, please inform this Committee of:

- (a) The staff establishment for conducting inspections of government land and the numbers of inspections in the past three years (2020-21 to 2022-23).
- (b) The figures on unlawful occupation of government land detected by the Government in the past three years (2020-21 to 2022-23).
- (c) The respective figures on prosecution by the Government and successful conviction, as well as the highest and lowest fine imposed respectively upon conviction in the past three years (2020-21 to 2022-23).

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 44)

Reply:

- (a) Inspection of government sites is part of the overall land control work of the Lands Department (LandsD). In the past three financial years (2020-21 to 2022-23), on average some 250 staff (excluding posts performing general administrative and clerical support duties) were involved in land control work. LandsD does not have readily available information on the number of inspections conducted in the past three years.
- (b) In the past three calendar years (2020 to 2022), LandsD identified 9 052, 12 149 and 9 692 cases respectively involving unlawful occupation of government land. LandsD has been following up on these cases in accordance with the established practices.
- (c) LandsD may initiate prosecution action when unlawful occupation of government land does not cease following the expiry of statutory notices. In the past three calendar years (2020 to 2022), 19, 14 and 18 prosecutions were instituted respectively for unlawful occupation of government land. Among them, 18, 14 and 17 cases were

convicted respectively and the fine imposed by the court ranged from \$1,000 to \$137,000.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)094

(Question Serial No. 2819)

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:

With regard to assessing ex-gratia payments to primary producers in the agriculture and fisheries industries arising from development projects, please inform this Committee:

- (a) What was the total amount of ex-gratia payments disbursed to primary producers in the agriculture and fisheries industries arising from various development projects in each of the past three years (2020-21 to 2022-23)? What were the respective numbers of applications? Please list the figures with a breakdown by development project.
- (b) What are the respective numbers of applications for ex-gratia allowance under and pending processing? Please advise when the processing of all applications is expected to be completed and payments to be disbursed.
- (c) What were the number of applications for ex-gratia allowance processed and the total amount of ex-gratia payments disbursed by the Government in each of the past three years (2020-21 to 2022-23)?
- (d) What are the respective numbers of applications for ex-gratia allowance under and pending processing? Please advise when the processing of all applications is expected to be completed and payments to be disbursed.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 45)

Reply:

(a) & (c)

The total amount of ex-gratia payments disbursed to farmers, fishermen and mariculturists affected by various types of development projects and the number of relevant applications in the past three financial years are tabulated below –

Nature of projects	2020-21 (\$ million) [Number of applications involved]	2021-22 (\$ million) [Number of applications involved]	2022-23 (up to end February 2023) (\$ million) [Number of applications involved]
Sewerage works	0.35 [17]	1.58 [16]	0.01 [3]
Road works	3.08 [41]	22.51 [205]	2.76 [45]
Land supply	60.69 [105]	37.07 [177]	33.14 [156]
Railways	0 [0]	0 [0]	0 [0]
Marine works	0.08 [56]	0 [27]	14.87 [179]
Other public works	0.80 [21]	9.11 [53]	10.44 [27]
Total	65.00 [240]	70.27 [478]	61.22 [410]

(b) & (d)

About 280 applications for ex-gratia payments to farmers, fishermen and mariculturists were being processed as at end-February 2023. The processing of these applications is expected to be progressively completed with payment to be disbursed to the eligible applicants within 2023.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)095

(Question Serial No. 3255)

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:

Non-profit making animal welfare organisations (AWOs) operating re-homing centres may rent by way of short-term tenancies the vacant government sites under the management of the Lands Department (LandsD) that are available for leasing by non-governmental organisations for community purposes. In this connection, will the Government inform this Committee of the following:

1. How many sites or locations in total are currently used for operating re-homing centres by non-profit making AWOs as at the end of February 2023?
2. What is the total area of the sites/locations?
3. What were the costs of the vacant government sites under the management of the LandsD currently operated as re-homing centres in each of the past three financial years?

Asked by: Hon HO King-hong, Adrian Pedro (LegCo internal reference no.: 13)

Reply:

1. & 2.
As of end-February 2023, four government sites in Cheung Chau, Tuen Mun and Yuen Long with a total area of about 6 711 square metres were let by short term tenancies (STT) to four non-governmental organisations for uses involving animal boarding facilities.
3. The sites are managed by the respective STT tenants for operation of the facilities at their own expense. On the other hand, letting and management of STT is carried out by staff of the Lands Department as part of their overall land administration duties. No separate breakdown of staff cost involved solely for handling this task is available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)096

(Question Serial No. 0515)

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 Land Administration under Programme (1), please inform this Committee of the following:

1. Is "total flat number" of residential housing under "land disposal" derived from "total gross floor area (GFA)" based on any pre-set assumption and formula? If yes, what are the pre-set assumption and formula? Were the pre-set assumptions and formulas consistent in the past three years?
2. As regards the residential sites disposed of under the Land Sale Programme in the past three financial years (2020-21 to 2022-23), please list in table form their respective numbers, site areas and domestic GFAs (square metre), land clearance and rehousing costs, compensation for land clearance (if any), expenditures on site formation and infrastructure works, and areas of private land resumed under the Lands Resumption Ordinance (if any);
3. The names of grantees, site areas and premiums of the land granted by way of private treaty in the past three years.

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

Reply:

1. There is no one-size-fits-all assumption of flat size for private housing sites, be it from sites disposed of under the Land Sale Programme or by way of lease modification / land exchange / private treaty grant. The established practice is to provide an estimate based on the relevant information available at the date of tender invitation or execution of land document. Such information includes the permitted development parameters (like the maximum gross floor area stipulated) and information from approved building plans or known development scheme. In any event, the actual flat number will be subject to the actual design of the proposed development.

2. Residential sites disposed of in the Land Sale Programmes in the past three financial years (from 1 April 2020 to 28 February 2023) are set out in the table below:-

Item (Note 1)	Location (Lot number)	Site area (square meters) (m ²) (about) (Rounded to the nearest tens)	Maximum residential gross floor area (Note 2)	Costs related to land clearance (if applicable) (Note 3)
2020-21				
1	Ap Lei Chau Praya Road, Ap Lei Chau, Hong Kong (APIL 137)	1 130	8 200 m ²	Not applicable (N.A.)
2	Ma Wo Road, Tai Po, New Territories (TPTL 243)	22 610	72 640 m ²	\$1.56 million
3	Hiram's Highway near Heung Chung Road, Ho Chung, Sai Kung, New Territories (Lot 1003 in DD 214)	3 560	5 340 m ²	N.A.
4	Tai Po Road – Tai Po Kau, Tai Po, New Territories (TPTL 241)	6 240	9 360 m ²	N.A.
5	Kai Tak Area 4E Site 1, Kai Tak, Kowloon (NKIL 6603)	5 550	29 400 m ²	N.A.
6	Nos. 2, 4, 6 and 8 Mansfield Road, The Peak, Hong Kong (RBL 1211)	12 530	24 090 m ²	N.A.
7	Nos. 9 and 11 Mansfield Road, The Peak, Hong Kong (RBL 1222)	5 070	13 470 m ²	N.A.
8	Kai Tak Area 4E Site 2, Kai Tak, Kowloon (NKIL 6604)	10 950	58 020 m ²	N.A.
9	Area 25, Kwu Tung, New Territories (FSSTL 279)	18 570	92 840 m ²	\$68 million
2021-22				
1	Junction of Fan Kam Road and Castle Peak Road – Kwu Tung, Fanling, New Territories (Lot 4076 in DD 91)	4 400	26 400 m ²	N.A.

Item (Note 1)	Location (Lot number)	Site area (square meters) (m²) (about) (Rounded to the nearest tens)	Maximum residential gross floor area (Note 2)	Costs related to land clearance (if applicable) (Note 3)
2	Area 24, Kwu Tung, New Territories (FSSTL 278)	7 620	38 120 m ²	\$294.1 million
3	Junction of Lau Yip Street and Chung Yip Road, Yuen Long, New Territories (Lot 1677 in DD 115)	15 210	7 300 m ²	N.A.
4	No. 79 Broadcast Drive, Kowloon Tong, Kowloon (NKIL 6638)	2 220	6 650 m ²	N.A.
5	Tai Po Road – Tai Po Kau, Tai Po, New Territories (TPTL 234)	14 000	21 000 m ²	\$1.92 million
6	South Bay Road, Repulse Bay, Hong Kong (RBL 1203)	1 970	1 770 m ²	N.A.
2022-23 (up to 28 February 2023)				
1	Queen's Road East, Wan Chai, Hong Kong (IL 9061)	1 230	9 570 m ²	N.A.
2	Hospital Road, Hong Kong (IL 8872)	500	3 990 m ²	N.A.
3	Hin Wo Lane, Sha Tin, New Territories (STTL 643)	1 380	8 300 m ²	N.A.
4	Castle Peak Road – Tai Lam, Tuen Mun, New Territories (TMTL 561)	33 710	121 370 m ²	\$10.94 million
5	Sai Ning Street and Victoria Road, Kennedy Town, Hong Kong (IL 9069)	540	4 300 m ²	N.A.
6	Lai Kong Street, Kwai Chung, New Territories (KCTL 515)	3 880	23 280 m ²	N.A.
7	Kai Tak Area 2A Site 4, Site 5(B) and Site 10, Kai Tak, Kowloon (NKIL 6649)	19 920	104 190 m ²	N.A.

Item (Note 1)	Location (Lot number)	Site area (square meters) (m ²) (about) (Rounded to the nearest tens)	Maximum residential gross floor area (Note 2)	Costs related to land clearance (if applicable) (Note 3)
8	Po Fung Road, Tsuen Wan, New Territories (TWTL 427)	8 360	29 200 m ²	N.A.

Note 1: Based on the date of tender. Only awarded sites are included.

Note 2: Maximum residential gross floor area figures are as specified in the Conditions of Sale rounded to the nearest tens.

Note 3: The costs of providing rehousing to eligible domestic occupiers in lieu of the relevant ex-gratia allowance are excluded.

As for the expenditure on site formation and infrastructure works for the above private housing sites, such works conducted by the Civil Engineering and Development Department are for planned development area as a whole, of which the cost for private housing sites alone cannot be singled out and is hence unavailable. It should also be noted that for a number of private housing sites, site formation and infrastructural works are to be taken forward by the successful bidders and hence no such information is available to the Government.

3. Land granted by way of private treaty in the past three financial years (from 1 April 2020 to 28 February 2023) are set out in the table below:-

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
2020-21			
1.	Kowloon Inland Lot No. 11260 West Kowloon Cultural District, Tsim Sha Tsui <i>[West Kowloon Cultural District Authority]</i>	386 490	\$1,000 <i>(Nominal)</i>
2.	New Kowloon Inland Lot No. 6632 Choi Hung Road, Diamond Hill <i>[Hong Kong Housing Authority]</i>	6 320	\$1,000 <i>(Nominal)</i>

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
3.	Tung Chung Town Lot No. 46 Area 54, Tung Chung, Lantau Island <i>[Hong Kong Housing Authority]</i>	32 460	\$1,000 <i>(Nominal)</i>
4.	New Kowloon Inland Lot No. 6626 Ting On Street, Kwun Tong <i>[Hong Kong Housing Society]</i>	2 180	\$1,000 <i>(Nominal)</i>
5.	New Kowloon Inland Lot No. 6627 Junction of Un Chau Street, Tonkin Street and Fuk Wing Street, Sham Shui Po <i>[Urban Renewal Authority]</i>	1 080	\$1,000 <i>(Nominal)</i>
6.	Tuen Mun Town Lot No. 560 Area 48, So Kwun Wat, Tuen Mun <i>[Harrow International School (Hong Kong) Limited]</i>	37 980	\$1,000 <i>(Nominal)</i>
7.	Lot No. 1072 in Survey District No. 3 Off Anderson Road <i>[Hong Kong Housing Society]</i>	17 460	\$1,973,840,000 <i>(Concessionary)</i>
8.	Hung Shui Kiu Town Lot No. 1 Hung Ping Road, Hung Shui Kiu, Yuen Long <i>[Hong Kong Housing Society]</i>	2 370	\$1,000 <i>(Nominal)</i>
9.	Tuen Mun Town Lot No. 558 Castle Peak Road, So Kwun Wat, Tuen Mun <i>[Chu Hai College of Higher Education Limited]</i>	16 930	\$1,000 <i>(Nominal)</i>

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
10.	Tseung Kwan O Town Lot No. 70 Section A and Tseung Kwan O Town Lot No. 70 Remaining Portion Site KL, 1 Lohas Park Road, Tseung Kwan O <i>[MTR Corporation Limited]</i>	N.A. ^(Note 4)	\$5,568,000,000 (For Site KL only) <i>(Full market value)</i>
11.	Kowloon Inland Lot No. 11267 Between Chung Hau Street and Oi Sen Path, Ho Man Tin <i>[The Hong Kong Polytechnic University]</i>	11 780	\$1,000 <i>(Nominal)</i>
12.	Hung Shui Kiu Town Lot No. 2 Hung Yuen Road, Hung Shui Kiu, Yuen Long <i>[Hong Kong Housing Society]</i>	2 380	\$1,000 <i>(Nominal)</i>
13.	Inland Lot No. 9062 80 Des Voeux Road Central and 93 Queen's Road Central, Central <i>[Urban Renewal Authority]</i>	4 170	\$1,000 <i>(Nominal)</i>
14.	Fanling Sheung Shui Town Lot No. 281 Ma Sik Road, Fanling <i>[CLP Power Hong Kong Limited]</i>	2 320	\$98,280,000 <i>(Full market value)</i>
15.	Lot No. 684 in Ma Wan Ma Wan <i>[Ma Wan Park Limited]</i>	147 000	\$1,000 <i>(Nominal)</i>
2021-22			
1.	New Kowloon Inland Lot No. 6634 Choi Hung Road, Diamond Hill <i>[Hong Kong Housing Authority]</i>	21 470	\$1,000 <i>(Nominal)</i>

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
2.	Fanling Sheung Shui Town Lot No. 277 Castle Peak Road –Chau Tau, Sheung Shui <i>[CLP Power Hong Kong Limited]</i>	3 000	\$135,970,000 <i>(Full market value)</i>
3.	Sha Tin Town Lot No. 640 On Muk Street, Shek Mun, Sha Tin <i>[Hong Kong Housing Authority]</i>	4 310	\$1,000 <i>(Nominal)</i>
4.	New Kowloon Inland Lot No. 6610 Kai Tak Area 1E Site 1, Kai Tak <i>[Hong Kong Housing Society]</i>	16 940	\$1,000 <i>(Nominal)</i>
5.	Kowloon Inland Lot No. 11278 Junction of Sung Chi Street and Hok Yuen Street, To Kwa Wan <i>[Urban Renewal Authority]</i>	1 540	\$1,000 <i>(Nominal)</i>
6.	Fanling Sheung Shui Town Lot No. 264 Pak Wo Road, Fanling <i>[Hong Kong Housing Society]</i>	11 500	\$225,470,000 <i>(Concessionary)</i>
7.	Lot No. 1073 in Survey District No. 3 Off Anderson Road <i>[Hong Kong Housing Society]</i>	5 990	\$640,650,000 <i>(Concessionary)</i>
8.	Lok Ma Chau Inland Lot No. 2 Lok Ma Chau Loop, North <i>[CLP Power Hong Kong Limited]</i>	3 940	\$121,580,000 <i>(Full market value)</i>
9.	Chek Lap Kok Lot No. 4 Chek Lap Kok <i>[The Airport Authority]</i>	6 510 000	\$1,000 <i>(Nominal)</i>

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
10.	Tung Chung Town Lot No. 44 Area 58, Tung Chung, Lantau Island <i>[The Evangelical Lutheran Church of Hongkong]</i>	2 600	\$1,000 <i>(Nominal)</i>
11.	<i>Rural Building Lot No. 1199</i> <i>Tai Tam Reservoir Road, Tai Tam</i> <i>[Hong Kong International School Association Limited]</i>	6 610	\$1,000 <i>(Nominal)</i>
12.	Rural Building Lot No. 1216 Tai Tam Reservoir Road, Tai Tam <i>[Hong Kong International School Association Limited]</i>	2 240	\$1,000 <i>(Nominal)</i>
13.	Lot No. 1075 in Survey District No. 3 Off Anderson Road <i>[Hong Kong Housing Authority]</i>	14 210	\$1,000 <i>(Nominal)</i>
14.	New Kowloon Inland Lot No. 6612 Kai Tak Area 2B Site 2, Kai Tak <i>[Hong Kong Housing Authority]</i>	12 010	\$1,000 <i>(Nominal)</i>
15.	Sha Tin Town Lot No. 600 Choi Sha Street, Lok Wo Sha, Ma On Shan, Sha Tin <i>[City University of Hong Kong]</i>	13 300	\$1,000 <i>(Nominal)</i>
16.	Kowloon Inland Lot No. 11279 Junction of Bailey Street, Wing Kwong Street and Wan On Street, To Kwa Wan <i>[Urban Renewal Authority]</i>	7 410	\$1,000 <i>(Nominal)</i>

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
17.	Hung Shui Kiu Town Lot No. 3 Hung Nga Road, Hung Shui Kiu, Yuen Long <i>[Hong Kong Housing Society]</i>	7 220	\$1,000 <i>(Nominal)</i>
18.	Tseung Kwan O Town Lot No.133 Chiu Shun Road, Tseung Kwan O <i>[Hong Kong Housing Authority]</i>	4 100	\$1,000 <i>(Nominal)</i>
19.	Inland Lot No. 9079 Junction of Java Road, Tin Chiu Street and Marble Road, North Point <i>[Hong Kong Housing Authority]</i>	1 240	\$1,000 <i>(Nominal)</i>
20.	Kowloon Inland Lot No. 11286 Ko Shan Road, To Kwa Wan <i>[Hong Kong Housing Authority]</i>	3 030	\$1,000 <i>(Nominal)</i>
21.	New Kowloon Inland Lot No. 6611 Kai Tak Area 2B Site 1, Kai Tak <i>[Hong Kong Housing Society]</i>	13 830	\$4,613,730,000 <i>(Concessionary)</i>
22.	Fanling Sheung Shui Town Lot No. 282 Jockey Club Road, Fanling <i>[Hong Kong Housing Society]</i>	5 070	\$1,035,000,000 <i>(Concessionary)</i>
23.	Kowloon Inland Lot No. 11276 Hung Fook Street / Ngan Hon Street, To Kwa Wan <i>[Urban Renewal Authority]</i>	4 580	\$1,000 <i>(Nominal)</i>

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
2022-23			
1.	Offshore Liquefied Natural Gas Terminal Lot No. 1 Hong Kong waters, off Soko Islands <i>[Hong Kong LNG Terminal Limited]</i>	35 000	\$11,960,000 <i>(Full market value)</i>
2.	Lot No. 1074 in Survey District No. 3 Off Anderson Road <i>[Hong Kong Housing Society]</i>	10 670	\$1,698,420,000 <i>(Concessionary)</i>
3.	Kowloon Inland Lot No. 11281 Junction of Oak Street and Ivy Street, Tai Kok Tsui <i>[Urban Renewal Authority]</i>	620	\$1,000 <i>(Nominal)</i>
4.	Kowloon Inland Lot No. 11275 Hung Fook Street / Kai Ming Street, To Kwa Wan <i>[Urban Renewal Authority]</i>	2 950	\$1,000 <i>(Nominal)</i>
5.	Kowloon Inland Lot No. 11277 Wing Kwong Street / Kai Ming Street, To Kwa Wan <i>[Urban Renewal Authority]</i>	2 490	\$1,000 <i>(Nominal)</i>
6.	Rural Building Lot No. 1192 Pok Fu Lam Road, Pok Fu Lam <i>[The University of Hong Kong]</i>	30 070	\$1,000 <i>(Nominal)</i>
7.	<i>Fanling Sheung Shui Town Lot No. 287</i> <i>Area 24, Kwu Tung, Sheung Shui</i> <i>[Hong Kong Housing Society]</i>	27 000	\$2,000 <i>(Nominal)</i>

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
8.	New Kowloon Inland Lot No. 6643 Yan Wing Street, Yau Tong <i>[Hong Kong Housing Authority]</i>	11 530	\$1,000 <i>(Nominal)</i>
9.	Fanling Sheung Shui Town Lot No. 291 Ching Hiu Road, Fanling <i>[Hong Kong Housing Authority]</i>	7 790	\$1,000 <i>(Nominal)</i>
10.	Sha Tin Town Lot No. 642 Hang Tai Road, Ma On Shan, Sha Tin <i>[Hong Kong Housing Authority]</i>	8 460	\$1,000 <i>(Nominal)</i>
11.	Inland Lot No. 9081 Des Voeux Road West and Kwai Heung Street, Sai Ying Pun <i>[Urban Renewal Authority]</i>	1 080	\$1,000 <i>(Nominal)</i>
12.	Inland Lot No. 9082 Telegraph Bay, Pok Fu Lam <i>[Hong Kong Cyberport Development Holdings Limited]</i>	15 710	\$1,000 <i>(Nominal)</i>
13.	Yuen Long Town Lot No. 537 Wang Lok Street, Yuen Long <i>[CLP Power Hong Kong Limited]</i>	3 720	\$151,740,000 <i>(Full market value)</i>
14	Kowloon Inland Lot No. 11285 Wing Kwong Street / Sung On Street, To Kwa Wan <i>[Urban Renewal Authority]</i>	2 880	\$1,000 <i>(Nominal)</i>

Note 4: The area of the site in Lohas Park, Tseung Kwan O has not been stipulated as it forms part of Tseung Kwan O Town Lot No. 70 granted previously.

Information on private treaty grants executed is published on Lands Department's website (<https://www.landsd.gov.hk/en/resources/land-info-stat/non-NTEH-land-transaction/ptg.html>) on a monthly basis.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)097

(Question Serial No. 0516)

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 2022, 266 sites with a total area of 240-odd hectares were granted to various government departments through Temporary Government Land Allocation (TGLA). In this regard:

1. What were the reasons for the substantial increase in TGLA sites granted to government departments in 2022? Please provide a breakdown by department/policy bureau the respective numbers, areas, uses and anticipated allocation periods of these TGLA sites.
2. As at present, what are the ten departments/bureaux which have been granted the largest share of site area through TGLA, and what are their respective allocated areas and temporary uses? Please state whether the Government will regularly collect information from the user departments/bureaux of these TGLA sites with respect to the use and occupation of the TGLAs.

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

Reply:

1. The total area of temporary government land allocations (TGLAs) allocated to bureaux/departments (B/Ds) in 2021 and 2022 was about 55 hectares (ha) and 240 ha respectively. The considerable increase in the total area of TGLAs allocated in 2022 was mainly due to 24 sites with a total area of about 146 ha being allocated to the then Food and Health Bureau (about 142 ha), the Department of Health (about 3.15 ha) and the Architectural Services Department (ArchSD) (about 0.85 ha) for anti-epidemic related purposes including construction of community isolation facilities and temporary hospitals.
2. As at 31 December 2022, the total area of TGLAs held by various B/Ds was about 3 700 ha. Most of these TGLAs are works sites or works areas for construction of government projects and may form part of the completed infrastructure to be handed over to the user B/Ds upon project completion or vacated upon cessation of the relevant

use. The top ten departments with the most TGLAs in terms of area are the Civil Engineering and Development Department (about 1 855 ha), the Environmental Protection Department (about 567 ha), the Highways Department (about 483 ha), the Drainage Services Department (about 143 ha), the Health Bureau (about 140 ha), the Water Supplies Department (about 121 ha), the Leisure and Cultural Services Department (about 105 ha), the Hong Kong Police Force (about 43 ha), ArchSD (about 38 ha) and the Home Affairs Department (about 30 ha). B/Ds holding the TGLAs are required to ensure the proper use and occupation of the land.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)098

(Question Serial No. 3056)

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 Lands Department (LandsD) will continue with its land enforcement work in the new year, including enforcement against unlawful occupation of government land, unauthorised structures on private agricultural land and other lease breaches. In this regard:

1. What are the estimated expenditure and the staff establishment involved in LandsD's enforcement procedures?
2. Will the Government review the existing processes? If the processes are to be streamlined, please provide the details; if no, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 57)

Reply:

1. In 2023-24, around 610 staff with an annual staff cost of about \$317 million will be involved in the Lands Department (LandsD)'s various land enforcement tasks including land control on government land, squatter control and lease enforcement.
2. In 2022, LandsD reviewed the land enforcement work conducted by different teams in District Lands Offices (DLOs). To enhance the overall operational efficiency and achieve synergies through streamlining workflow under one command, the Land Control Team, Lease Enforcement Team and Squatter Control Team in respective New Territories (NT) DLOs merged to form a single enforcement team, namely the Land Enforcement Team (LDET), whereas the Land Control Team and Squatter Control Team in respective urban DLOs merged to form a single enforcement team, namely the Land Control Team (LDCT)^(Note 1) on 3 April 2023. The LDET and LDCT provide one-stop services and serve as a single contact point for handling complaints/enquiries/referrals involving the relevant types of land enforcement cases. Under the new set-up, the existing Special Duties Task Force and Development Enforcement Unit under LandsD continue their work of strengthening land enforcement

actions against serious cases of unauthorised structures on private agricultural land, unlawful occupation of government land and non-conforming uses of industrial buildings.

Note 1: The lease enforcement work in urban DLOs continues to be conducted according to its original mode without being merged into LDCT. Unlike NTDLOs, lease enforcement work in urban DLOs mainly deals with cases involving multi-storey buildings (especially industrial buildings) which do not have direct interface with squatter control and land control work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)099

(Question Serial No. 3058)

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 Lands Department has pointed out 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 advise the following:

1. What are the estimated expenditure and the staff establishment involved in streamlining the processes for land disposal and lease modifications/land exchanges?
2. Will indicators be set for streamlining the processes? If yes, please provide the details; if no, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 56)

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, development-related requirements on building height, sustainable building design, site coverage (SC), plot ratio/gross floor area (GFA) restrictions, etc. have been streamlined in recent years. In 2022, LandsD introduced and promulgated a series of streamlining measures in respect of the installation of solar photovoltaic systems in private developments; provision of sales office and show flats as well as related marketing activities by self-certification of compliance; and a fast track approach for lease modification, approval and consent for GFA and SC exemptions in developments as well as relaxation of building height restrictions for developments adopting modular integrated construction method. LandsD will continue to explore new initiatives 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 2022 to 28 February 2023, BPU completed processing 835 development submissions, in which 98% of general building plan submissions were completed within the pledged period of eight weeks for Non-Building Committee III cases and ten weeks for Building Committee III cases.

As of the end of February 2023, lease modification/land exchange cases being handled by LSS could generate a total of about 2 195 000 square metres (m²) of domestic GFA (involving about 40 400 flats) and 913 000 m² of non-domestic GFA. LSS keeps close liaison with the applicants and arranges inter-departmental meetings with the applicants to resolve problematic issues expeditiously. From April 2022 to the end of February 2023, 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. During the period, 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 indicated by the percentage of general building plan submissions completed within the pledged period and the average processing time for lease modification/land exchange cases, the promulgated streamlining measures have been proven effective.

Streamlining the processing for land disposal and lease modification/land exchange cases is carried out by the staff of LandsD as part of their overall land administrative duties, and no separate breakdown for the estimated expenditure and staff establishment is available. As of the end of February 2023, there are 32 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)100

(Question Serial No. 3060)

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 Lands Department is responsible for granting short-term tenancies for temporary use of government land. In this connection, will the Government inform this Committee:

1. What are the estimated expenditure and the staff establishment involved in the approval of short-term tenancies for temporary use of government land?
2. Will the Government explore ways to streamline the workflow so as to expedite the approval process?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 60)

Reply:

1. The land administration work for letting short term tenancies (STT) by tender and direct grant as well as the management of STT is carried out by various staff of the Lands Department (LandsD) as part of their overall land administration duties. No separate breakdown on the expenditure and number of staff solely for handling this work is available.
2. In 2020, LandsD refined the relevant departmental guidelines to improve the processing of STT applications, including setting a target for completing the processing of STT applications within 12 months from the date of receiving a valid application. Cases not meeting the internal target would be brought to the personal attention of District Lands Officer for follow-up. LandsD will continue to keep its work under review and consider possible initiatives to further streamline the processing procedures as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)101

(Question Serial No. 2308)

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 enforcement actions against abusive use of land under this programme in 2022-23, please inform this Committee of the following:

1. Land Control Teams comprising 9 to 33 members have been formed in all District Lands Offices. What were the respective manpower expenses involved in the past three years? Has their effectiveness been evaluated?
2. As for the enforcement actions against abusive use of land, has the Lands Department adopted any innovative technology facilities for higher efficiency and effectiveness, and what is the estimated expenditure in 2023-24?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 39)

Reply:

1. If unlawful occupation of government land is detected, the Lands Department (LandsD) will take land control actions accordingly in accordance with the established practice. A statutory notice under section 6(1) of Land (Miscellaneous Provisions) Ordinance (Cap. 28) will be posted on site requiring the occupier to cease the unlawful occupation before the date specified in the notice. LandsD will clear the unlawful occupation when the latter does not cease following the issue of statutory notices. Prosecution may be initiated as and when justified. Relevant statistics regarding land control actions taken in the past three years (2020 to 2022) are set out in the following table:

Calendar year	2020	2021	2022
No. of government sites cleared from unlawful occupation	8 929	10 537	9 199
No. of prosecutions instituted	19	14	18
No. of cases convicted	18	14	17

The staff cost for some 250 full-time equivalent staff deployed for land control work (excluding posts performing general administrative and clerical support duties) in the past three financial years is as follows:

Financial year	Staff cost
2020-21	\$126 million
2021-22	\$126 million
2022-23	\$130 million

LandsD keeps its land control work under review to ensure effective use of its manpower and resources on this front.

2. LandsD has been making use of Geographic Information System, as well as mobile and change detection technologies to enhance the effectiveness in field inspection and data collection for land control work. These technologies have contributed to efficient discharge of land enforcement duties by frontline staff and effective case management. The estimated expenditure on adopting these technologies for land control work in 2023-24 is about \$6 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)102

(Question Serial No. 2930)

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:

With regard to the short-term tenancies (STTs) issued to non-government entities, please inform this Committee of the following:

- 1) The details of STTs actually granted in 2022, including location, land use, tenancy term, rent and expenditure involved;
- 2) The details of STTs expected to be granted in 2023, including location, land use, tenancy term, date of tender exercise and expenditure involved;
- 3) In view of the headwind of the Coronavirus disease 2019 pandemic on the operating environment, the Government has suspended the re-tendering of STTs until 30 June 2023. Although Hong Kong is moving towards normalcy, the operating environment of the logistics industry remains harsh. The values of exports and imports recorded recently show a drastic year-on-year decline of 30%, a situation that affords no optimism. While it is announced in the Budget that the period of STT rent concession has been extended for six months to the end of 2023, will the Government consider the suspension of STT re-tendering until the end of this year as well?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 20)

Reply:

- 1) 127 short-term tenancies (STTs) were let by direct grant by the Lands Department (LandsD) in 2022. Their locations by respective District Lands Offices (DLOs) are set out in the table below –

District (by DLO)	Number of STTs
Hong Kong East	3
Hong Kong West and South	3
Kowloon East	6
Kowloon West	4
Islands	12
North	9
Sai Kung	26
Sha Tin	7
Tai Po	6
Tsuen Wan and Kwai Tsing	7
Tuen Mun	18
Yuen Long	26
Total	127

The tenancy terms of these STTs range from three months to seven years, followed by a periodic term ranging from monthly to yearly. They cover a wide range of uses, including private gardens; storages and shops; works areas/sites required for various projects such as public housing developments, transitional housing; and recreation/education/community/other non-profit-making uses. The rent for direct grant STTs may be nominal, concessionary or at full market value depending on their nature and the policy directive of the relevant bureaux/departments.

As for STTs let by tender, the relevant key terms are published by Government Gazette and available on LandsD's website (<http://www.landsd.gov.hk/en/stt/records.htm>). Details of those with commencement date within 2022 are set out in the table below –

Item No.	STT No.	Location	User (Note 1)	Tenancy Term	Monthly rent (rounded to the nearest tens)
1	STTKW0019	Tung Chau Street, Sham Shui Po, Kowloon	Public carpark	One year certain and thereafter quarterly	\$404,490
2	STTYL0033	Yuen Long On Ning Road, Yuen Long, New Territories	Plant nursery	Three years certain and thereafter quarterly	\$35,000
3	STTYL0090	Tin Yip Road, Tin Shui Wai, Yuen Long, New Territories	Public carpark	Six months certain and thereafter monthly	\$311,800
4	STTYL0017	Yuen Long Pau Cheung Square, Yuen Long, New Territories	Plant nursery	Three years certain and thereafter quarterly	\$22,200
5	STTKW0017	Sai Yee Street, Mong Kok, Kowloon	(i) Plant nursery (ii) Storage	A fixed term up to 15 December 2022 and thereafter monthly	\$420,000
6	STTN0018	Ping Che in Demarcation District No. 77, North District, New Territories	(i) Open storage (ii) Vehicle repair workshop (iii) Warehouse	Five years certain	\$26,000
7	STTKE0015	Lok Wah Street, Tsz Wan Shan, Kowloon	Public carpark	One year certain and thereafter quarterly	\$428,430
8	STTKE0029	Po Kong Village Road, Kowloon	(i) Plant nursery (ii) Flower stall	One year certain and thereafter quarterly	\$12,100
9	STT 3843 Kwai Tsing	Container Port Road South, Kwai Chung, New Territories	Public carpark	One year certain and thereafter quarterly	\$423,880
10	STTKW0002	Junction of Lin Cheung Road	Public carpark	One year certain and	\$810,810

Item No.	STT No.	Location	User (Note 1)	Tenancy Term	Monthly rent (rounded to the nearest tens)
		and Jordan Road, Kowloon		thereafter quarterly	
11	STTIS0099	Ngan Shu Street, Mui Wo, Lantau Island, New Territories	Public carpark	One year certain and thereafter monthly	\$68,000
12	STTN0030	Area 30, Choi Shun Street, Sheung Shui, New Territories	Public carpark	One year certain and thereafter monthly	\$480,000
13	STTSK0105	Shek Kok Road, Area 85, Tseung Kwan O, New Territories	Public carpark	One year certain and thereafter quarterly	\$708,500
14	STTTM0068	Yick Yuen Road, Tuen Mun, New Territories	Public carpark	One year certain and thereafter monthly	\$228,000
15	STTST0067	Junction of Yuen Shun Circuit and Yuen Hong Street, Sha Tin, New Territories	Public carpark	One year certain and thereafter quarterly	\$300,800
16	STTST0089	Tai Shui Hang, Sha Tin, New Territories	Public carpark	One year certain and thereafter quarterly	\$350,000
17	STTTP0020	Chong San Road, Tai Po, New Territories	Public carpark	One year certain and thereafter quarterly	\$628,230
18	STTYL0020	Kam Tin Road, Yuen Long, New Territories	(i) Open storage (ii) Warehouse	Five years certain	\$86,000
19	STTTM0025	Pillar Point, Tuen Mun, New Territories	Storage	Five years certain	\$74,060

Item No.	STT No.	Location	User (Note 1)	Tenancy Term	Monthly rent (rounded to the nearest tens)
20	STTTP0027	Shek Kwu Lung, Tai Po, New Territories	Public carpark	One year certain and thereafter quarterly	\$68,800
21	STTIS0128	To Kau Wan, Lantau Island, New Territories	Waste recovery and recycling	Three years certain and thereafter quarterly	\$128,000
22	STTYL0024	Castle Peak Road – Tam Mi, San Tin, Yuen Long, New Territories	(i) Public car-park (ii) Open storage (iii) Warehouse	Five years certain	\$40,200
23	STTTP0033	Off Dai Kwai Street, Tai Po, New Territories	Public carpark	One year certain and thereafter quarterly	\$42,170
24	STTTM0036	Near Castle Peak Road - Tai Lam, Tuen Mun, New Territories	Storage	Three years certain and thereafter quarterly	\$1,008,000

Note 1: The users quoted are general descriptions of the primary uses in the tenancy agreements.

Letting of STTs by direct grant and tender as well as their subsequent management are carried out by relevant staff of LandsD as part of their overall land administration duties. No separate breakdown on the expenditure solely for handling this work is available.

- 2) About 130 STTs with a total area of 20 hectares is expected to be let by direct grant in 2023, whereas about 50 STTs with a total area of 20 hectares is expected to be let by tender in 2023. The actual number and area of these STTs will hinge on various factors, such as the availability of relevant sites and market response. We are therefore unable to provide detailed information of the individual sites at this stage.

For STTs to be let by tender, LandsD will publish the particulars of individual sites in a six months' STT tender forecast in its website (<http://www.landsd.gov.hk/en/stt/forecast.htm>) which in general will be updated on a monthly basis, as and when the relevant sites are ready to be tendered. The tender results will also be published by Government Gazette and on LandsD's website (<http://www.landsd.gov.hk/en/stt/records.htm>).

Letting of STTs by direct grant and tender as well as their subsequent management are carried out by relevant staff of LandsD as part of their overall land administration duties. No separate breakdown on the expenditure solely for handling this work is available.

- 3) According to the established land administration policy, STT sites let by open tender will be put up for re-tender upon expiry or termination of the tenancy so as to provide a level-playing field for prospective or interested market operators to submit tenders for using the sites concerned.

Since October 2019, the Government has implemented various measures in support of enterprises during the pandemic, including providing rental and fee concessions respectively for STTs and waivers for business and community uses under LandsD, as well as suspending the re-tender of STTs (except where STTs are terminated by the tenants themselves or by the Government on policy grounds). These measures aim to relieve the operating pressure faced by enterprises and to provide certainty and stability to tenants.

The 2023-24 Budget announced the extension of the rental or fee concession for eligible STTs and waivers under LandsD for six months until end-2023, with the concession rate reduced from 75% to 50% in view of the progressive resumption of social normalcy. The Government will formulate plans for resuming the re-tender of STTs at an appropriate juncture. When there are concrete details, relevant tenants and waiver holders will be notified in good time to facilitate their preparation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)103

(Question Serial No. 2931)

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 the revitalisation scheme for industrial buildings (IBs), will the Government inform this Committee of the following:

- 1) Since the launch of the pilot scheme for charging premiums at standard rates for the redevelopment of old IBs on 15 March 2021, what are the details of the applications received, including the uses after redevelopment, the number of applications approved and its percentage share in eligible IBs; what are the reasons for rejection?
- 2) Will the Government extend and further enhance the pilot scheme which covers a two-year implementation period and is only applicable to redevelopment of pre-1987 IBs? If yes, what are the details? If no, what are the reasons?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 21)

Reply:

- 1) On 15 March 2021, the Government launched a two-year pilot scheme on charging land premium at standard rates for lease modification applications involving redevelopment of industrial buildings (IBs) constructed before 1987 (Pilot Scheme), which serves as an alternative to the conventional premium assessment on a case-by-case basis. The Pilot Scheme aims to provide certainty on the amount of land premium to be charged through promulgating a set of standard rates upfront, so as to incentivise IB owners to come forth for redevelopment of old IBs and expedite the processing of relevant lease modification applications.

From its launch until end-February 2023, there were 13 executed lease modifications for redevelopment of IBs which were eligible for the Pilot Scheme. Among these 13 cases, 11 opted for land premium to be charged at standard rates, comprising nine cases for commercial use and two cases for residential-cum-commercial uses upon redevelopment which would generate commercial gross floor area (GFA) of about

158 500 square metres (m²) and 4 300 flats in total. The two remaining cases concluded by the conventional premium assessment method are for commercial use upon redevelopment which would generate commercial GFA of about 55 000 m².

- 2) Having regard to the positive market feedback, the Government announced in March 2022 the extension of the Pilot Scheme for one year until 31 March 2024 so as to allow more time for owner of IBs to plan for redevelopment and for the Government to gather more experience for review. The level of standard rates would remain unchanged during the extended period. Furthermore, as announced in the Chief Executive's 2022 Policy Address, the Government will regularise the arrangement and aim to put forward a concrete implementation plan by mid-2023.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1401)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (Ivan CHUNG)
Director of Bureau: Secretary for Development

Question:

It is stated in “Matters Requiring Special Attention in 2023-24” that the Department will “take enforcement and prosecution actions against unauthorised developments in the rural New Territories”. In this connection, would the Government inform this Committee of the following:

1. Regarding the figures under the indicators of performance measures in respect of district planning, the estimated numbers of “reports on alleged unauthorised development investigated” and various kinds of warning letters (such as “stop notices”) issued in 2023 have increased nearly 10%, as compared with the actual numbers in 2022. Please provide the relevant figures by the ten constituencies of the Legislative Council and, among them, how many cases involved unauthorised developments in the rural New Territories?
2. Please list, by District Council district, the manpower involved in investigating and undertaking prosecution actions against the cases of unauthorised developments; and
3. In 2023-24, has the Department considered reviewing the estimated expenditure and staff establishment involved in executing the aforesaid policy initiative?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 14)

Reply:

1. The Planning Department (PlanD) undertakes planning enforcement and prosecution actions against unauthorised developments in the rural New Territories in accordance with the Town Planning Ordinance (Cap. 131) (i.e. planning enforcement not applicable to Hong Kong Island and Kowloon and areas not previously covered by Development Permission Area Plans). A breakdown of the estimated numbers of “reports on alleged unauthorised development investigated” and various kinds of warning letters by Legislative Council Geographical Constituency Areas (LC) are appended below:

2023 (Forecast)	LC1	LC2	LC3	LC4	LC5	LC6	LC7	LC8	LC9	LC10	Total
Reports on alleged unauthorised development investigated	0	59	0	0	0	101	990	699	0	161	2 010
Warning letters/ compliance reminders and enforcement/ stop/ reinstatement notices issued	0	95	0	0	0	170	2 982	989	0	254	4 490

Remarks:

LC1: Hong Kong Island East, LC2: Hong Kong Island West (including Islands District), LC3: Kowloon East, LC4: Kowloon West, LC5: Kowloon Central, LC6: New Territories South East, LC7: New Territories North, LC8: New Territories North West, LC9: New Territories South West and LC10: New Territories North East.

2. Since the planning enforcement and prosecution work is undertaken by the Central Enforcement & Prosecution (CEP) Section of the PlanD with an establishment of 100 persons as a whole, we do not have a manpower breakdown by District Council areas.
3. The work on planning enforcement and prosecution actions against unauthorised developments in 2023-24 will be undertaken by the existing resources of the CEP Section of the PlanD. We will continue to monitor the manpower and expenditure requirements of planning enforcement and prosecution work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)105****(Question Serial No. 1402)**Head: (118) Planning DepartmentSubhead (No. & title): (661) Minor plant, vehicles and equipment (block vote)Programme: (-) Not SpecifiedControlling Officer: Director of Planning (Ivan CHUNG)Director of Bureau: Secretary for DevelopmentQuestion:

The block vote provision for minor plant, vehicles and equipment represents an increase of 164.3% over the revised estimate for 2022-23. This is mainly for the procurement and replacement of equipment. Please set out the breakdown and details of the above provision.

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 15)Reply:

The breakdown and details of the block vote provision are as follows:

No.	Item	\$ million
1	Replacement of the obsolete variable refrigerant volume unit at City Gallery	3.560
2	Revamp of the obsolete exhibits on 2/F of City Gallery to showcase latest planning and infrastructure development of Hong Kong	3.637
3	Replacement of the obsolete exhibits of the Mobile Exhibition Centre to show the latest planning information to the public	0.600
4	Replacement of obsolete computer workstations for meeting operation needs	2.420
Total		10.217

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1404)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (Ivan CHUNG)
Director of Bureau: Secretary for Development

Question:

It is mentioned under Matters Requiring Special Attention in 2023-24 that the Planning Department will increase the domestic floor space that can be provided on individual sites as far as permissible in planning terms, in accordance with the increased maximum domestic plot ratios allowed in different Density Zones as appropriate. Would the Government inform this Committee of:

1. the criteria or standards for increasing the maximum domestic plot ratios as appropriate; the manpower involved in considering and approving the criteria concerned;
2. whether assessment has been conducted on one-off increase of the maximum domestic plot ratios for the entire sub-area or outline zoning plan so as to reduce construction time and increase flat supply; if yes, the manpower and expenditure involved.

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 17)

Reply:

As announced by the Chief Executive in the 2014 Policy Address, the Government has relaxed the planning policy guidelines by allowing an increase of the maximum domestic Plot Ratios (PRs) for both private and public residential sites located in certain Density Zones by 20% where planning terms permit, except for the north of Hong Kong Island and Kowloon Peninsula which are more densely populated. In view of the shortage in public housing supply, the Government further refined the policy in December 2018 by allowing an additional increase of the maximum domestic PRs of public housing sites by up to 10% where their technical feasibility permits (i.e. increase in maximum domestic PRs allowed by 30% in total).

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 PRs permissible in planning terms, subject to any technical assessments to be conducted as

required to demonstrate that there would be no insurmountable problems or incompatibility with the surroundings as well as approval by the Town Planning Board.

As the relevant work is undertaken by staff of the Planning Department and other bureaux and departments as part of their overall duties, we are unable to provide a breakdown on the manpower and expenditure incurred solely for this policy initiative.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)107****(Question Serial No. 2451)**

Head: (118) Planning Department

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

Programme: (3) Town Planning Information Services

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

Regarding the management of the City Gallery and the Mobile Exhibition Centre, please advise this Committee on:

- the attendance figures of permanent exhibitions at the City Gallery and the Mobile Exhibition Centre in the past five years (in tabulated form);
- the details of the exhibitions at the City Gallery and the Mobile Exhibition Centre in the past five years; and
- the expenditure and details of the revamping of the City Gallery and the Mobile Exhibition Centre in the past five years (in tabulated form).

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 21)

Reply:

1. The City Gallery (CG) showcases the achievements of Hong Kong's planning and infrastructure development. It provides a venue for permanent exhibits and thematic exhibitions, and acts as a platform for collaboration and exchange of planning ideas as well as public engagement. The numbers of visitation at CG in the past five years are:

Financial Year	No. of Visitation
2018-19	165 735
2019-20	101 466
2020-21	12 401 (on-site: 2 953 and online: 9 448)
2021-22	73 166 (on-site: 59 934 and online: 13 232)
2022-23	338 727 (on-site: 148 893 and online: 189 834)

2. Besides permanent exhibits on planning and infrastructure development in Hong Kong, thematic exhibitions on different planning and planning-related topics have been conducted in the past five years:

Thematic Exhibition	Organiser/ Co-organiser
2018 (on-site)	
Nice Rivera Metropolis - Territory of Urban Innovations	Planning Department (PlanD), European Union Academic Programme Hong Kong, Villie de Nice, Métropole Nice Côte d'Azur
Winning Entries on Capture and Experience Tung Chung - Prequel to Tung Chung New Town Extension	Civil Engineering and Development Department (CEDD)
Floating Solar Power System Photography Competition - Winning Entries	Water Supplies Department
Infrastructure Imagination: Hong Kong City Futures 1972-1988	The University of Hong Kong (HKU)
“New Mobile Exhibition Vehicle of Planning Department” Roving exhibition	PlanD
Hong Kong Housing Society (HKHS) 70th Anniversary Roving Exhibition	HKHS
PlanD Outreach Programme 2017-18 - Planning for a Liveable Hong Kong: Smart, Green and Resilient	PlanD
The Legend of Rocks: Destiny of Quarries	PlanD, CEDD
City Gallery Summer Planning School 2018 - “Be a Town Planner” - Students’ Work Exhibition	PlanD
The Institution of Civil Engineers Hong Kong Association Graduates and Students Division (ICE HKA G&S) “ICE 200 Shaping Our Future City: Presentation-cum-Exhibition”	ICE
Conservation of Coastal Areas in Lantau	CEDD, Hong Kong University of Science and Technology
Pilot Study on Underground Space Development in Selected Strategic Urban Areas - Feasibility Study : Design Ideas Competition Entries Exhibition	PlanD, CEDD

Thematic Exhibition	Organiser/ Co-organiser
Port Works 90 Exhibition - A Time to Remember	CEDD
Urban Design Awards 2018 Exhibition	PlanD, Hong Kong Institute of Urban Design (HKIUD)
The Hong Kong Institute of Planners (HKIP) Awards 2018	PlanD, HKIP
2019 (on-site)	
Basic Law Roving Exhibition	Constitutional and Mainland Affairs Bureau
Lantau Tomorrow Vision	CEDD
16th Venice Biennale International Architecture Exhibition - Hong Kong Response Exhibition: “Vertical Fabric: Density in Landscape”	PlanD, Hong Kong Institute of Architects (HKIA)
ICE HKA G&S Shaping Our Future City 2019	ICE
Safer Living 2.0 - School Ambassador Programme	CEDD
Stage 2 Public Engagement for the Pilot Study on Underground Space Development in Selected Strategic Urban Areas	PlanD, CEDD
Social Innovation Community 4.0	The Hong Kong Council of Social Service
2020	
HKIP Awards 2019 (on-site)	PlanD, HKIP
PlanD Outreach Programme 2019-20 - Planning for a Liveable Hong Kong: Smart, Green and Resilient (on-site)	PlanD
Relocation of Sha Tin Sewage Treatment Works to Cavern (online)	Drainage Services Department (DSD)
2021	
National Security Public Education Exhibition (on-site)	Chief Executive’s Office
Planning and Design Exhibition on Transitional Housing in Hong Kong (on-site)	PlanD, HKIP
Degree Show - Department of Urban Planning and Design, HKU (on-site)	PlanD, HKU
Geographic Information System Application (on-site)	PlanD

Thematic Exhibition	Organiser/ Co-organiser
Hong Kong Horizontal Metropolis (on-site)	PlanD, City University of Hong Kong
PT 2.0 Public Toilet Design Competition (on-site)	Architectural Services Department
Lantau Conservation Fund 2020-21 and its Approved Project (on-site)	Sustainable Lantau Office (SLO) of CEDD
Sham Chung Haven: Restoring the Relationship between Nature, Ecology and Human (on-site)	Environmental Protection Department
Heritage Fiesta cum Roving Exhibition 2021 (on-site)	Development Bureau (DEVB)
New Territories Cycle Track Network (on-site)	CEDD
HKIP Awards 2020 (online)	PlanD, HKIP
HK SciFest 2021 - Smart Planning in the Digital Era (online)	PlanD
Green Living @ Lantau (on-site and online)	SLO of CEDD
Planning for a Livable and Healthy City cum Summer Planning School (on-site and online)	PlanD
The Greater Bay Area Urban Design Awards (on-site and online)	PlanD, HKU
Hong Kong Collateral Event at the 17th Venice Biennale International Architecture Exhibition (on-site and online)	PlanD, HKIA
Smart City Technology (on-site and online)	PlanD, The Hong Kong Polytechnic University
2022	
Urban Forestry (on-site)	DEVB
HKIP Awards 2021 (online)	PlanD, HKIP
HKIP Community Planning Lab (online)	PlanD, HKIP
Signature Exhibition for HKSAR's 25th Anniversary - "Envisioning Beyond Legacy" (on-site and online) (involved indoor and outdoor exhibitions occupying G/F and entire 3/F of CG, from 6 July 2022 to 2 January 2023)	PlanD, DEVB

Thematic Exhibition	Organiser/ Co-organiser
2023 (on-site)	
Lantau Conservation Fund	SLO of CEDD
40th Anniversary of Shenzhen River Regulation	DSD
Kau Yi Chau Artificial Islands	PlanD, CEDD

3. The expenditure of the revamping of the CG in the past five years is as follows:

Revamp Project	Actual Expenditure (\$ million)
Revamping of G/F, 3/F and 4/F of CG (The expenditures of individual thematic exhibitions are absorbed by respective organisers and hence not counted in the \$8.82 million)	8.82

Mobile Exhibition Centre

4. The Mobile Exhibition Centre (MEC) is an exhibition van of the PlanD to reach out to the schools and the general public to promote town planning in Hong Kong. The visitor numbers of the MEC in the past five years are as follows:

Financial Year	Visitor Number
2018-19	23 180
2019-20	20 830
2020-21	9 050
2021-22	7 660
2022-23	13 340

5. The latest planning information and videos on various planning topics such as Hong Kong 2030+ Planning Vision and Strategy, Northern Metropolis Development Strategy, Kau Yi Chau Artificial Islands, Energizing Kowloon East Concept Master Plan, etc. are showcased in the MEC. Interactive exhibits are also provided in the MEC to arouse the students' interest in town planning and the development of Hong Kong. The contents of the exhibition panels in the MEC are regularly updated by PlanD via internal resources.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0519)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (Ivan CHUNG)
Director of Bureau: Secretary for Development

Question:

To assume a leading role in land supply, the Government completed a new round of “Green Belt” review in 2022 and shortlisted 255 hectares of land with housing development potential for technical studies. In 2023-24, the Planning Department will continue to review the development potential of “Green Belt” areas with a view to identifying land that may be suitable mainly for housing development. In this connection, would the Government inform this Committee of:

- a) the area (in hectares) of “Green Belt” sites for which review has not been completed yet.
- b) the estimated time required for the review.

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

Reply:

There are approximately 16 000 hectares (ha) of “Green Belt” (“GB”) areas in Hong Kong, but over half of them are subject to clear development constraints, such as steep slopes and ecological sensitivity. Among the remaining 8 000 ha, 1 200 ha have been included in various development projects. In the latest round of GB review completed in 2022, we have shortlisted about 255 ha of GB sites with potential for housing development. The Planning Department is now reviewing the development potential of the remaining some 6 500 ha of GB areas, targeted for completion within 2023.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3114)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (Ivan CHUNG)
Director of Bureau: Secretary for Development

Question:

The Government previously reactivated the revitalisation scheme to optimise the use of existing industrial stock and make better use of the valuable land resources, while addressing more effectively the issues of fire safety and non-compliant uses. It is stated that the Government will continue to oversee the implementation of measures to facilitate the revitalisation of industrial buildings (IBs). In this connection, would the Government inform this Committee of the following:

1. How many applications for proposed redevelopment of IBs were submitted under the revitalisation scheme and how many of them were not objected by the Planning Department (PlanD) in each of the past three years?
2. How many applications for proposed redevelopment of IBs were considered by the Town Planning Board (TPB) and how many of them were approved in each of the past three years?
3. Among the applications for IB revitalisation approved by the TPB over the past three years, how many of them involved conversion of existing IBs into other specific uses and how many were related to wholesale conversion?
4. According to the PlanD's statistics, among the applications for IB revitalisation approved by the TPB over the past three years, what are the respective percentages of revitalisation of IBs to transitional housing, computer/data processing centres, uses related to the arts and cultural sectors, creative industries as well as innovation and technology industries?

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 45)

Reply:

1. Under the revitalisation scheme of industrial buildings (IBs), private owners may apply to the Town Planning Board (TPB) for relaxation of the maximum permissible non-domestic plot ratio under Outline Zoning Plans by up to 20% for redevelopment of pre-1987 IBs. In the past three years, the TPB had considered 72 such planning applications for redevelopment of IBs, of which 70 were approved. The breakdown by year is as follows:

Year	Number of applications considered by the TPB^{Note}	Number of applications approved by the TPB^{Note}
2020	33	32
2021	16	16
2022	23	22
Total	72	70

Note: Some application sites involve more than one application.

2. In the past three years, the TPB had considered 98 applications for redevelopment of IBs (including those under IB revitalisation scheme in para.1 above), of which 88 were approved. The breakdown by year is as follows:

Year	Number of applications considered by the TPB^{Note}	Number of applications approved by the TPB^{Note}
2020	45	37
2021	28	27
2022	25	24
Total	98	88

Note: Some application sites involve more than one application.

3. & 4.

The TPB had approved a total of 77 planning applications related to IBs revitalisation scheme including seven for wholesale conversion and 70 for redevelopment of IBs (as mentioned in paragraph 1) in the past three years. The seven approved applications for wholesale conversion of IBs involve a mix of different uses in each of the proposals, mainly shop and services/eating place and hotel as well as some other uses including office, art studio, information technology and telecommunications industries, research, design and development centre and place of recreation, sports or culture. The percentage of respective uses is not available.

Of the 70 approved applications for redevelopment of IBs, 57% of them were for industrial/non-polluting industrial use, 34% were for commercial uses (e.g. hotel, office, shop and services and eating place) and 9% were for information technology and telecommunications industries (e.g. data centre).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1668)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (2) District Planning
Controlling Officer: Director of Planning (Ivan CHUNG)
Director of Bureau: Secretary for Development

Question:

According to the key performance indicators under this Programme, the estimated number of representations/comments on statutory plans processed in 2023 is 10,000, which is higher than the actual number in 2022 by around 11%. According to the Controlling Officer's explanation, the increase in 2023 is expected as "some of the proposed amendments to OZPs may be controversial". In this connection, will the Government inform this Committee of the basis on which the estimation for 2023 is made?

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 15)

Reply:

The estimation on the number of representations/comments on statutory plans processed in 2023 is mainly based on the number of statutory plans gazetted/to be gazetted as well as whether the proposed amendments on these plans are controversial or not. Taking into account the above and given that a total of about 8 800 representations/comments on two recently gazetted Outline Zoning Plans (OZPs), namely the draft Pok Fu Lam OZP No. S/H10/20 and the draft Fanling/Sheung Shui Extension Area OZP No. S/FSSE/1, have been received by the Town Planning Board, it is estimated that the number of representations/comments on statutory plans processed in 2023 would be around 10 000.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)111

(Question Serial No. 1669)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Town Planning Information Services
Controlling Officer: Director of Planning (Ivan CHUNG)
Director of Bureau: Secretary for Development

Question:

Under this Programme, the provision for 2023-24 is \$39.7 million, which is considerably less than the revised estimate for 2022-23 by 21.4%. According to the Controlling Officer's explanation, the decrease is "mainly due to the decreased provision for organising a major exhibition on Hong Kong's planning and infrastructure development". In this connection, will the Government inform this Committee of:

- (a) the provision for organising a major exhibition on Hong Kong's planning and infrastructure development; and
- (b) measures involved and resources allocated for promoting awareness of town planning in Hong Kong and providing town planning information services for 2022-23 and 2023-24?

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 16)

Reply:

- (a) The major exhibition on Hong Kong's planning and infrastructure development refers to the exhibition with a theme on planning and infrastructure development for celebrating the 25th Anniversary of the Hong Kong Special Administrative Region at the City Gallery (CG). The provision for the exhibition in 2022-23 was \$15.6 million.
- (b) To promote public awareness of town planning in Hong Kong, the Planning Department (PlanD) has formulated an outreach and publicity programme covering the following key services and activities:

Target Groups	Key Services/Activities
General Public	- Departmental website, Statutory Planning Portal website and Town Planning Board website for dissemination of planning information

Target Groups	Key Services/Activities
	<ul style="list-style-type: none"> - Exhibitions on town planning and infrastructure development at the CG - Thematic exhibitions at the CG on the latest planning topics via collaboration with other bureaux/departments - Roving exhibitions organised at shopping malls, housing estates and government buildings - Mobile Exhibition Centre to visit schools, housing estates and other venues - Participating in exhibitions and expositions on planning and related subjects organised by others
Primary school, secondary school, tertiary institution students and members of youth associations	<ul style="list-style-type: none"> - Outreach programme (providing talks and workshops) to primary and secondary schools, and tertiary institutions - Providing talks on planning topics to youth associations - Education and Career Expo and career talks to secondary school and tertiary institution students - Summer planning schools for primary and secondary school students at the CG - Youth Ambassador Schemes for university students and youths - Competitions and Awards (co-organising with youth associations and departments) on different planning topics
Professional Institutes	<ul style="list-style-type: none"> - Providing talks/seminars/webinars on different planning topics - Participating in different awards with submissions on the latest planning subjects - Thematic exhibitions at the CG via collaboration with the institutes

The estimated expenditures for the outreach and publicity programme for 2022-23 and 2023-24 are \$1.04 million and \$1.09 million respectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)112

(Question Serial No. 0170)

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
(Michael H S FONG)

Director of Bureau: Secretary for Development, Secretary for Transport and Logistics,
Secretary for Culture, Sports and Tourism

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.: 8)

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) (ha)	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (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 progressively since December 2019; construction targets to commence in 2024 for completion in 2031	612	Nil	58	128	87.6	28
Ma Tso Lung Development	Feasibility study commenced in Q4 2022 for completion by Q4 2024	68	Nil	Nil	Nil	Subject to further study	Subject to further study
Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA	First Phase development: commenced works progressively since July 2020 for completion in 2025 Second Phase development: detailed design commenced progressively since September 2020; construction targets to commence in 2024 for completion by phases from 2030 to 2032 Full completion of works for the entire NDA is subject to further studies for expanding the NDA to cover Tsim Bei Tsui, Lau Fau Shan and Pak Nai areas	714 (Note 3)	Nil (Note 3)	Nil (Note 3)	54 (Note 3 & 4)	27 (Note 3)	7 (Note 3)

Proposed or Existing Development Planning	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
Yuen Long South (YLS) Development	<p>First Phase Development: Site formation and engineering infrastructure works commenced progressively since August 2022 for completion in 2028</p> <p>Full completion of YLS Development by 2038 (subject to review)</p>	224	Nil	10 (Note 5)	10 (Note 5)	12 (Note 5)	5 (Note 5)
Site formation and infrastructure works for the Initial Sites at Kam Tin South	<p>Advance works: commenced in 2018 and was substantially completed in 2022</p> <p>Phase 1 Works: commenced in mid 2021 for completion in 2026</p>	19	Nil	Nil	Nil	5.9	4.8

Proposed or Existing Development Planning	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
<p>Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan and Tuen Mun West, Ma Liu Shui, Kau Yi Chau Artificial Islands) (Note 6)</p>	<p>Sunny Bay, Lung Kwu Tan and Ma Liu Shui: subject to further study</p> <p>Kau Yi Chau Artificial Islands: reclamation works target to commence in end 2025 with a view to achieving the first population intake in 2033</p>	<p>Sunny Bay: about 60-100</p> <p>Lung Kwu Tan and Tuen Mun West as well as Ma Liu Shui: subject to further study</p> <p>Kau Yi Chau Artificial Islands: about 1 000</p>	<p>Sunny Bay: about 60-100</p> <p>Lung Kwu Tan: about 145</p> <p>Tuen Mun West: about 40</p> <p>Ma Liu Shui: about 60</p> <p>Kau Yi Chau Artificial Islands: about 1 000</p>	<p>Nil</p>	<p>Nil</p>	<p>Nil</p>	<p>Nil</p>
<p>Tung Chung New Town Extension (Note 7)</p>	<p>Reclamation: commenced in end 2017 and substantially completed in Q1 2023</p> <p>Site formation and infrastructure: (Phase 1): commenced in May 2021 for completion by phases from 2024 to 2027</p> <p>Site formation and infrastructure (Remaining Phase): detailed design in progress</p>	<p>250</p>	<p>130</p>	<p>Nil</p>	<p>12</p>	<p>4.5</p>	<p>0.7</p>

Proposed or Existing Development Planning	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
Wang Chau Public Housing Development	Phase 1 Works: commenced in May 2020 for completion in 2024	5.6	Nil	Nil	Nil	3.5	0.1
	Remaining Phases: detailed design in progress	12	Nil	Nil	Nil	2.2	0.8
Tuen Mun Area 54	Previously completed contracts: commenced from 2011 and completed in phases by 2020 Remaining contract: commenced in 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: Nil
Partial Development of Fanling Golf Course Site	Investigation study commenced in Oct 2022	32	Nil	Nil	Nil	Nil	Nil

Proposed or Existing Development Planning	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
San Tin Technopole	Investigation study commenced in Oct 2021 for completion in 2024. Targeted to commence works from 2024 onward. Full 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
New Territories North New Town and Man Kam To (including Lo Wu/Man Kam To Comprehensive Development Node under the Northern Metropolis Development Strategy)	Planning and Engineering study commenced in Oct 2021 for completion in Dec 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	Target to commence construction in 2024 Proposed facility expected to be in operation after 2025 for up to 20 years	Nil	Nil	Nil	Nil	Nil	Nil

Proposed or Existing Development Planning	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
Ngau Tam Mei (NTM) Development	Land use review and feasibility study commenced in November 2021 for completion in 2025 Commencement and completion of works subject to further study	129	Nil	Subject to further study	Subject to further study	Subject to further study	Subject to further study.
Development of Lok Ma Chau Loop	Land Decontamination and Advance Engineering Works: Commenced in June 2018 and completed in end 2021 Main Works Package 1: Commenced in July 2021 for completion in 2027 Main Works Package 2: Subject to further study	87.7	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
Ma Tso Lung Development	Subject to further study	Subject to further study	Subject to further study	Nil	Subject to further study
HSK/HT NDA	Nil (Note 3)	Nil (Note 3)	Nil (Note 3)	1 (about 60 m ²) (Note 3 and Note 8)	Nil (Note 3)
YLS Development	Nil	Nil	Nil	1 (about 175 m ²) (Note 9)	3
Site formation and infrastructure works for the Initial Sites at Kam Tin South	Nil	Nil	Nil	Nil	Nil
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan and Tuen Mun West, 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 7)	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: Nil	Phase 1 Works: Nil Remaining Phases: Nil
Tuen Mun Area 54	Nil	Nil	Nil	Nil	Nil

Proposed or Existing Development Planning	(viii) (ha)	(ix) (ha)	(x) (ha)	(xi) (no.)	(xii) (no.)
Partial Development of Fanling Golf Course Site	Nil	Nil	Nil	Nil	Nil
San Tin Technopole	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 120ha at any one time, subject to further study (Note 10)	Nil	Nil	Nil
NTM Development	Nil	Nil	Nil	Subject to further study	Subject to further study
Development of Lok Ma Chau Loop	Nil	Nil	Nil	Nil	Nil

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 \$ 13,334.5 (Note 11) Remaining Phase: relevant information not yet available	15
Ma Tso Lung Development	Subject further to study	Subject to further study	Subject to further study	Subject to further study
HSK/HT NDA	Nil (Note 3)	Subject to survey	First Phase development: about \$2,181 (Note 12) Second Phase and Remaining Phase development: relevant information not yet available	12 (Note 3)
YLS Development	2	Subject to survey	First Phase Development: about \$3,568.7 (Note 13) Second Phase, Third Phase (Part) and the remainder of Third Phase Development: relevant information not yet available	11
Site formation and infrastructure works for the Initial Sites at Kam Tin South	Nil	Relevant information not yet available	Advance works: about \$7.1 Phase 1 works: about \$2,033.6	25

Proposed or Existing Development Planning	(xiii) (no.)	(xiv) (no.)	(xv) (\$ million)	(xvi) (no.)
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan and Tuen Mun West, Ma Liu Shui, Kau Yi Chau Artificial Islands)	Nil	Nil	Subject to further study	Sunny Bay: Subject to further study Lung Kwu Tan and Tuen Mun West, Ma Liu Shui and Kau Yi Chau Artificial Islands: Nil
Tung Chung New Town Extension (Note 7)	Nil	Relevant information not yet available	Site formation and infrastructure (Phase 1): about \$1,381.7 (Note 14) Site formation and infrastructure (Remaining Phase): Relevant information not yet available	Nil
Wang Chau Public Housing Development	Phase 1 Works: Nil Remaining Phases: Nil	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: Nil

Proposed or Existing Development Planning	(xiii) (no.)	(xiv) (no.)	(xv) (\$ million)	(xvi) (no.)
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	1
San Tin Technopole	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 Facility to the West of Lamma Island	Nil	Nil	Subject to further study	Nil
NTM Development	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Development of Lok Ma Chau Loop	Nil	Nil	Land Decontamination and Advance Engineering Works: \$0.2 (Note 15) Main Works Package 1: \$343.9 (Note 16)	Nil

- Note 1 The Northern Metropolis (NM) covers a number of on-going development projects including KTN/FLN NDA, HSK/HT NDA, YLS Development, NTM Development, Development of San Tin Technopole 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, relevant studies are underway.
- Note 2 The area of land within the planning scope that will (continue to) be used for agricultural purposes under column (iv) does not include the area of the green belt within the planning scope that will (continue to) be used for agricultural purposes under column (v).
- Note 3 This is subject to further studies for expanding the NDA to Tsim Bei Tsui, Lau Fau Shan and Pak Nai areas.
- Note 4 This is the total area of “Green Belt” zones according to the Revised Recommended Outline Development Plan (Revised RODP) of HSK/HT NDA.
- Note 5 This is subject to the outcome of the intensification review for YLS Third Phase Development.
- Note 6 The information does not include reclamation at Siu Ho Wan and Tsing Yi Southwest as there is no large scale reclamation planning at the moment.
- Note 7 The information does not include Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island.
- Note 8 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 9 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 10 The facility will be developed by phases with a total plan area of about 235ha.
- Note 11 The total estimated cost of land acquisition and clearance for the First Phase development of KTN/FLN NDA.
- Note 12 The total estimated cost of land acquisition and clearance for the First Phase development of HSK/HT NDA.
- Note 13 The total estimated cost of land acquisition and clearance for the First Phase development of YLS Development.

- Note 14 The total estimated cost of land acquisition and clearance for Site Formation and Infrastructure Works (Phase 1) of Tung Chung New Town Extension.
- Note 15 The total estimated cost of land acquisition and clearance for the Development of Lok Ma Chau Loop – Land Decontamination and Advance Engineering works.
- Note 16 The total estimated cost of land acquisition and clearance for the Development of Lok Ma Chau Loop – Main Works Package 1.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)113

(Question Serial No. 1525)

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
(Michael H S FONG)

Director of Bureau: Secretary for Development

Question:

As the proponent of the project “Technical Study on Partial Development of Fanling Golf Course Site - Feasibility Study” (the Project), the Civil Engineering and Development Department was requested by the Advisory Council on the Environment in August last year to provide further information on the environmental impact assessment (EIA) report of the Project. In this connection, will the Government inform this Committee of the following:

1. the expenditure involved in submitting the EIA report and its contents; and
2. the time required for providing further information and the expenditure involved.

Asked by: Hon LAI Tung-kwok (LegCo internal reference no.: 34)

Reply:

The scope of the “Technical Study on Partial Development of Fanling Golf Course Site - Feasibility Study” includes the conduct of environmental impact assessment (EIA) and other impact assessments (e.g. traffic, drainage, sewerage) as well as preparation of preliminary design of the associated engineering works. There is no separate breakdown on the consultancy fee for preparing the EIA report or any further information.

The statutory EIA process for the proposed public housing development on nine hectares of land east of Fan Kam Road in the Fanling Golf Course is underway. In response to the request of the Advisory Council on the Environment in August 2022, further information would be provided in due course.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)114

(Question Serial No. 1536)

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
(Michael H S FONG)

Director of Bureau: Secretary for Development

Question:

In August last year, the Civil Engineering and Development Department converted a section of approximately one-kilometre-long promenade between Central Pier 10 and west of the Hong Kong Convention and Exhibition Centre into a “shared path” for pedestrians and cyclists, and launched a 12-month trial scheme under which members of the public could use a mobile app to borrow bicycles free of charge at the bicycle stations at the shared path. In this connection, will the Government inform this Committee of:

1. the expenditure or the estimated expenditure of the trial scheme;
2. the employment mode of the staff responsible for the management of the two bicycle stations under the trial scheme;
3. the contractor responsible for the development of the mobile app, and the expenditure involved;
4. the total number of persons who have borrowed bicycles so far and the respective number of borrowers each month;
5. whether the numbers of accidents and complaints related to the trial scheme are recorded; if yes, the figures so far; if not, whether it will publish the relevant figures when reviewing the trial scheme in the future; and
6. whether the Government has any plans to extend the “shared path” to other parts of the Island North promenade in the near future.

Asked by: Hon LAI Tung-kwok (LegCo internal reference no.: 17)

Reply:

1. CEDD is undertaking a trial scheme on “*Incremental Implementation of Shared-use Cycle Tracks at Central to Wan Chai Waterfront – Feasibility Study*” (Trial Scheme) at an estimated cost of \$12.28 million, which covers the consultants’ lump sum fees for the study, associated site works and public relations activities to be conducted during the 12-month trial period. Atkins China Limited (the Consultants) have been appointed as consultants for the Trial Scheme.

2. The staff responsible for the management of the two bicycle stations are stationed on-site and deployed by the Consultants.
3. The Consultants are responsible for developing the mobile app to let the public borrow bicycles from the two bicycle stations, of which the expenditure is covered in the consultants' fees on lump sum basis. There is no breakdown cost for the development the mobile app in the lump sum fees.
4. The site trial of the shared path commenced on 29 August 2022. Up to 28 February 2023, the total number of persons who have borrowed bicycles from the two bicycle stations provided under the Trial Scheme is 16 090. The respective number of borrowers each month is listed below:

Month/year	<u>Number of Bicycle Borrowers</u>
August 2022	175
September 2022	2 097
October 2022	2 792
November 2022	2 403
December 2022	2 884
January 2023	3 128
February 2023	2 611
Total	16 090

5. Up to 28 February 2023, there were one accident and eight complaints related to the Trial Scheme recorded.
6. Upon completion of the Trial Scheme, the CEDD will review the data collected and the feedback from the public on the trial scheme to examine the feasibility of future incremental implementation of shared path along the promenade of northern shore of Hong Kong Island and other promenades.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)115

(Question Serial No. 0790)

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
(Michael H S FONG)

Director of Bureau: Secretary for Development

Question:

It is stated that the Government will commence two studies in 2023-24, covering the areas of Lau Fau Shan/Tsim Bei Tsui/Pak Nai and Ma Tso Lung. In this connection, will the Government inform this committee of: the progress of the two studies and the anticipated completion dates; the time of entering consultation stage with stakeholders; the establishment and the expenditure involved for the studies.

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 25)

Reply:

A feasibility study entitled "The Land Use Review Study for Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas – Feasibility Study" commenced in August 2022 and is expected to complete in 2024. During the study, we would keep close communication with stakeholders and the public, and collect their opinions about the development proposal. We target to consult relevant stakeholders on the preliminary land use proposal in the second half of 2023. The estimated expenditure of the study in 2023-24 is about \$35 million.

Another feasibility study entitled "Ma Tso Lung Area and Other Sites in Kwu Tung North New Development Area and North District – Feasibility Study" commenced in October 2022 for completion in late 2024. We will likewise keep close communication with stakeholders and the public, and collect their views during the study and the subsequent planning processes. The estimated expenditure of the study in 2023-24 is about \$20 million.

The staff overseeing the above two studies also undertake other duties. There is hence no separate breakdown for the emoluments of the staff involved.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)116****(Question Serial No. 0882)**Head: (33) Civil Engineering and Development DepartmentSubhead (No. & title): ()Programme: (3) Provision of Land and InfrastructureControlling Officer: Director of Civil Engineering and Development
(Michael H S FONG)Director of Bureau: Secretary for DevelopmentQuestion:

1. The actual area of land formed by the Government in 2022 is 96.4 hectares. Please list out the anticipated use of the land;
2. The estimated area of land to be formed by the Government in 2023 is 105.3 hectares. Please list out the anticipated use of the land.

Asked by: Hon MA Fung-kwok (LegCo internal reference no.: 6)Reply:

1. Details of the land formed by the Civil Engineering and Development Department in 2022 are as follows:

Location of Project	Area of Land Formed in Hectare (Approx.)	Land Use
Chung Nga Road and Area 9, Tai Po	7.1	Road, open space and public residential development
Pok Fu Lam South	0.6	Public residential development
Hiu Ming Street, Kwun Tong	1.1	Public residential development
Tung Chung New Town Extension (Tung Chung East)	35.8	Road, open space, public residential development, private residential development, commercial-cum-residential development and Government, Institution or Community facilities

Location of Project	Area of Land Formed in Hectare (Approx.)	Land Use
Tung Chung New Town Extension (Tung Chung West)	2.5	Public residential development
Kai Tak Development	8.3	Public and private residential development, and comprehensive development area
Anderson Road Quarry	1.1	Commercial development
Agricultural Park in Kwu Tung South	7.5	Government, Institution or Community facilities and Agriculture
Kwu Tung North New Development Area	6.0	Public residential development and Government, Institution or Community facilities
Fanling North New Development Area	5.9	Public residential development and Government, Institution or Community facilities
Kong Nga Po	19.0	Government, Institution or Community facilities
Lok Ma Chau Loop	0.3	Government, Institution or Community facilities
Hung Shui Kiu/Ha Tsuen New Development Area	1.2	Village type development – Village Resite Area
Total	96.4	

2. Details of the land to be formed by the Civil Engineering and Development Department in 2023 are as follows:

Location of Project	Area of Land to be Formed in Hectare (Approx.)	Land Use
Tung Chung New Town Extension (Tung Chung East)	72.5	Road, open space, public residential development, private residential development, commercial development and Government, Institution or Community facilities
Tung Chung New Town Extension (Tung Chung West)	2.5	Public residential development
Pok Fu Lam South	0.3	Public residential development

Location of Project	Area of Land to be Formed in Hectare (Approx.)	Land Use
Pik Wan Road, Yau Tong	2.5	Public residential development and Government, Institution or Community facilities
Ying Yip Road, Tseung Kwan O	1.6	Public residential development
Wu Shan Road, Tuen Mun	2.0	Public residential development
Tuen Mun Area 54	1.7	Public residential development
Sham Shui Kok Drive in Lantau	0.8	Other Specified Uses (Columbarium)
Wang Chau, Yuen Long	2.6	Public residential development
Anderson Road Quarry	0.8	Government, Institution or Community facilities
Kwu Tung North New Development Area	5.1	Public residential development and Government, Institution or Community facilities
Fanling North New Development Area	3.0	Government, Institution or Community facilities and Road, Education
Kam Tin South, Yuen Long	9.9	Public residential development, Government, Institution or Community facilities
Total	105.3	

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)117

(Question Serial No. 2227)

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (1) Acquisition and Allocation

Controlling Officer: Government Property Administrator (Eugene FUNG)

Director of Bureau: Secretary for Development

Question:

The Bureau stated that it would continue to work with relevant bureaux and departments to implement the “single site, multiple use” (SSMU) initiative, including reviewing government sites reserved for single uses. In this connection, will the Government inform this Committee of:

- 1) the respective details of the existing projects which have implemented the SSMU initiative and the government projects which are planned to implement the SSMU initiative in the future;
- 2) in view of the problem of shortage of parking spaces in various districts, whether it will earmark certain projects for the provision of smart car parks or parking spaces in the course of implementing the SSMU model; if so, the details; if not, the reasons; and
- 3) whether it will impose additional conditions on land sales in the future, requiring developers to earmark certain locations for the provision of smart car parks or parking spaces in the development projects; if so, the details; if not, the reasons?

Asked by: Hon LEE Chun-keung (LegCo internal reference no.: 5)

Reply:

1) and 2)

The latest progress of the eight “single site, multiple use” (SSMU) projects under the purview of the Government Property Agency 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, child and rehabilitation services as well as

Project	Latest Progress
	underground public carparking facilities. We obtained funding approval from the Legislative Council (LegCo) for the construction of the proposed complex in July 2022. The proposed complex is scheduled for completion in 2027.
Joint-user complex at Tseung Kwan O town centre	<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 District Council (DC) and its Housing, Planning and Development Committee on the proposed development and the initial user mix respectively in May 2020. Members generally supported the proposal.</p> <p>We are currently carrying out the detailed design of the complex and plan to seek LegCo's funding approval in 2023 for the construction of the proposed complex.</p>
Joint-user complex at Shan Mei Street in Sha Tin	<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 consulted the Cultural, Sports & Community Development Committee of the Sha Tin DC in October 2021 on the initial user mix of the project. Members generally supported the proposal.</p> <p>We plan to submit the amendments of the Outline Zoning Plan (OZP) to the Town Planning Board (TPB) in 2023 for the proposed change of use of the relevant site from "Industrial" to "Government, Institution or Community", and strive to commence the detailed engineering and architectural design work of the complex during the statutory planning process.</p>
Redevelopment of Tuen Mun Clinic	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 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 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

Project	Latest Progress
	<p>initial user mix in September 2019. Members generally supported the proposal.</p> <p>We obtained agreement from the TPB in mid-2022 for relaxation of the existing building height restriction. Upon approval of the amendments to the draft OZP by the Chief Executive-in-Council, 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 completion of the detailed design of the complex, we will seek LegCo's funding approval for the commencement of the construction works.</p>
<p>Consolidation of several government sites in Tsuen Wan town centre</p>	<p>Making reference to the experience of the "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>
<p>Joint-user complex at Cheung Sha Wan Road in Sham Shui Po</p>	<p>We plan to construct a joint-user complex at Site B of URA's Development Scheme at Cheung Wah Street/Cheung Sha Wan Road (SSP-018) for the reprovisioning of the Cheung Sha Wan Sports Centre and provision of medical health and social welfare facilities, etc. We, together with URA and the Government departments concerned, consulted the Sham Shui Po DC in September 2022 on the initial user mix of the project. Members generally supported the proposal.</p> <p>We will commence the detailed design work of the complex as soon as possible and strive to seek LegCo's funding</p>

Project	Latest Progress
	approval in 2024 for the construction of the proposed complex.
Joint-user complex at Carpenter Road in Kowloon City	<p>We plan to construct a joint-user complex at the Northern Site of URA's Development Scheme at Nga Tsin Wai Road / Carpenter Road (KC-017) for the non-in-situ reprovisioning of the existing community facilities situated between Hau Wong Road and Nga Tsin Wai Road (namely the Kowloon City Municipal Services Building, the Kowloon City Lions Clubs Health Centre and the Lee Kee Memorial Dispensary). The proposed joint-user complex will mainly provide municipal, leisure and cultural, medical, welfare and other community facilities and government offices as well as ancillary parking spaces at the basement. We, together with URA and the Government departments concerned, consulted the Kowloon City DC in January 2023 on the initial user mix of the project. Members generally supported the proposal.</p> <p>We will commence the detailed design work of the complex as soon as possible and plan to seek LegCo's funding approval in 2025 for the construction of the proposed complex.</p>

In implementing the SSMU projects, subject to the requirements of the departments concerned and technical feasibility, the Government will provide public parking spaces (including construction of automated parking system (APS)) within these relevant projects as far as possible in order to address local demand.

- 3) Regarding those development projects disposed through Government land sale, the Lands Department will follow the guidelines and requirements as stipulated in the Outline Zoning Plans and consider the advice of the Transport Department to incorporate suitable lease conditions wherever feasible requesting the developers to provide public parking spaces (including construction of APS) in the relevant development projects to address local demand.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)118

(Question Serial No. 3116)

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (1) Acquisition and Allocation

Controlling Officer: Government Property Administrator (Eugene FUNG)

Director of Bureau: Secretary for Development

Question:

The Development Bureau states in the budget document that it will collaborate with relevant bureaux/departments to implement the “single site, multiple use” initiative, including the review of government sites reserved for single users. In this connection, will the Government inform this Committee of:

1. the respective numbers of Government, Institution or Community sites confirmed for use in developing multi-purpose public facility buildings under the “single site, multiple use” model and residential projects, public facilities, etc. under a mixed development mode in each of the past three years and the progress of such projects;
2. further to the above question, the respective provisions for these projects to carry out construction works under the “single site, multiple use” model (broken down by District Council district and project); and
3. further to the above question, the number of projects with the inclusion of public car parking spaces to meet parking needs (broken down by District Council district and project)?

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 47)

Reply:

1. The Development Bureau, together with relevant policy bureaux and Government departments, has strived to implement the “single site, multiple use” (SSMU) initiative. The latest progress of the eight SSMU projects under the purview of the Government Property Agency is tabulated as follows:

Project	District Council District	Latest Progress
Joint-user complex at the former Anderson Road Quarry	Sai Kung – Hang Hau West	<p>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, child and rehabilitation services as well as underground public carparking facilities. We obtained funding approval from the Legislative Council (LegCo) for the construction of the proposed complex in July 2022. The proposed complex is scheduled for completion in 2027.</p>
Joint-user complex at Tseung Kwan O town centre	Sai Kung – Hoi Chun	<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 District Council (DC) and its Housing, Planning and Development Committee on the proposed development and the initial user mix respectively in May 2020. Members generally supported the proposal.</p> <p>We are currently carrying out the detailed design of the complex and plan to seek LegCo’s funding approval in 2023 for the construction of the proposed complex.</p>
Joint-user complex at Shan Mei Street in Sha Tin	Sha Tin – Sui Wo	<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 consulted the Cultural, Sports & Community Development Committee of the Sha Tin DC in October 2021 on the initial user mix of the project. Members generally supported the proposal.</p> <p>We plan to submit the amendments of the Outline Zoning Plan (OZP) to the Town Planning Board (TPB) in 2023 for the proposed change of use of the relevant site from “Industrial” to “Government, Institution or Community”, and strive to commence the detailed engineering and architectural design work of the complex during the statutory planning process.</p>

Project	District Council District	Latest Progress
Redevelopment of Tuen Mun Clinic	Tuen Mun – San Hui	<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 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 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 obtained agreement from the TPB in mid-2022 for relaxation of the existing building height restriction. Upon approval of the amendments to the draft OZP by the Chief Executive-in-Council, we will commence the design work with a view to applying for funding from the LegCo as soon as possible.</p>
Development of a proposed ambulance depot near Sheung Wan Fire Station	Central and Western – Sheung Wan	<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 completion of the detailed design of the complex, we will seek LegCo’s funding approval for the commencement of the construction works.</p>
Consolidation of several government sites in Tsuen Wan town centre	Tsuen Wan – Tak Wah, Yeung Uk Road, Clague Garden and Fuk Loi	<p>Making reference to the experience of the “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</p>

Project	District Council District	Latest Progress
		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.
Joint-user complex at Cheung Sha Wan Road in Sham Shui Po	Sham Shui Po – Fortune	<p>We plan to construct a joint-user complex at Site B of URA’s Development Scheme at Cheung Wah Street / Cheung Sha Wan Road (SSP-018) for the reprovisioning of the Cheung Sha Wan Sports Centre and provision of medical health and social welfare facilities, etc. We, together with URA and the Government departments concerned, consulted the Sham Shui Po DC in September 2022 on the initial user mix of the project. Members generally supported the proposal.</p> <p>We will commence the detailed design work of the complex as soon as possible and strive to seek LegCo’s funding approval in 2024 for the construction of the proposed complex.</p>
Joint-user complex at Carpenter Road in Kowloon City	Kowloon City – Lung Shing	<p>We plan to construct a joint-user complex at the Northern Site of URA’s Development Scheme at Nga Tsin Wai Road/Carpenter Road (KC-017) for the non-in-situ reprovisioning of the existing community facilities situated between Hau Wong Road and Nga Tsin Wai Road (namely the Kowloon City Municipal Services Building, the Kowloon City Lions Clubs Health Centre and the Lee Kee Memorial Dispensary). The proposed joint-user complex will mainly provide municipal, leisure and cultural, medical, welfare and other community facilities and government offices as well as ancillary parking spaces at the basement. We, together with URA and the Government departments concerned, consulted the Kowloon City DC in January 2023 on the initial user mix of the project. Members generally supported the proposal.</p> <p>We will commence the detailed design work of the complex as soon as possible and plan to seek LegCo’s funding approval in 2025 for the construction of the proposed complex.</p>

2. We obtained funding approval of \$2,025 million (in money-of-the-day prices) from the Finance Committee of LegCo in July 2022 for implementation of the joint-user complex project at the former Anderson Road Quarry.

3. Public car parking spaces will be provided in the following SSMU projects to address local demand:

Project	District Council District
Joint-user complex at the former Anderson Road Quarry	Sai Kung – Hang Hau West
Joint-user complex at Tseung Kwan O town centre	Sai Kung – Hoi Chun
Joint-user complex at Shan Mei Street in Sha Tin	Sha Tin – Sui Wo
Development of a proposed ambulance depot near Sheung Wan Fire Station	Central and Western – Sheung Wan

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)119

(Question Serial No. 3547)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

A dedicated funding of \$100 billion was set aside in last year's Budget for expediting the infrastructure works relating to land, housing and transportation within the Northern Metropolis. Will the Government advise this Committee of the estimated amount out of the dedicated funding to be used in the infrastructure works relating to transportation; the expected time for using this amount of the dedicated funding; and the latest position of the use of the dedicated funding.

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 8)

Reply:

The Financial Secretary announced in the 2022-23 Budget that \$100 billion would be set aside from the cumulative return of the Future Fund to set up a dedicated fund in order to expedite the implementation of infrastructure works relating to land, housing and transportation within the Northern Metropolis.

The Government is considering the mode of operation of the dedicated fund. We are unable to advise on the amount out of the dedicated funding which will be used for infrastructure works relating to transportation at this stage. The Northern Metropolis Co-ordination Office, upon establishment, will work closely with relevant bureaux/departments to ensure orderly implementation of the various works projects in the Northern Metropolis and proper management of the cash flow of the related projects, taking into account the sustainability of public finance.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)120

(Question Serial No. 3562)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

As of now, the Northern Metropolis has only seen the first batch of innovation and technology (I&T) sites in the vicinity of San Tin Technopole and the Loop area. Regarding the I&T use as a whole in the future, will the Government advise this Committee whether a new I&T site will be identified in the eastern part of the Northern Metropolis to cope with the overall I&T development in the future, given the limited area of San Tin and the existence of a substantial amount of flat land in the eastern part of the Northern Metropolis?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 26)

Reply:

For the eastern part of Northern Metropolis, the Civil Engineering and Development Department and the Planning Department jointly commissioned a Planning and Engineering Study (P&E Study) for New Territories North New Town (covering Heung Yuen Wai, Ta Kwu Ling, Ping Che, Hung Lung Hang and Queen's Hill) and Man Kam To in October 2021 with the target to complete it in three years' time. A wide range of issues including the economic positioning, potential industries to drive growth and create jobs, etc. are being examined under the P&E Study, taking into account the advantages of the areas being close to the boundary and connected to several land control boundary points as well as the opportunities arising from the developments in Shenzhen and the Greater Bay Area.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)121

(Question Serial No. 3496)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the River Trade Terminal in Tuen Mun, will the Government inform this Committee of the following:

1. given that the Task Force on Land Supply of the Government discussed the possible alternative uses of the River Trade Terminal site in 2018, but the relevant study has not been pursued thereafter, the reasons for that; and
2. given that the Government will soon commence the Planning and Engineering Study for Lung Kwu Tan Reclamation and the Re-planning of Tuen Mun West Area, whether the Government will examine the feasibility of reprovisioning of the River Trade Terminal together with the study; if yes, the details; if not, the reasons for that.

Asked by: Hon IP LAU Suk-ye, Regina (LegCo internal reference no.: 8)

Reply:

1. & 2.

Lung Kwu Tan (LKT) reclamation and the re-planning of Tuen Mun West (TMW) area, including the area where the River Trade Terminal (RTT) stands, was one of the medium-to-long term land supply recommendations in the Report of the Task Force on Land Supply which was accepted in full by the Government in 2019. This land supply source was also included in the Government's Final Report of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" promulgated to boost land supply for meeting development needs and build up land reserve. In the "10-year Supply Forecast of Developable Land" announced by the Government in October 2022, LKT reclamation and the re-planning of TMW area are to provide "developable land" to meet development needs starting from 2030-31. To materialise this land supply source as soon as possible, we briefed the Panel on Development on 28 February 2023

on a proposed planning and engineering study for LKT reclamation and the re-planning of TMW area, in which the future use of the RTT site and the potential reclamation of the RTT basin would be examined. Our target is to seek funding approval from the Legislative Council within 2023 to kick start the study.

The utilization rate of the RTT in recent years is similar to the figure released by the Task Force on Land Supply in 2017, i.e. around 20%. The Transport and Logistics Bureau has advised that the throughput of the RTT should be able to be absorbed into the capacity of other Hong Kong port facilities such as the Kwai Tsing Container Terminal, Public Cargo Working Areas and mid-stream sites, hence there should be no need to re-provision the RTT as things now stand.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)122****(Question Serial No. 3477)**

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Regarding the Invigorating Island South Office, which has been set up drawing on the experience of Energizing Kowloon East, what are its establishments, implementation of projects and estimated expenditures in the past two years and for the coming year?

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 25)

Reply:

In 2021-22 and 2022-23, the Invigorating Island South Office (IISO) was led by a non-civil service position equivalent to the rank of D2, with an inter-disciplinary team of nine non-directorate officers¹. In 2023-24, the total number of staff in IISO will be 13.

IISO promulgated the Conceptual Master Plan (CMP) 2.0 covering Wong Chuk Hang (WCH), Aberdeen and Ap Lei Chau (ALC) in March 2022. The quick-win measures completed in the past two years, in progress or to commence works in 2023-24 under the IIS initiative are categorised according to the broad strategies adopted in the CMP as follows:

Quick-win Measures	Status
<i>Enhance Connectivity and Walkability</i>	
1. Repaving of footpaths along WCH Road	Completed
2. Repaving of road carriageway at Main Street, ALC	
3. Repainting of WCH Road flyover	
4. New at-grade crossing at WCH Road near Lee Fund Centre	
5. New at-grade crossings at Ping Lan Street and Main Street, ALC	
6. Widening of crossing at WCH Road/Tong Bin Lane junction	

¹ Three staff employed under the Job Creation Scheme funded by the Anti-epidemic Fund (AEF) are excluded. The funding for the Job Creation Scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account.

Quick-win Measures	Status	
7. Widening of footpath along WCH Road near Ocean Park Plant Nursery	To commence works	
8. Direct connection between Nam Long Shan Road (NLSR) Cooked Food Market and adjacent footbridge		
9. Widening and facelifting of footpaths along western side of Shum Wan Road		
<i>Improve Urban Environment</i>		
10. Opening up an enclosed landscaped and lawn area adjoining ALC Park	Completed	
11. Widening of promenade adjoining public carpark in ALC North		
12. Improvement/relocation of 29 marine-related signboards on the waterfronts of Aberdeen Typhoon Shelter		
13. Benches at public space next to Tai Wong Ye Temple		
14. Green Link in WCH to connect MTR WCH Station with Aberdeen Country Park	In progress	
15. Parklet adjacent to MTR WCH Station		
16. Enhancements to the waterfronts of Aberdeen Typhoon Shelter		
17. Opening up an enclosed area adjoining ALC Main Street Sewage Pumping Station		
18. Opening up an enclosed area at upstream section of Staunton Creek Nullah		
19. Repaving along landscape corridor in WCH		To commence works
20. Facelifting of pedestrian subway near Aberdeen Bus Terminus		
<i>Enliven the District</i>		
21. Temporary landing facility at Tai Shue Wan	Completed	
22. Additional landing facilities at northeastern coast of ALC	Near ALC Bridge – in progress	
	Near ALC Praya Road – under planning	

Besides, the following studies and projects will be taken forward in 2023-24:

Studies/Projects	Status/ Target for 2023-24
1. Pedestrian environment and traffic improvements to bring vibrancy to the WCH, Aberdeen Waterfront and ALC North areas	Feasibility study to be completed in mid-2023; to progressively commence minor works
2. Boardwalk along Staunton Creek Nullah to enhance connectivity between WCH and Aberdeen	To commence works subject to funding approval
3. Revitalisation of Staunton Creek Nullah	Revitalisation proposals being formulated under a feasibility study
4. Green@Southern	Site selection in progress
5. Improvement to Heung Yip Road Sitting-out Area	Conceptual design completed; to commence detailed design
6. Improvement to roof garden of NLSR Cooked Food Market	To commence detailed design

Studies/Projects	Status/ Target for 2023-24
7. Improvement to NLSR Children's Playground and Rest Garden and provision of a lift tower	Conceptual design completed; to commence detailed design
8. Transformation and extension of children's playground in ALC Park	Results of design competition announced; to commence detailed design in Q3 2023
9. New open space at Shum Wan Pier Drive	Feasibility study in progress; to commence detailed design in Q3 2023
10. New children's playground near Aberdeen Tennis and Squash Centre	To commence feasibility study
11. New open space in ALC Northeast	To define project framework and scope
12. Redevelopment and enhancement of recreation and sports facilities in WCH to promote "single site, multiple use"	To complete technical feasibility study
13. Review of temporary bus depot sites in WCH	Exploring possible land use/development options
14. Revitalisation of industrial buildings in WCH Business Area	Facilitation services on-going and on request
15. Expansion of Aberdeen Typhoon Shelter	Investigation, design and construction (IDC) consultancy in progress; to complete preliminary design and various technical assessments
16. Deep Water Bay Pier and Tai Shue Wan Pier	IDC consultancy in progress; to complete preliminary design and various technical assessments, and commence detailed design
17. Round-the-Island Trail	To commence a feasibility study and minor works progressively
18. Revitalisation of Aberdeen Wholesale Fish Market	Preliminary proposal being formulated
19. Place-making events/projects	Facilitation services on-going and on request

For more information of the studies and projects under the IIS initiative, please visit https://www.iiso.gov.hk/en/studies_projects/studies.html.

The actual/estimated expenditure of IISO covering salaries and other spending in 2021-22, 2022-23 and 2023-24 are \$10.92 million, \$11.95 million and \$14.29 million respectively², which do not include expenditures on the consultancy studies and works projects funded by the relevant government departments or under the Capital Works Reserve Fund.

- End -

² Salaries of three staff employed under the Job Creation Scheme funded by AEF are excluded.

CONTROLLING OFFICER'S REPLY

DEVB(PL)123

(Question Serial No. 3548)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Will the Government take up the responsibility to build the relevant facilities and ancillary support and make available well-developed digital infrastructure so as to support the development of the Northern Metropolis into a significant site for I&T and re-industrialisation. If yes, please provide the details; if not, the reasons for that?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 14)

Reply:

The San Tin Technopole, the flagship innovation and technology (I&T) project in the Northern Metropolis, will provide a total of about 240 hectares (ha) of land for I&T uses, comprising 87 ha of the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) in the Lok Ma Chau Loop (the Loop) and 150 ha of new I&T land outside the Loop. The Government will commence consultation in the second quarter of 2023 on the planning progress of the 150 ha of new land for I&T uses, and subject to funding approval by the Legislative Council (LegCo), will commence the site formation works of the first batch of new land in 2024. On another front, the first three buildings of the HSITP, out of eight buildings with funding approved by LegCo previously, will be gradually completed from end-2024 onwards. The new space made available will facilitate the recruitment of Mainland and overseas I&T enterprises to establish presence in Hong Kong.

Meanwhile, the Innovation, Technology and Industry Bureau plans to commence a consultancy study on the 150-ha new land for I&T uses in the second quarter of 2023 to identify I&T fields or industries suitable for development there, as well as the required infrastructure and supporting facilities, such as electricity, digital infrastructure etc. The relevant bureaux and departments will follow up with the findings of the study upon completion.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)124

(Question Serial No. 3473)

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 Doris HO)

Director of Bureau: Secretary for Development

Question:

Many vehicle repair workshops and other brownfield operators have been affected by the development of Kwu Tung North/Fanling North, Hung Shui Kiu/Yuen Long South, etc. Will the Government provide details of the projects in relation to the development of multi-storey factory buildings in each of the development areas as follows:

- a. the operators of multi-storey factory buildings;
- b. the building contractors of multi-storey factory buildings;
- c. the concrete arrangement for funding and the estimated number of such buildings in terms of their future potential supply;
- d. the number of brownfield operators displaced by the development projects and their industry types in each of the development areas;
- e. the transitional plan for relocation of brownfield operators; and whether the Government has any plan in place for the smooth and seamless relocation of the operators to those factory buildings?

Asked by: Hon TIK Chi-yuen (LegCo internal reference no.: 326)

Reply:

a. – c.

To serve the dual objectives of promoting industrial development and accommodating brownfield operations displaced by Government's clearance exercises, the Development Bureau (DEVB) proposed the development of multi-storey buildings for modern industries (MSBs). Having regard to the locational advantage of being well connected to the airport, land boundary control points and other parts of Hong Kong, we have reserved a total of around 72 hectares (ha) of land in Hung Shui Kiu/Ha Tsuen New Development Area and Yuen Long South Development Area for the development of MSBs.

DEVB announced in end February 2023 in the context of the 2023-24 Land Sale Programme to dispose of three sites near the Yuen Long Innopark through tender the development of MSBs. The Government will roll out the tender exercises for the three sites in 2023 following an invitation of expression of interest exercise to be launched very soon. It is expected that the construction of the first batch of MSBs thereon will be completed in 2027/28 at the earliest. Following the sale of these three sites, the government will put to tender another two sites in Hung Shui Kiu.

Details about the proposed development model of these MSBs are set out in the paper discussed at the Legislative Council (LegCo) Panel on Development meeting on 22 November 2022. Please refer to LC Paper No. CB(1)776/2022(02) (<https://www.legco.gov.hk/yr2022/english/panels/dev/papers/dev20221122cb1-776-2-e.pdf>) for details.

Going forward, more MSB sites will be planned at other development areas such as San Tin Technopole and New Territories North New Town. Subject to study, the proposed Lung Kwu Tan reclamation and re-planning of existing land at Tuen Mun West may also offer some land for such opportunities.

- d. Over the years, the Government has resumed and cleared about 30 ha of brownfield sites for various development projects, involving around 400 affected brownfield operations. Regarding the types of businesses of these operators, around 120 of them are warehouses, storage or logistics businesses, around 110 are general workshops, around 70 are construction-related, around 40 are vehicle-repairing and related industries, and the remaining are from other industries including the recycling and vehicle parking industries.
- e. Brownfield operations are business undertakings. Government's policy is to provide monetary compensation for eligible business operators. As in the case for other business undertakings affected by development projects, the Government does not provide "one-on-one" or "seamless" re-provisioning of their existing space. That said, we are endeavouring to step up relevant assistance to affected operators who want to relocate their operations elsewhere.

For monetary compensation, with the support of the Finance Committee of the LegCo, the Government enhanced the ex-gratia allowance (EGA) arrangements for business operators in May 2022, including relaxing the eligibility criteria on the operation duration, and removing the payment ceiling on open areas that could be taken into account in calculating the EGA amount. If the operators are also the owners of the relevant site(s), relevant compensation for the land resumed will also be provided.

On the range of assistance available to affected operators who wish to continue their businesses, DEVB has been adopting the following measures –

- (i) arranging the Lands Department (LandsD) to reach out to the affected operators at the soonest possible juncture, providing them with a more concrete departure timeframe and the various means of assistance the Government could offer, and to provide appropriate assistance with reference to the preference of operators;

- (ii) strengthening supervision and co-ordination of the work of various departments in providing advice on planning and lands matters to operators, and helping them in their relocation by expediting relevant application processes;
- (iii) provision of reference information to business operators on sites that are more likely feasible in accommodating brownfield operations. We have released such information in April 2023¹;
- (iv) identifying more suitable government land for letting specifically to affected brownfield operators for short-term tenancy. From December 2020 to January 2023, the Government has granted eleven sites with a total area of about 22 600 square metres (with uses being industrial, open storage, vehicle repairing workshops, and warehouses). LandsD will invite tender for the next batch of four sites with a total area of about 4 300 square metres in Q2/2023; and
- (v) developing MSBs to serve the dual objectives of promoting industrial development and accommodating brownfield operations displaced by the Government's clearance exercises.

- End -

¹ Please refer to LC Paper No. CB(1)359/2023(05) (<https://www.legco.gov.hk/yr2023/english/panels/dev/papers/dev20230425cb1-359-5-e.pdf>).

CONTROLLING OFFICER'S REPLY**DEVB(PL)125****(Question Serial No. 3500)**

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. What was the total number of land control cases received by the Lands Department (LandsD) in the past three years? Please provide a breakdown of land control cases received through various sources, including complaints from the public/media reports, referrals from other government departments/bodies and District Councils and detection by LandsD.
2. What were the respective numbers of land control cases referred from various government departments/bodies to LandsD in the past three years?

Asked by: Hon SO Cheung-wing (LegCo internal reference no.: 27)

Reply:

1. The respective numbers of land control cases received by the Lands Department (LandsD) through various sources from 2020 to 2022 are provided below –

Year	2020	2021	2022
Public/media reports	11 195	12 437	10 546
Government departments/public bodies	2 426	3 597	3 448
District Councils	21	123	8
Detection by LandsD	871	554	285
Total	14 513	16 711	14 287

2. The respective numbers of land control cases referred from other government departments/public bodies to LandsD from 2020 to 2022 are provided below –

Year	2020	2021	2022
Agriculture, Fisheries and Conservation Department	15	1	14
Architectural Services Department	8	2	6
Buildings Department	93	10	133
Civil Engineering and Development Department	28	3	4
Drainage Services Department	14	9	29
Environmental Protection Department	128	2	289
Food and Environmental Hygiene Department	286	266	18
Fire Services Department	19	6	2
Home Affairs Department	342	1 246	11
Housing Department	2	8	2
Hong Kong Police Force	246	232	103
Highways Department	124	20	180
Leisure and Cultural Services Department	11	16	12
Legislative Council	3	12	19
Office of The Ombudsman	3	2	2
Planning Department	61	110	87
Transport Department	47	51	28
Water Supplies Department	7	7	9
Others (including other departments and public bodies, etc.)	989	1 594	2 500
Total	2 426	3 597	3 448

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)126

(Question Serial No. 3474)

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:

With regard to the policy on land resumption and rehousing,

- a) What measures will the Government take to step up its efforts to explain to persons affected by land resumption and clearance and to carry out the processing work related to rehousing and compensation?
- b) Has the effectiveness of the work been evaluated? If yes, please provide the details; if no, what are the reasons?
- c) Are there any plans to increase provisions for expenditure and manpower resources to handle the work? If yes, please set out the estimated additional expenditure, the number of permanent posts to be created and the manpower arrangements, as well as the detailed implementation schedule of the plan. If no, please give the reasons.

Asked by: Hon TIK Chi-yuen (LegCo internal reference no.: 327)

Reply:

a) & b)

In recent years, the Government has introduced a range of measures to enhance rehousing and compensation arrangements for persons affected by resumption and clearance exercises. In mid-2018, the Government introduced a new non-means-tested rehousing option (in addition to the means-tested rehousing option which has been available all along), and relaxed the eligibility criteria and amount of ex-gratia allowance (EGA) payable for eligible households. In May 2022, the Government also enhanced the ex-gratia compensation arrangements for business operators and landowners, including relaxing the eligibility criteria concerning the operation duration and removing the cap on the size of open areas qualified for calculation of EGA for business undertakings; and merging the four zones into two zones under the ex-gratia zonal compensation system based on the intended uses after resumption for providing

ex-gratia compensation to landowners. These measures together have significantly improved the affected persons' prospect of rehousing and the sum of EGAs receivable.

Bearing in mind that resumption and clearance may bring about hardship to the affected persons, the Government follows a "people-oriented" philosophy in assisting the persons concerned. Currently, the Lands Department (LandsD) would reach out to the affected persons at the soonest possible juncture (generally at the time of conducting pre-clearance survey) to provide them with information on estimated departure timeframe and the various means of assistance the Government could offer with reference to their preferences and situations. Thereafter, LandsD would continue to maintain close communication with affected persons, including providing assistance to them through its social service team and home visits to explain rehousing and compensation for individual cases. Under the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill 2022 (the Bill) introduced into the Legislative Council (LegCo) in December 2022 and being examined by the Bills Committee of LegCo, an express mandate is proposed to be provided in the law for the Government to handle objections on land resumption (with specific statutory procedures and clear statutory time periods to be institutionalised in the law) in parallel with the statutory planning process, and to provide rehousing and compensation right after obtaining authorisation for land resumption without waiting for approval of the relevant works funding. These measures aim to improve the communication with affected persons and respond to their aspirations for receiving rehousing and compensation earlier to plan ahead.

- c) The work on assisting persons affected by resumption and clearance is undertaken and absorbed by the existing manpower and resources of LandsD. LandsD will review the expenditure and manpower resources to handle the work having regard to the caseload.

- End -