

LEGCO QUESTION NO. 1
(Oral Reply)

Date of meeting : 19.10.2005

Asked by : Hon Ronny Tong Ka-wah Replied by : Secretary for Housing,
Planning and Lands

Question

According to the sale and purchase agreement signed by the Government and the developer of Hunghom Peninsula, the latter must obtain the former's permission before conducting any major renovation and alteration works for the said estate. It has been reported that the Building Authority has approved the developer's second alteration plans. The approved alteration plans involve merging and converting a number of horizontally or vertically adjacent units into duplex or double duplex flats, as well as enlarging the kitchens, toilets and windows of such flats. In this connection, will the Government inform this Council:

- (a) of the details of such alteration plans, and how they differ from those submitted in the first instance;
- (b) whether the developer has submitted to the Environmental Protection Department any detailed waste management programme for such alteration works; if it has, of the details of the programme; and
- (c) whether the Lands Department has received and approved any application for lease modification from the developer, and whether the developer has been required to pay any regrant premium; if there is such a requirement, of the amount of the premium?

Reply

Madam President,

My reply to the three-part question is as follows :

- (1) In May and June 2005, the developer of Hunghom Peninsula submitted to the Building Authority a number of plans for alteration and addition works to the estate. As some proposals in the plans did not comply with the relevant regulations under the Buildings Ordinance, the Building Authority was unable to approve the plans and had informed the developer in writing in August 2005. Subsequently, the developer submitted revised building plans for the alteration and addition works for the estate on 31 August 2005. The revised building plans were approved on 29 September 2005. The approved alteration and addition works include the addition of lifts, escalators and covered walkways; combination of some flats into larger, duplex or triplex units; revision to internal layout; enlargement of bathrooms, kitchens and windows; renovation of external walls; revision to shop and carpark layout; addition of recreational facilities and alteration to emergency vehicular access.

There are three major areas of differences between the approved alteration and addition works and those proposed in the first application. Firstly, there were changes in carpark and shop layout in the non-residential portion. Secondly, voids were designed in duplex or triplex flats in the first application. In the revised building plans, the voids in the duplex or triplex flats were cancelled. Thirdly, the layout of kitchens and bathrooms in some flats was revised.

- (2) The environmental impact due to the construction waste generated in the alteration works is of particular concern to the Environmental Protection Department as well as to the public because all existing installations are brand new and have never been used. The Environmental Protection Department has requested the developer to adopt the best practice, as well as to submit a comprehensive waste management plan. This is to ensure that measures are undertaken to reduce the generation of construction wastes requiring disposal, to manage construction waste properly and to reuse and recycle useful materials. The developer has committed to submitting the plan after the details of the alteration works are finalised. To date, the Environmental Protection Department has not received any waste management plan yet but once it is received, the Department will consider it and advise the developer accordingly.

- (3) The Government considers that any alteration which constitutes deviation from the approved Master Layout Plan would necessitate lease modification. If there is any enhancement in value of the development arising from the lease modification, premium would be payable by the developer.

Since March 2005, the Lands Department has informed the developer and his legal representatives of the above-mentioned requirement in writing and orally on a number of occasions. In response to the developer's revised Master Layout Plan submitted to the Lands Department, and the developer's revised building plans submitted to and finally approved by the Building Authority, the Lands Department once again wrote to the developer on 7 October 2005, pointing out that "should the developer wish to alter the Master Layout Plan to accommodate the alteration works proposed in the building plans, a lease modification is required". So far, the Lands Department has not received any application for lease modification from the developer. The Lands Department would conduct premium assessment after the application for lease modification has been received and approved.