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Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2020-21

Director of Bureau : Secretary for Development

Session No. : 16

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CONTROLLING OFFICER'S REPLY

DEVB(PL)001

(Question Serial No. 1705)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The work relating to the development of the Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA) is mentioned in Matters Requiring Special Attention in 2020-21. In this connection, will the Government inform this Committee of:

1. The estimated expenditure and manpower arrangement of the project this year;
2. The present progress and the latest estimated schedule of the project;
3. According to media reports, the first population intake for the KTN/FLN NDA has been delayed from 2023 to 2027. Will the Government please confirm whether such information is true and explain the said delay;
4. Further to question 3 above, what measure(s) will the Government adopt to ensure that the project will not be further delayed? If there are such measure(s), what are the details? If there are no such measure(s), what are the reasons?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 18)

Reply:

1. The manpower and other operating expenditure for Development Bureau (DEVB) and other bureaux/departments (B/Ds) in taking forward the Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA) will be met by provisions included in the respective Heads of Expenditure under the 2020-21 Draft Estimates. As the staff involved are often also responsible for other duties, we are not in a position to pinpoint the provisions attributable to work on KTN/FLN NDA alone.

2. As mentioned in the 2020-21 Budget, the land resumption exercise for the first phase development commenced last year and all the 68 hectares of private land were reverted to the Government in December 2019. Site formation and engineering infrastructure works for the first phase development have been progressing on schedule. Besides, the detailed design of the remaining phase commenced in December 2019 as scheduled.

3. & 4. The year 2023 mentioned in our funding application for the first phase development refers to the first population intake for private housing, while the year 2027 cited in the 2020-21 Budget refers to the first population intake for public housing under the same phase of development. In other words, there is no delay in the planned population intake. DEVB together with the relevant B/Ds will continue to press ahead with the implementation of the NDA, with a view to ensuring that the project will be delivered according to the target timeframe.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)002

(Question Serial No. 1706)

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

Subhead (No. & title): (700) General non-recurrent
(Item 878 Building Maintenance Grant Scheme for Needy Owners)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the scheme to be rechristened as “Building Maintenance Grant Scheme for Needy Owners” (BMGSNO), will the Government inform this Committee of:

1. The estimated expenditure and staffing arrangement reserved for BMGSNO this year;
2. The estimated implementation schedule of BMGSNO, as well as the estimated number of beneficiaries and amount of subsidies to be granted this year;
3. The application criteria and subsidy amounts under BMGSNO, with reference to the Building Maintenance Grant Scheme for Elderly Owners.
4. Details of the Government’s publicity campaign for BMGSNO this year.

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 19)

Reply:

1. The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) was launched in 2008 to provide financial assistance to eligible elderly owner-occupiers to repair and maintain their own buildings. In October 2019, the Government announced its plan to inject an additional \$2 billion into the scheme. At the same time, opportunity would also be taken to introduce a number of enhancements to the scheme, and transform it into a new scheme to be rechristened as the Building Maintenance Grant Scheme for Needy Owners (BMGSNO). The additional commitment of \$2 billion is being sought in the context of the 2020 Appropriation Bill. The Urban Renewal Authority (URA) will administer BMGSNO, and will bear the associated costs of staffing and accommodations with its own resources for the operation of the scheme.

2. Subject to funding approval, we plan to launch the BMGSNO in the third quarter of this year. It is estimated that the additional funding will benefit about 25 000 owner-occupiers in need. Based on current projections, the estimated cash flow requirement in 2020-21 is \$260 million.
3. BMGSNO will replace the existing BMGSEO once BMGSNO is launched tentatively in the third quarter of 2020. With reference to BMGSEO, three major enhancements would be introduced to BMGSNO, namely expanding the scope of beneficiaries, raising the asset limit for elderly applicants and increasing the maximum amount of grant. The application criteria and subsidy amount under BMGSEO and BMGSNO are set out below –

	BMGSEO	BMGSNO
Application criteria		
Target beneficiaries	Elderly owner-occupiers aged 60 or above subject to means test	Owner-occupiers who are (a) elderly aged 60 or above (subject to means test); (b) Disability Allowance recipients (subject to means test); or (c) Comprehensive Social Security Assistance recipients
Live-in requirement	Yes	
Type of building	Domestic buildings or domestic portions of composite buildings	
Subsidy amount		
Maximum grant	\$40,000 per application (Note)	\$80,000 per application (Note)

(Note) Maximum amount of grant available for an applicant will also be subject to his/her proportion of share of the ownership of the flat.

4. URA will promote BMGSNO to the public through various channels, including publicity materials, advertisements on local newspapers, radio broadcasts, URA's website and mass briefings before the launch of the scheme. URA will also work with the Home Affairs Department and other non-governmental organisations in promoting the scheme.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)003

(Question Serial No. 1734)

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 Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government has implemented 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:

- a. The number of applications received;
- b. The time required to process the applications;
- c. Details of approved applications;
- d. Reasons of rejection for rejected applications;
- e. For each of the 18 districts, the respective vacant government sites available for application for greening or Government/Institution/Community uses.

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 47)

Reply:

- a. to d. We issued an information note entitled “Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20” (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (<https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf>). Details about the applications processed are included in the information note.

- e. A list of vacant government sites (including vacant school premises on government land) under Lands Department's management and available for application for short-term use is uploaded onto the department's "GeoInfo Map" website (<https://www.map.gov.hk/gm/map/search/faci/VGS>). The website provides the details of those vacant sites, including their individual location, site area and application status.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)004

(Question Serial No. 0120)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The work of “rezoning sites for housing development” is mentioned in the Budget Speech. Will the Government inform this Committee of the following:

1. the distribution of the 11 000 housing units to be provided in the 12 sites under rezoning. Please provide the number of private and public housing units involved, and the earliest possible year of population intake, broken down by 18 districts;
2. in relation to the other 25 sites to be rezoned in the coming year mentioned in the Budget Speech, the distribution of the 85 000 housing units to be provided. Please provide the number of private and public housing units involved, and the earliest possible year of population intake, broken down by 18 districts;
3. the number of sites to be offered for rezoning proposals and public consultation in this financial year; as well as the details of the estimates of expenditure and manpower expenditure involved.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 10)

Reply:

As part of the multi-pronged strategy to increase land supply, the Government has identified, through on-going land use reviews in the last few years, over 210 sites with housing development potential in the short to medium term, capable of providing over 310 000 flats in total (over 70% for public housing). As at early March 2020, 135 sites have been rezoned or allocated for housing development, while another 12 sites are undergoing rezoning procedures. The information of the 12 sites is set out at the **Annex**.

As for the 25 sites to be rezoned in the coming year, upon completion of necessary technical studies/assessments, the Government will consult relevant District Councils and stakeholders on the rezoning proposals as appropriate, setting out the relevant development details including land area and flat number, in accordance with the established procedures and prior to submitting the proposals for consideration by the Town Planning Board.

The estimated completion dates of housing on individual sites for population intake are subject to a host of factors such as progress of feasibility studies, rezoning, consultation, funding approval, land resumption/ clearance, reprovisioning of affected facilities, complexity of works, etc. Relevant government departments will closely monitor the progress of the above, with a view to securing flat completion as soon as practicable.

The relevant work is mainly conducted by staff of the relevant bureaux and departments including the Development Bureau, the Housing Department, the Civil Engineering and Development Department, the Lands Department, the Planning Department, the Transport Department and the Highways 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.

**Information on 12 potential housing sites
with statutory rezoning procedures initiated/in progress
(as at early March 2020)**

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
Central and Western	Ka Wai Man Road Phase 1, Sai Wan	Public	2.88	2 340
	Ka Wai Man Road Phase 2, Sai Wan	Public		
	Subtotal (Note 3): 2 sites		2.88	2 340 (Public: 2 340)
Wan Chai	Lui Kee Education Services Centre and Wan Chai Polyclinic	Private	0.25	302
	Subtotal (Note 3): 1 site		0.25	300 (Private: 300)
Kwun Tong	Choi Hing Road and Choi Hing Lane, Ngau Tau Kok	Public	1.23	1 358
	Choi Wing Road, Ngau Tau Kok	Public	0.67	1 110
	Wang Chiu Road, Kowloon Bay (previously known as Opposite to Richland Gardens)	Public	2.68	4 100
	Subtotal (Note 3): 3 sites		4.58	6 570 (Public: 6 570)
Kwai Tsing	Tai Wo Hau Road Phase 1, Kwai Chung	Public	0.32	400
	Tai Wo Hau Road Phase 2, Kwai Chung	Public	0.31	400
	San Kwai Street, Kwai Chung	Public	0.55	650
	Lai Kong Street, Kwai Chung	Private	0.38	410
	Subtotal (Note 3): 4 sites		1.56	1 860 (Public: 1 450 Private: 410)
Sai Kung	Near Ho Chung New Village, Ho Chung	Private	0.35	100
	Nam Wai (Eastern Portion), Hebe Haven, Sai Kung	Private	0.70	130
	Subtotal (Note 3): 2 sites		1.05	230 (Private: 230)
Total (Note 3): 12 sites			10.32	11 300 (Public: 10 400 Private: 900)

Notes:

- 1: The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.
- 2: The estimated site area and 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.
- 3: The figures may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)005

(Question Serial No. 0121)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in the Budget Speech that there are “some 10 sites, which have been zoned for high-density housing development but without any development plans due to various reasons”. Will the Government inform this Committee of the following:

1. in table form, the location, size, existing land use, as well as reasons for shelving/hindrance to the development programmes of these 10 sites;
2. will the government consider setting up a working group in this financial year to solve the problems encountered in developing these sites, and launch studies as soon as possible to develop these sites for public housing to increase housing supply. If yes, the details of such plans and the manpower expenditure involved.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 13)

Reply:

The Government is reviewing around ten land parcels that have been zoned for high-density housing development in statutory outline zoning plans but without any concrete development plan due to various reasons, such as fragmented ownership and infrastructure constraints. Specifically, these land parcels are zoned as Comprehensive Development Area or Residential (Group A) with a higher plot ratio (generally speaking at 7.5 or above in the urban area and at 5 or above in the New Territories) but with relatively low-rise existing structures of, say, only a few storeys. The relevant government departments are examining which of these land parcels are suitable for public housing developments. We expect to form and promulgate preliminary views by the middle of this year, which will be followed by detailed studies as necessary to ascertain the scale and schedule of development as well as supporting facilities required for the shortlisted sites.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)006

(Question Serial No. 0122)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It was stated in last year's Budget that the planning study for Yau Ma Tei and Mong Kok districts was "expected to be completed in end 2019/early 2020". It is still noted in this year's programme that the Government will continue to press ahead with the planning study in Yau Ma Tei and Mong Kok districts. Will the Government inform this Committee of the following:

1. Whether the Government anticipates to release the findings and details of the study in this financial year, as well as the arrangement and estimated expenditure of the relevant public consultation;
2. The number of building structure investigation visits conducted in Yau Ma Tei and Mong Kok districts last year, and the results of the safety investigations on these buildings. Please set out the building condition in these two districts in tabular form;
3. Given the building structure investigation findings, provide the details of the redevelopment projects the government expects to launch this year. Please provide the locations, organisations responsible for the redevelopment, as well as the estimated expenditure involved.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 14)

Reply:

1. In May 2017, the Urban Renewal Authority (URA) commenced a district study for Yau Ma Tei and Mong Kok ("Yau Mong District Study"). The Yau Mong District Study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts. The findings would also serve as the basis for URA to identify more effective and efficient ways for urban renewal as well as practical and feasible ideas and modus operandi for adoption in the work strategy of urban renewal in future. The efficacy of various initiatives under the 2011 Urban Renewal Strategy would also be examined in the context of the study.

The Study is divided into three parts. The first part is a baseline review and data analysis; the second part comprises strategic studies on specific topics including the relevant policy framework, implementation mechanisms and development measures; and the third part is the formulation of various options for the Master Urban Renewal Concept Plans (“MRCPs”). The URA completed the first and second parts of the Study and reported the findings to the Legislative Council Joint Subcommittee to Follow Up Issues Relating to the Redevelopment, Maintenance and Management of Aged Buildings in November 2019. URA is now formulating various options for the MRCPs and will identify potential areas for urban renewal under the MRCPs.

The Study is expected to be completed within 2020. After URA submits the report of the Yau Mong District Study to the Government, it will discuss with the Development Bureau the mode of and timetable for public engagement. It is premature at this stage to estimate the expenditure to be involved in conducting public engagement on the Yau Mong District Study.

2. The Buildings Department (BD) takes enforcement actions against dilapidated/dangerous buildings through handling public reports and conducting large scale operations. Where a building has been rendered dangerous or liable to become dangerous, BD will serve statutory orders on the concerned owners under the Buildings Ordinance (Cap. 123), requiring investigation or repair of the defects to ensure safety. Statistics on BD’s enforcement actions in Yau Tsim Mong District in 2019 are tabulated below –

	2019
Number of public reports on dilapidated/dangerous buildings attended to	2 555
Number of repair/investigation orders issued ⁽¹⁾	145
Number of buildings/premises repaired/rectified ⁽¹⁾	232

(1) These figures cover cases which may not correspond to cases covered by the number of public reports attended to in 2019.

3. Under the Urban Renewal Authority Ordinance, the URA prepares a draft corporate plan setting out the proposed programme of projects for the next five financial years and a draft business plan setting out the projects to be implemented in the next financial year for the approval of the Financial Secretary every year, taking into account a host of factors including the dilapidated condition of individual buildings and the wider potential benefits to be brought by the projects to the community from the holistic

planning perspective. Due to operational considerations and in order to protect the rights and interests of affected owners and residents, the URA would keep information such as the timing and area of a project confidential before project commencement.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)007

(Question Serial No. 0123)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In connection with the Civil Servants' Co-operative Building Society Scheme mentioned under a Programme, please inform this Committee of the following:

1. the number of redevelopment studies launched over the past two financial years, the number of redeveloped flats involved and their gross floor area (GFA), the scheduled dates of completion of the related studies and the expenditure involved;
2. the number of redevelopment projects to be launched this year, including their respective districts, the number of flats affected, the expected additional GFA, the number of new public and private flats to be provided, the scheduled dates of completion of these projects, as well as the expenditure involved.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 15)

Reply:

In 2018 Policy Address, the Government invited the Urban Renewal Authority (URA) to identify one or two clusters of Civil Servants' Co-operative Building Society Scheme (CBS) sites suitable for high-density development as pilot projects. With its in-house resources, the URA subsequently conducted a study on about 130 CBS buildings, out of a total of about 240 in the territory, which are located in areas zoned for high-density residential development to assess their redevelopment potential.

Having taking into account a number of factors, including the residual plot ratio, site size, number of CBSs involved, and existence of public housing in the vicinity, the URA has identified two clusters of sites, involving more than 30 CBS sites in Kowloon City as pilot projects and conducted detailed studies on the sites.

The two pilot projects involve all together 39 buildings and will affect about 600 units. However, the actual figure will only be available until the conduct of the freezing survey upon URA's announcement of the commencement of the projects expected to be within this year. Upon completion of the two pilot projects, part of the resumed land will be earmarked for public housing development. The number of residential units will increase from the current some 600 to about over 3 000, with about one third of them being public housing units. The gross floor area will increase from some 60 000 square metres to some 170 000 square metres. The two projects are expected to be completed between 2029 and 2031. As the URA is financially independent and the Hong Kong Housing Authority will fund the construction costs of public housing, these redevelopment projects will not incur additional expenditure on the part of the Government.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)008****(Question Serial No. 1820)**

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

1. Will the Government please set out, in tabular form, the numbers of residential buildings in Kowloon City District and the units involved, broken down by building age (50 years or above; 30 to 49 years and below 30 years)?
2. Will the Government please provide the number of redevelopment/rezoning applications for residential buildings in Kowloon City District received in each of the past three years, as well as the details of the redevelopment/rezoning plans and estimated works completion dates thereof?
3. Has the Government any plans to conduct detailed studies on the holistic planning of Kowloon City District in this financial year to release precious urban land? If yes, what are the details and estimated expenditure of such studies?

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 42)

Reply:

1. According to the records of the Buildings Department (BD), the age distribution of private residential/composite buildings in Kowloon City District as at end 2019 are tabulated below –

below 30 years	30 to 49 years	50 years or above	total
669	996	1 334	2 999

BD does not compile statistics on the number of units of existing buildings.

2. For development projects (including redevelopment projects) carried out by land owners /developers, approval of building plans must be obtained from the Building

Authority in accordance with the Buildings Ordinance (Cap. 123) (BO). Besides, if a development project involves demolition of existing buildings, land owners/developers have to obtain approval of demolition plan and demolition consent from the Building Authority before the commencement of the demolition works in accordance with the requirements of the BO. Currently, summary information on new building plans approved in each month (except amendment plans) including the address of development projects, types of new buildings, total gross floor areas for domestic or/and non-domestic uses, occupation permits already obtained from the BD (including the numbers of domestic units upon completion) and sites with demolition consents issued of all private development projects are set out in the Monthly Digest of the BD and uploaded to the BD website (<https://www.bd.gov.hk/en/whats-new/monthly-digests/index.html>) for public inspection. Members of the public may also request to inspect and copy the approved plans of individual private development projects of which occupation permits have been issued. The release of the said information aims at providing information contained in approved building plans, and it does not contain records as to whether the projects involved are redevelopment projects or any relevant information of the original buildings.

On rezoning applications received in the past three years, one application which intended to rezone Kowloon City Plaza at 128 Carpenter Road from “Other Specified Uses” annotated “Commercial Development with Public Vehicle Park” to “Residential (Group A) 4”, was received in 2018. The application was rejected by the Metro Planning Committee (the Committee) of the Town Planning Board as it did not provide practical measures to address the demand for public parking spaces during demolition and construction stages and the Committee considered it pre-mature to rezone the site as proposed by the applicant.

Separately, three applications for permission under section 16 of the Town Planning Ordinance for redevelopment proposals for residential buildings were received in the past three years. Of these applications, one was approved in December 2018 and the anticipated completion date stated in the application is 2023¹. The remaining two applications were withdrawn and were not considered by the Town Planning Board.

¹ The application refers to A/K10/259 - 5-7 Mok Cheong Street and 70-78 Sung Wong Toi Road, zoned "CDA(2)" concerning a proposal to provide a domestic gross floor area of about 63 000 square metres (sq.m.) and a non-domestic gross floor area of about 9 260 sq.m.

3. In accordance with the revised Urban Renewal Strategy, a District Urban Renewal Forum (DURF) was established in Kowloon City in 2011 to advise the Government on district-based urban renewal initiatives from a holistic and integrated perspective, including tendering advice on regeneration and redevelopment areas, preservation targets and implementation models.

In 2014, DURF submitted the Kowloon City Urban Renewal Plan for Kowloon City (the Renewal Plan) to the Secretary for Development. The Renewal Plan is a document available for reference by members of the public and different organisations (including developers, URA and property owners). Apart from the Government, these stakeholders or organisations may also participate in the implementation of the Plan. The document can be perused through the following link: https://www.durf.org.hk/pdf/Urban%20Renewal%20Plan_en.pdf

The Government and the URA have been vigorous in implementing appropriate proposals under the Renewal Plan as far as practicable. For instance, the URA has commenced six redevelopment projects in To Kwa Wan under a district-based approach since 2016 in order to improve the local road network and streetscape in a comprehensive manner; strengthen street vibrancy; and retain local characteristics of small on-street shops. In addition, the Kai Tak Road/Sho Po Road project commenced in 2019 will create a node between the Kai Tak Development Area and Kowloon City District through a proposed sunken plaza connecting the project to the Kai Tak underground shopping street.

In its future urban renewal initiatives, the URA will put an emphasis on studies and prior comprehensive planning before determining the priorities of urban renewal projects, with a view to improving the living conditions of old districts and enhancing the planning benefits for the community more effectively. The URA will also continue to consider appropriate proposals under the Renewal Plan for implementing urban renewal works in Kowloon City District.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)009

(Question Serial No. 1046)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Last year, the Government promulgated measures to streamline the approval process for development projects, in order to simplify the approval procedures under the Buildings Department, Planning Department and Lands Department and make the whole approval procedures faster and simpler, thereby approving development projects as soon as possible to increase land supply. In this connection, will the Government inform this Committee of the implementation and progress of the plan, as well as the expected savings on approval time? In addition, will the Government introduce further streamlining measures?

Asked by: Hon CHAN Kin-por (LegCo internal reference no.: 28)

Reply:

To expedite housing and land development, a steering group on streamlining development control (Steering Group) has been set up under the Planning and Lands Branch of the Development Bureau to explore how best to consolidate and rationalise the standards and definitions adopted by the departments under its purview (namely the Planning Department, Lands Department and Buildings Department) in scrutinising private development projects such that the approval process can be streamlined without prejudicing the relevant statutory procedures and technical requirements. A joint sub-committee (JSC) comprising representatives from professional bodies and the industry has also been set up under the Land and Development Advisory Committee to consider the streamlining proposals put forward by the Steering Group.

Through the aforesaid mechanism, streamlined arrangements for implementing building height restrictions, landscape requirements, the requirements under the Sustainable Building Design Guidelines (viz. site coverage of greenery, building separation and building setback) as well as non-building area restrictions were promulgated by the concerned departments in 2019. The Steering Group will continue to formulate streamlining measures on other aspects of development control, including those in relation to the computation of floor area and the circumstances under which premium would be chargeable for giving approval/consent under lease, and the endorsed proposals will be put in place when they are ready.

Rationalising the standards and definitions being adopted by the three departments, enhancing the transparency and clarity of the approval process, as well as avoiding duplicated control would assist practitioners in the industry and help expedite the development approval process. However, given the varying scale and complexity of private developments, it would be difficult to give a general indication of savings on approval time.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)010

(Question Serial No. 1047)

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 Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is stated in Programme (2) that the second round of applications of OBB 2.0 will be launched to provide technical and financial assistance to owners-occupiers of old buildings. In this connection, will the Government inform this Committee of the timing of launching the second round of applications and whether the application criteria will be further relaxed. In addition, is the approval work for the first round of applications fully completed by now?

Asked by: Hon CHAN Kin-por (LegCo internal reference no.: 29)

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) at a commitment of \$3 billion 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). The Urban Renewal Authority (URA) administers the scheme.

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 the inspection and repair works for their buildings under MBIS. Category 2 buildings cover those which have outstanding MBIS notices but the owners concerned have difficulties in co-ordinating the inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings based on risk assessment 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.

In the first round of applications, which was ended in October 2018, all buildings aged 50 or above which have yet to comply with MBIS notice(s) for the common parts of the buildings were invited to participate as Category 1 buildings. According to URA, 644 applications (involving 544 buildings) were received in the first round of applications. There is a total of 579 eligible applications, covering 479 buildings as Category 1 buildings (as application is made on the basis of Deed of Mutual Covenant (DMC) and some buildings may have more than one DMC, the number of buildings involved is smaller than the number of applications). These eligible applications have all been approved for participation under OBB 2.0. URA has been approaching the owners of the Category 1 buildings in phases to arrange the prescribed inspection and repair works under the MBIS. At the same time, BD had proactively selected some 340 buildings for participation in OBB 2.0 as Category 2 buildings as of January 2020.

Having regard to the positive responses for OBB 2.0, the Government announced in October 2019 the proposed injection of an additional \$3 billion into OBB 2.0. Together with the original funding of \$3 billion, it is expected that the number of buildings that could benefit from OBB 2.0 would double from some 2 500 buildings to some 5 000 buildings. In accordance with our original plan, we will accept applications from all eligible residential and composite buildings (i.e. buildings aged 50 or above with average rateable values at or below the prescribed thresholds) in the second round, irrespective of whether they have any outstanding MBIS notice(s) for the common parts of the buildings, to encourage the culture of voluntary compliance. Having regard to public calls for allowing younger buildings to apply, we will also relax the application criteria of the second round to allow also residential and composite buildings aged between 40 to 49 to apply, on the condition that they have outstanding MBIS notice(s) for the common parts of the buildings not yet complied with. With the increase in the number of participating buildings, we will expedite the programme of the operation with a view to commencing the prescribed inspection and repair works for all buildings by 2025.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)011

(Question Serial No. 1048)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in Programme (2) that the Government will continue to co-ordinate and oversee the work relating to the Kwu Tung North/Fanling North and Hung Shui Kiu/Ha Tsuen New Development Areas (NDAs), Yuen Long South Development and Tung Chung New Town Extension. In this connection, will the Government inform this Committee of the progress of each development project and whether good progress has been made, as well as whether such projects will be delayed as a result of the recent epidemic.

Asked by: Hon CHAN Kin-por (LegCo internal reference no.: 30)

Reply:

The implementation of various major development projects has been progressing generally on schedule.

With commencement of reclamation works in end 2017, the first parcel of housing land in Tung Chung East was handed over to Housing Department for construction in March 2020, enabling 10 000 public housing units to be completed in the first quarter of 2024 as originally planned.

The land resumption exercise as well as site formation and infrastructural works for the first phase development of Kwu Tung North/Fanling North New Development Area (NDA) commenced last year, with a view to enabling the first population intake for public housing in 2027. The first population intake for private housing will commence in 2023.

Subject to Legislative Council's funding approval, we will commence in the second half of the year the first phase of the works for Hung Shui Kiu/Ha Tsuen NDA. The first phase works would enable completion of the dedicated rehousing estate for affected residents in phases from 2024 onward, and make available formed sites in 2023 for construction of the first batch of multi-storey buildings to accommodate brownfield operations.

As for the Yuen Long South development, the statutory planning process will commence in the second quarter of 2020. Our target is to have the first batch of public housing units in place in 2028.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)012****(Question Serial No. 0809)**

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Please set out the progress of the first batch of projects under the “single site, multiple use” initiative, including, inter-alia, those at the Sheung Wan Fire Station and in Tsuen Wan town centre.

Please set out those projects that are more likely to be identified for implementation this year.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 40)

Reply:

The Government has been pressing ahead the implementation of six projects identified in the first batch. The latest progress of these projects is set out below:

Project	Latest Progress
Joint-user complex at Anderson Road Quarry	At the meeting of the Sai Kung District Council (DC) in March 2020, members generally supported the proposal of constructing a seven-storey joint user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of welfare services including residential care home for elderly. We have submitted the same proposal to the Kwun Tong DC for discussion in April/May 2020. Thereafter we plan to complete within two years several tasks, including seeking Town Planning Board's approval for minor relaxation of building height restriction to optimise the site potential;

Project	Latest Progress
	completing the detailed design of the complex; and seeking Legislative Council's (LegCo) funding approval for construction. Our target is to start construction in 2022 to dovetail with the completion of site formation works in 2021.
Joint-user complex at Tseung Kwan O town centre	We plan to consult the Sai Kung DC in the second quarter of 2020 on the proposal of constructing a 12-storey joint-user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a public market, kindergarten, welfare services, district health centre and child assessment centre. Subject to finalisation of the mix of public services, we will take forward the project through a range of tasks including completing the detailed design of the complex; and seeking LegCo's funding approval for construction.
Redevelopment of Tuen Mun Clinic (TMC)	We consulted the Tuen Mun DC on the proposed TMC redevelopment with underground public carparking facilities in September 2019. Facilities proposed to be included in the 24-storey development are mainly district-based healthcare services including child assessment centre, general out-patient clinics and elderly health centre, supplemented by welfare facilities including residential care home for elderly. Taking into account DC's views, we are finalising the user mix based on an enlarged site incorporating the Tuen Mun Rural Committee (TMRC) into the site boundary. We aim to consult the DC and TMRC again on the revised user mix in the second half of 2020 and will commence thereafter the technical assessment for rezoning to start in 2021.
Development of a proposed ambulance depot near Sheung Wan Fire Station	We are finalising the user mix for the seven-storey development including the proposed ambulance depot having regard to the views of the Central & Western DC collated in March 2019. Other facilities proposed to be included in the development include district health centre, welfare facilities, reading room as well as public carparking facilities. We plan to consult the DC on the user mix in the latter half of 2020.

Project	Latest Progress
Joint-user complex at Shan Mei Street in Shatin	We attended the meeting of the Shatin DC in September 2019 to exchange views with members on the proposed development. Members suggested providing a sports centre, library and community hall and reprovisioning cooked food centres in the proposed complex. Taking into account members' views, we are working with relevant bureaux and departments to formulate a user mix. We aim to revert to the DC on the user mix in the latter half of 2020.
Consolidation of several government sites in Tsuen Wan town centre	The Tsuen Wan DC has commissioned a study on the future development of the government sites including Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. We will take into account progress of that study in considering the way forward for optimising the use of the area.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)013

(Question Serial No. 0810)

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 Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please set out the number of applications received and approved for the funding scheme to support the use of vacant government sites by non-governmental organisations last year, as well as the staff establishment deployed to assess such applications.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 41)

Reply:

We issued an information note entitled “Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20” (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (<https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf>). Details about the applications processed are included in the information note.

The implementation of the funding scheme is led by one Administrative Officer Staff Grade C in Development Bureau, with the assistance of other staff members in the bureau and relevant departments. As the work involved forms only a part of the duties of the staff members, we are unable to provide a separate breakdown of manpower resources currently incurred in this portfolio.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)014

(Question Serial No. 1376)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Budget Speech mentions about rezoning sites for housing development. It is stated that rezoning for 12 sites are in progress to provide some 11 000 housing units, over 90 per cent of which will be public housing. The Government will gradually commence the rezoning procedures for another 25 sites in the coming year involving nearly 85 000 units, over 90 per cent of which will be public housing. Will the Government inform this Committee of the following:

1. Set out in tabular form the land lot or location, area, number of public and private units to be provided, construction progress and completion timetable of the 12 sites under rezoning for housing development;
2. Set out in tabular form the land lot or location, area, number of public and private units to be provided and estimated completion timetable of the 25 sites to be rezoned for housing development in the coming year.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 14)

Reply:

As part of the multi-pronged strategy to increase land supply, the Government has identified, through on-going land use reviews in the last few years, over 210 sites with housing development potential in the short to medium term, capable of providing over 310 000 flats in total (over 70% for public housing). As at early March 2020, 135 sites have been rezoned or allocated for housing development, while another 12 sites are undergoing rezoning procedures. The information of the 12 sites is set out at the **Annex**.

As for the 25 sites to be rezoned in the coming year, upon completion of the necessary technical studies/assessments, the Government will consult relevant District Councils and

stakeholders on the rezoning proposals as appropriate, setting out the relevant development details including land area and flat number, in accordance with the established procedures and prior to submitting the proposals for consideration by the Town Planning Board.

The estimated completion dates for individual sites are subject to a host of factors such as progress of feasibility studies, rezoning, consultation, funding approval, land resumption/clearance, reprovisioning of affected facilities, complexity of works, etc. Relevant Government departments will closely monitor the progress of the above, with a view to securing completion of the building works as soon as practicable.

**Information on 12 potential housing sites
with statutory rezoning procedures initiated/ in progress
(as at early March 2020)**

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
Central and Western	Ka Wai Man Road Phase 1, Sai Wan	Public	2.88	2 340
	Ka Wai Man Road Phase 2, Sai Wan	Public		
	Subtotal (Note 3): 2 sites		2.88	2 340 (Public: 2 340)
Wan Chai	Lui Kee Education Services Centre and Wan Chai Polyclinic	Private	0.25	302
	Subtotal (Note 3): 1 site		0.25	300 (Private: 300)
Kwun Tong	Choi Hing Road and Choi Hing Lane, Ngau Tau Kok	Public	1.23	1 358
	Choi Wing Road, Ngau Tau Kok	Public	0.67	1 110
	Wang Chiu Road, Kowloon Bay (previously known as Opposite to Richland Gardens)	Public	2.68	4 100
	Subtotal (Note 3): 3 sites		4.58	6 570 (Public: 6 570)
Kwai Tsing	Tai Wo Hau Road Phase 1, Kwai Chung	Public	0.32	400
	Tai Wo Hau Road Phase 2, Kwai Chung	Public	0.31	400
	San Kwai Street, Kwai Chung	Public	0.55	650
	Lai Kong Street, Kwai Chung	Private	0.38	410
	Subtotal (Note 3): 4 sites		1.56	1 860 (Public: 1 450; Private: 410)
Sai Kung	Near Ho Chung New Village, Ho Chung	Private	0.35	100
	Nam Wai (Eastern Portion), Hebe Haven, Sai Kung	Private	0.70	130
	Subtotal (Note 3): 2 sites		1.05	230 (Private: 230)
Total (Note 3): 12 sites			10.32	11 300 (Public: 10 400; Private: 900)

Notes:

- 1: The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.
- 2: The estimated site area and 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.
- 3: The figures may not add up to the total due to rounding.

- End –

CONTROLLING OFFICER'S REPLY

DEVB(PL)015

(Question Serial No. 1377)

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 Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

A \$1 billion funding scheme was launched in February 2019 to support the use of vacant government sites by non-governmental organisations for non-profit making community purposes, with funding subsidy for each approved project capped at \$60 million. Will the Government inform this Committee of the following:

1. How many applications have been approved since the scheme was launched? Please tabulate in details the names of the organisations to which approval were granted, locations of the vacant government sites, site area, land use, facilities utilisation period, tenancy term, as well as the subsidy amounts.
2. How many applications have been rejected since the scheme was launched? What are the reasons of rejection?
3. How many applications involved uses of vacant school premises since the scheme was launched? Of these, how many applications have been approved? Please set out in details the names of school premises under application, as well as the names of school premises of the approved projects.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 15)

Reply:

We issued an information note entitled “Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20” (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (<https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf>). Details about the applications processed (including those involving vacant school premises) are included in the information note.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)016

(Question Serial No. 1378)

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 Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government launched the “Operation Building Bright 2.0” subsidy scheme (OBB 2.0) in 2018 to assist about 2 500 buildings aged 50 or above in Hong Kong to carry out repair work with a view to enhancing building safety. The deadline for first round application fell in late October 2018, with a total of 600 applications received. The Government has decided to inject an additional \$3 billion to OBB 2.0 and relax the eligibility criteria under the scheme to buildings aged 40 or above. The second round of application is expected to commence in the third quarter this year, and to benefit as many as 5 000 buildings. The proposal is still awaiting the funding approval of the Finance Committee. Will the Government inform this Committee of the following:

1. Among the 600 applications received in the first round, how many applications were approved, and have started the inspection and repair works? Please set out the information by the 18 districts.
2. How many of the approved applications involved buildings with outstanding Mandatory Building Inspection Scheme (MBIS) notice?
3. All private residential buildings aged 30 or above throughout the territory will generally receive the statutory MBIS notice issued by the Buildings Department. As the private residential buildings in Hong Kong is seriously ageing, please set out the number of buildings aged 30, 40, 50, 50 or above by the 18 districts.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 17)

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 the inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS), and for which the owners would apply for participating in OBB 2.0. Category 2 buildings cover those which have outstanding MBIS notices but the owners concerned have difficulties in coordinating the inspection and repair works. The Buildings Department proactively selects Category 2 buildings based on risk assessment and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and no application is therefore required for Category 2 buildings.

As of end February 2020, the geographical distributions of the applications received and approved in the first round of applications for Category 1 buildings, the Category 1 buildings involved in the approved applications, and the Category 1 and 2 buildings with prescribed inspection and/or repair works commenced are set out in the table below -

	Number of applications received	Number of applications approved⁽¹⁾	Number of Category 1 buildings involved in approved applications⁽¹⁾	Number of Category 1 buildings with prescribed inspection or repair works commenced	Number of Category 2 buildings with prescribed inspection or repair works commenced
Central & Western	60	54	40	27	19
Eastern	48	38	32	10	22
Kowloon City	104	95	81	49	79
Kwai Tsing	0	0	0	0	0
Kwun Tong	13	10	11	5	1
North	3	2	2	0	0
Islands	0	0	0	0	0
Sai Kung	1	1	1	1	0
Sham Shui Po	117	105	77	32	102
Shatin	0	0	0	0	0
Southern	8	7	7	4	7
Tai Po	2	0	0	0	4
Tsuen Wan	21	21	22	10	9
Tuen Mun	0	0	0	0	0
Wan Chai	44	40	37	26	14
Wong Tai Sin	31	30	20	13	1
Yau Tsim Mong	191	175	148	85	84
Yuen Long	1	1	1	1	0
Total	644	579	479	263	342

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 approved is therefore does not correspond to the number of buildings involved for some cases.

2. As only buildings with outstanding MBIS notice for the common parts of the buildings are eligible for the first round of applications, all the approved applications involved buildings with outstanding MBIS notice.
3. The geographical distribution of private residential and composite buildings of different age groups from 30 years to 50 years and above as of end 2019 is set out below -

	Building Age (years)				
	30-39	40-49	50-59	60 or above	Total
Central & Western	461	676	547	270	1 954
Eastern	439	312	267	155	1 173
Kowloon City	467	529	614	720	2 330
Kwai Tsing	90	95	13	4	202
Kwun Tong	113	133	137	2	385
North	146	122	158	43	469
Islands	609	60	23	0	692
Sai Kung	1 082	440	68	0	1 590
Sham Shui Po	302	379	529	321	1 531
Shatin	678	97	29	0	804
Southern	682	498	209	185	1 574
Tai Po	1 261	107	23	8	1 399
Tsuen Wan	150	146	144	7	447
Tuen Mun	378	94	6	1	479
Wan Chai	285	451	571	333	1 640
Wong Tai Sin	39	111	112	3	265
Yau Tsim Mong	193	475	1 003	421	2 092
Yuen Long	1 681	257	16	54	2 008
Total	9 056	4 982	4 469	2 527	21 034

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)017

(Question Serial No. 1792)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Government will continue to support the Urban Renewal Authority (URA) in its identification of suitable Civil Servants' Co-operative Building Society Scheme (CBS) sites for high-density development and in its preparatory work for redeveloping such sites with a view to increasing housing supply, as well as overseeing the implementation of the CBS redevelopment pilot projects by URA. In this connection, will the Government inform this Committee of the following:

1. The latest implementation progress of the CBS redevelopment pilot projects; please set out in detail, and in tabular form, the location, planned redevelopment and completion time of such projects, as well as the numbers of public and private housing units to be produced.
2. The number of households to be affected by the CBS redevelopment pilot scheme, and whether there are any compensation proposal in place. If yes, the details thereof.
3. Please set out in detail and by 18 districts, the names, total areas, years of completion and numbers of units of existing CBS scheme buildings territory-wide.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 16)

Reply:

1. In 2018 Policy Address, the Government invited the Urban Renewal Authority (URA) to identify one or two clusters of Civil Servants' Co-operative Building Society Scheme (CBS) sites suitable for high-density development as pilot projects. After considering various factors, the URA has identified two clusters of sites, involving more than 30 CBS sites in Kowloon City. The two pilot projects will affect about 600 units. The actual figure will only be available after the conduct of the freezing

survey upon URA's announcement of commencement of the projects this year. Upon completion of the two pilot projects, part of the resumed land will be earmarked for public housing development. The number of residential units will increase from the current some 600 to about 3 000, and about one third of them will be public housing units. The two projects are expected to be completed between 2029 and 2031.

2. Regarding compensation, the URA will offer acquisition proposal and compensation to eligible owners and tenants affected by the pilot projects in accordance with its existing acquisition and compensation policy. Generally speaking, eligible owner-occupiers will receive an acquisition price, which is the market value on vacant possession basis of the property plus an ex-gratia allowance (i.e. Home Purchase Allowance (HPA)). The assessment of HPA is based on the difference between the market value of the property being acquired and the value of a notional replacement flat, which is a seven-year-old flat of similar size in the same locality of the property being acquired and located at the middle floor with average orientation.

As displaced CBS owner-occupiers (must be a member of the ex-CBS or his successor) have to settle the outstanding two-thirds land premium they have to pay to the Government with a portion of the compensation they receive, we recognise that their choice of replacement flats in the private market may be relatively limited. Therefore, as an exceptional arrangement, we propose offering such eligible CBS owner-occupiers the opportunity to purchase a subsidised sale flat unit in dedicated rehousing estates to be built and operated by the Hong Kong Housing Society in the urban areas as another rehousing option. They will have to comply with other general eligibility criteria applicable to these estates.

3. As at 31 December 2019, there were a total of 238 CBSs in Hong Kong, of which 191 have already been dissolved, including 12 CBSs which have been redeveloped. The remaining 179 dissolved CBSs which have yet to be redeveloped involve a total of about 4 300 units. The name, address, existing gross floor area (GFA), year of occupation and number of units under each of the dissolved CBSs are set out at **Annex I**. The name, address, existing GFA, year of occupation and number of units under each of the 47 CBSs yet to be dissolved (about 800 units in total) are set out at **Annex II**.

**179 dissolved CBSs yet to be redeveloped
(as at 31 December 2019)**

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis[^] (m²) (about)
1	Arcadia Gardens	10 Ede Road, Kowloon	Kowloon City	1965	24	4 610
2	Argog House	93-101 Kau Pui Lung Road, Kowloon	Kowloon City	1962	30	2 770
3	Belmont	123-125 Maidstone Road, Kowloon	Kowloon City	1963	10	820
4	Bonavista	9-11 Princess Margaret Road, Kowloon	Kowloon City	1961	40	5 810
5	Caron	7-9 Kiang Su Street, Kowloon	Kowloon City	1963	10	1 010
6	Cheerful	107-109 Maidstone Road, Kowloon	Kowloon City	1961	10	890
7	Civil Aviation	38-44 Maidstone Road, Kowloon	Kowloon City	1961	20	1 660
8	Clover	20-22 La Salle Road, Kowloon	Kowloon City	1961	16	2 730
9	Concord	55-57 Sheung Shing Street, Kowloon	Kowloon City	1972	24	2 660
10	Constancy	94-96 Maidstone Road, Kowloon	Kowloon City	1968	12	1 000
11	Cornwall Street	2E-2H Cornwall Street, Kowloon	Kowloon City	1957	20	3 590
12	Dragon Heights	12 Eastbourne Road, Kowloon	Kowloon City	1968	24	3 040
13	Dumbarton	16-22 Dumbarton Road, Kowloon	Kowloon City	1962	16	2 220
14	Ede	15 Ede Road, Kowloon	Kowloon City	1959	16	2 460
15	Elite House	234 Argyle Street, Kowloon	Kowloon City	1970	20	2 240
16	Emerald	158 Nga Tsin Wai Road, Kowloon	Kowloon City	1963	12	1 230

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis [^] (m ²) (about)
17	Evergreen Villa	28-34 Shing Tak Street, Kowloon	Kowloon City	1959	20	1 840
18	Everest	55-61 Ma Tau Chung Road, Kowloon	Kowloon City	1959	20	1 630
19	Fidelity	62-64 Homantin Street, Kowloon	Kowloon City	1959	10	2 310
20	Fortunatus	111-113 Maidstone Road, Kowloon	Kowloon City	1961	10	890
21	Forward View	15-19 Princess Margaret Road, Kowloon	Kowloon City	1961	30	3 830
22	Galaxy Mansion	88-92 Maidstone Road, Kowloon	Kowloon City	1969	18	1 000
23	Gaumont	115-117 Maidstone Road, Kowloon	Kowloon City	1962	10	890
24	Grace Mansion	2 King Tak Street, Kowloon	Kowloon City	1964	20	3 090
25	Grand View Court	103-105 Kau Pui Lung Road, Kowloon	Kowloon City	1964	10	1 030
26	Grandeur	51-53 Ma Tau Chung Road/4-4A Ma Tau Kok Road, Kowloon	Kowloon City	1960	20	1 800
27	Harmony	4-12 Tin Kwong Road, Kowloon	Kowloon City	1958	18	2 540
28	Homer	115-115A Kau Pui Lung Road, Kowloon	Kowloon City	1964	12	890
29	Hong Garden	37-47 Homantin Street, Kowloon	Kowloon City	1956	30	3 970
30	Honour Terrace	184 Nga Tsin Wai Road, Kowloon	Kowloon City	1966	24	2 470
31	Inverness	1-7 Inverness Road, Kowloon	Kowloon City	1962	12	1 230
32	Jade Garden	6 Ede Road, Kowloon	Kowloon City	1972	36	4 630
33	Kai Yip	71-73 Ma Tau Chung Road, Kowloon	Kowloon City	1960	10	1 010

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis [^] (m ²) (about)
34	King Tak	4 King Tak Street, Kowloon	Kowloon City	1970	30	2 680
35	Kosan	1-3 Kiang Su Street, Kowloon	Kowloon City	1959	10	860
36	Laford	54-72 La Salle Road, Kowloon	Kowloon City	1958	30	4 810
37	La Salle Court	202-208 Nga Tsin Wai Road, Kowloon	Kowloon City	1962	16	2 150
38	Lancas	32-38 Lancashire Road, Kowloon	Kowloon City	1961	16	2 440
39	Lancashire	10-16 Lancashire Road, Kowloon	Kowloon City	1961	18	2 680
40	Lanford Court	28-30 Lancashire Road, Kowloon	Kowloon City	1961	12	1 980
41	Lannox Gardens	18-24 Lancashire Road, Kowloon	Kowloon City	1961	16	2 020
42	Marigold	153-155 Kau Pui Lung Road, Kowloon	Kowloon City	1962	12	1 110
43	Mei Kong	8-10 Kiang Su Street, Kowloon	Kowloon City	1962	10	1 120
44	Merrington Mansion	1-3 King Tak Street, Kowloon	Kowloon City	1964	20	3 370
45	Nairn Road	6-8 Princess Margaret Road, Kowloon	Kowloon City	1960	18	2 670
46	New Ede	4 Ede Road, Kowloon	Kowloon City	1973	24	4 080
47	Nga Tsin Villa	154 Nga Tsin Wai Road, Kowloon	Kowloon City	1963	12	1 130
48	On Lok	99-105 Maidstone Road, Kowloon	Kowloon City	1962	24	1 940
49	Orion Court	17 Ede Road, Kowloon	Kowloon City	1960	16	1 910
50	Park View	186-200 Nga Tsin Wai Road, Kowloon	Kowloon City	1961	32	3 580
51	Park's Drive	160 Nga Tsin Wai Road, Kowloon	Kowloon City	1963	12	1 230

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis [^] (m ²) (about)
52	Pentland Court	1A-B Pentland Street, Kowloon	Kowloon City	1961	10	1 130
53	Perfect Unity	63-69 Ma Tau Chung Road, Kowloon	Kowloon City	1959	20	1 630
54	Pine Crest	55-59 Station Lane, Kowloon	Kowloon City	1964	18	1 340
55	Pleasant Villa	156 Nga Tsin Wai Road, Kowloon	Kowloon City	1966	12	1 350
56	Pok Oi	75-77 Ma Tau Chung Road, Kowloon	Kowloon City	1960	12	980
57	Princess Court	9 King Tak Street, Kowloon	Kowloon City	1972	54	5 470
58	Prosperity	31-37 Tin Kwong Road, Kowloon	Kowloon City	1959	20	1 560
59	San Wai	4 San Wai Street, Kowloon	Kowloon City	1964	14	2 050
60	Sapphire	224 Argyle Street, Kowloon	Kowloon City	1967	20	2 380
61	Standard	20-26 Shing Tak Street, Kowloon	Kowloon City	1958	20	1 820
62	Sunshine	127-129 Maidstone Road, Kowloon	Kowloon City	1960	10	820
63	Tai On	157-163 Kau Pui Lung Road, Kowloon	Kowloon City	1964	24	1 820
64	Tai Tung	94-96 Ko Shan Road, Kowloon	Kowloon City	1959	12	1 040
65	Venus	5-7 King Tak Street, Kowloon	Kowloon City	1966	20	3 060
66	Verdun Villa	8 Ede Road, Kowloon	Kowloon City	1968	24	3 660
67	Viewcourt	169-175 Kau Pui Lung Road, Kowloon	Kowloon City	1965	24	1 880
68	Welcome	102-104 Maidstone Road, Kowloon	Kowloon City	1962	12	1 090
69	Wing Yat	12-18 Shing Tak Street, Kowloon	Kowloon City	1959	20	1 640

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis [^] (m ²) (about)
70	Winsome	117-119 Kau Pui Lung Road, Kowloon	Kowloon City	1964	12	1 110
71	Jasper	187-189 Kau Pui Lung Road, Kowloon	Kowloon City	1963	12	1 090
72	Awning	12-14 Kiang Su Street, Kowloon	Kowloon City	1964	12	1 010
73	Hong Kong Chinese Civil Service Pensioners'	395 Chatham Road, Kowloon	Kowloon City	1962	40	2 810
74	St. Luke's Garden	250 Argyle Street, Kowloon	Kowloon City	1967	15	2 510
75	On Yip	148-154 Ma Tau Wai Road, Kowloon	Kowloon City	1960	24	1 820
76	Maxim	82-86 Maidstone Road, Kowloon	Kowloon City	1970	16	1 000
77	Perpetual Scheme I @	10-16 San Wai Street, Kowloon	Kowloon City	1956	20	1 860
77	Perpetual Scheme II @	452-462 Ma Tau Wai Road / 39-45 Tin Kwong Road, Kowloon	Kowloon City	1959	78	6 060
78	Merricourt Scheme I @	131-133 Maidstone Road, Kowloon	Kowloon City	1960	10	930
78	Merricourt Scheme II @	59-65 Maidstone Road, Kowloon	Kowloon City	1961	24	2 330
78	Merricourt Scheme III @	67-69 Maidstone Road, Kowloon	Kowloon City	1965	12	1 280
79	Hillview Garden	72 Hill Road, Hong Kong	Central & Western	1963	48	6 000
80	Poksmith Villa	40 Pokfield Road, Hong Kong	Central & Western	1972	36	3 910

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis [^] (m ²) (about)
81	Smithfield Garden	50 Smithfield Road, Hong Kong	Central & Western	1982	35	2 830
82	Pokfulam Heights	86A-D Pokfulam Road, Hong Kong	Central & Western	1960	16	2 620
83	Briar Caine (2) @	144 Caine Road, Hong Kong	Central & Western	1958	5	740
84	Shatin Lodge	2 Lok Fung Path, Shatin, New Territories	Sha Tin	1981	60	6 430
85	Arden Court	96-102 Tin Hau Temple Road, Hong Kong	Eastern	1974	46	5 830
86	Blossom	19 Wai Hang Street, Hong Kong	Eastern	1973	36	2 500
87	Daniel House	172-174 Sai Wan Ho Street, Hong Kong	Eastern	1961	10	740
88	Fortuna	5-9 Wang Wa Street, Hong Kong	Eastern	1963	15	1 100
89	Friendship	152-154 Sai Wan Ho Street, Hong Kong	Eastern	1960	10	740
90	Gala	1 Tai Cheong Street, Hong Kong	Eastern	1968	20	1 360
91	Gayland	11-11A Wang Wa Street, Hong Kong	Eastern	1960	10	720
92	Glen Circuit	41 Cloud View Road, Hong Kong	Eastern	1970	48	4 890
93	Government Teachers'	992-998 King's Road, Hong Kong	Eastern	1959	16	1 810
94	Health Mansion	37-39 Wai Hang Street, Hong Kong	Eastern	1965	10	790
95	High View	8-10 Cloud View Road, Hong Kong	Eastern	1975	18	4 140
96	Hoi An Terrace	23 Hoi An Street, Hong Kong	Eastern	1977	48	3 930
97	Homestead Mansion	39 Cloud View Road, Hong Kong	Eastern	1974	20	3 010

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis [^] (m ²) (about)
98	Hup Kwun	630 King's Road, Hong Kong	Eastern	1961	90	10 590
99	King Fung	21-23 Wai Hang Street, Hong Kong	Eastern	1965	10	660
100	Longview	156-162 Sai Wan Ho Street, Hong Kong	Eastern	1960	20	1 450
101	Lucky	164-166 Sai Wan Ho Street, Hong Kong	Eastern	1961	10	810
102	Mega	12 Cloud View Road, Hong Kong	Eastern	1976	20	1 830
103	Mount Parker Road	2-8 Mt. Parker Road, Hong Kong	Eastern	1973	20	2 810
104	Parker Court	10-12 Mt. Parker Road, Hong Kong	Eastern	1965	10	1 000
105	Parker View	14-16 Mt. Parker Road, Hong Kong	Eastern	1964	10	1 060
106	Ruby Court	614-628 King's Road, Hong Kong	Eastern	1961	88	11 010
107	Sai Wan Ho	143-145 Sai Wan Ho Street, Hong Kong	Eastern	1960	30	800
108	Saloon	9-11 Tai Lok Street, Hong Kong	Eastern	1963	10	740
109	Sea Breeze	7A Comfort Terrace, Hong Kong	Eastern	1976	25	1 910
110	Sunlight	35-37 Sai Wan Ho Street, Hong Kong	Eastern	1963	12	1 020
111	Tai Hong	2-4 Tai Lok Street, Hong Kong	Eastern	1960	10	750
112	Tai Ning	2A-B Tai Ning Street, Hong Kong	Eastern	1964	10	890
113	United	168-170 Sai Wan Ho Street, Hong Kong	Eastern	1961	10	840
114	Virtue Villa	50 Hoi An Street, Hong Kong	Eastern	1973	50	3 050
115	Forwell	15-17 Wang Wa Street, Hong Kong	Eastern	1960	12	860

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis [^] (m ²) (about)
116	Wang Wah	2-4 Factory Street, Hong Kong	Eastern	1959	12	1 570
117	Little Hut	2-4 Tai Foo Street, Hong Kong	Eastern	1965	10	930
118	Sincerity	1-11 Healthy Street West, Hong Kong	Eastern	1960	30	3 810
119	Hacienda	88-94 Tin Hau Temple Road, Hong Kong	Eastern	1970	48	4 890
120	Harbour View	108-114 Tin Hau Temple Road, Hong Kong	Eastern	1965	40	5 660
121	Tin Hau	104-106 Tin Hau Temple Road, Hong Kong	Eastern	1964	20	4 180
122	Arts	22 Sycamore Street, Kowloon	Tau Tsim Mong	1962	10	820
123	Dragon Phoenix	64 Sycamore Street, Kowloon	Tau Tsim Mong	1963	30	1 940
124	Liberty	42-44 Sycamore Street, Kowloon	Tau Tsim Mong	1959	10	830
125	Lok Lo	56-58 Sycamore Street, Kowloon	Tau Tsim Mong	1962	10	840
126	Moderate	18-20 Sycamore Street, Kowloon	Tau Tsim Mong	1963	10	840
127	Pine Court	16 Sycamore Street, Kowloon	Tau Tsim Mong	1960	12	1 030
128	Sun Lok	52-54 Sycamore Street, Kowloon	Tau Tsim Mong	1962	10	960
129	Tong Mi Road	185-191 Tong Mi Road, Kowloon	Tau Tsim Mong	1960	24	2 280
130	Aurora	1-5 Northcote Close, Hong Kong	Southern	1962	12	1 360
131	Greenvale	15-23 Mt. Davis Road, Hong Kong	Southern	1975	27	3 180

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m ²) (about)
132	Tsung Man	23-25 Tsung Man Street, Hong Kong	Southern	1963	10	850
133	Villa Piubello	1-7 Cape Drive, Chung Hum Kok, Hong Kong	Southern	1974	12	1 700
134	Yee On	13-15 Northcote Close, Hong Kong	Southern	1969	10	1 310
135	Begonia Road	40-46 Begonia Road, Kowloon	Sham Shui Po	1958	12	1 740
136	Bradford	345-347 Po On Road, Kowloon	Sham Shui Po	1959	10	820
137	Chung Shun	316-318 Shun Ning Road, Kowloon	Sham Shui Po	1958	10	930
138	Happy Garden	349-351 Po On Road, Kowloon	Sham Shui Po	1959	10	740
139	Hoi Tong	58-60A Begonia Road, Kowloon	Sham Shui Po	1961	12	1 520
140	Co-operative Building Society of the Hong Kong Technical College and the Victoria Technical School, Limited	2-6 Begonia Road, Kowloon	Sham Shui Po	1959	12	1 570
141	Hyde	32-34A Tat Chee Avenue, Kowloon	Sham Shui Po	1968	24	2 120
142	Mutual	8-38 Begonia Road, Kowloon	Sham Shui Po	1959	48	5 660
143	On Hing	365-371 Po On Road, Kowloon	Sham Shui Po	1960	24	1 540

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis [^] (m ²) (about)
144	Po On	357-363 Po On Road, Kowloon	Sham Shui Po	1964	20	1 790
145	Rock View	36 Tat Chee Avenue, Kowloon	Sham Shui Po	1971	24	2 010
146	Shunning	320-328 Shun Ning Road, Kowloon	Sham Shui Po	1959	30	2 600
147	Thesaurus	330-336 Shun Ning Road, Kowloon	Sham Shui Po	1959	20	2 190
148	Unitpoly	50-56A Begonia Road, Kowloon	Sham Shui Po	1961	24	2 680
149	Wah Yuen Chuen	10 Wah King Hill Road, Kowloon	Kwai Tsing	1982	600	41 620
150	Alpha	95-99 Tai Hang Road, Hong Kong	Wan Chai	1959	12	1 410
151	Bella	6-12 Mt. Butler Road, Hong Kong	Wan Chai	1966	12	2 950
152	Blue Garden	57 Blue Pool Road, Hong Kong	Wan Chai	1959	10	2 040
153	Blue Pool Road	111-117 Blue Pool Road, Hong Kong	Wan Chai	1958	12	1 380
154	Briar Avenue Housing	11-15 Briar Avenue, Hong Kong	Wan Chai	1956	16	3 110
155	Broom Road	16-20 Broom Road, Hong Kong	Wan Chai	1958	11	2 010
156	Cooper Villa	23-29 Wilson Road, Hong Kong	Wan Chai	1962	12	2 290
157	Cypress Court	2-6A Wilson Road, Hong Kong	Wan Chai	1963	18	3 570
158	Fuk Kwan	53-55 Tai Hang Road, Hong Kong	Wan Chai	1961	12	1 400
159	Good View	5-8 Briar Avenue, Hong Kong	Wan Chai	1960	12	2 690
160	Green Lane	130-140 Blue Pool Road, Hong Kong	Wan Chai	1959	24	3 000

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis [^] (m ²) (about)
161	Green Villa	155 Blue Pool Road, Hong Kong	Wan Chai	1967	20	2 640
162	Greenside Villa	77 Blue Pool Road, Hong Kong	Wan Chai	1973	48	6 030
163	Happy Height	21-25 Green Lane, Hong Kong	Wan Chai	1959	12	1 930
164	Mount Butler	14-20 Wilson Road, Hong Kong	Wan Chai	1963	12	2 600
165	New Haven	1-11 Wilson Road, Hong Kong	Wan Chai	1961	18	2 500
166	Olympus	15-21 Broom Road, Hong Kong	Wan Chai	1959	12	1 210
167	Pine Gardens	11A-D Broom Road, Hong Kong	Wan Chai	1963	16	1 730
168	Pine Hill Villa	8-12A Wilson Road, Hong Kong	Wan Chai	1965	18	2 400
169	Port View	141-143 Blue Pool Road, Hong Kong	Wan Chai	1961	10	1 140
170	Renown	101-111 Tai Hang Road, Hong Kong	Wan Chai	1966	30	4 530
171	Sanitarian	20-30 Green Lane, Hong Kong	Wan Chai	1957	24	3 460
172	Serene Villa	41-45 Perkins Road, Hong Kong	Wan Chai	1965	12	1 670
173	Sincere	83-87 Tai Hang Road, Hong Kong	Wan Chai	1959	12	1 620
174	Smiley	41 Blue Pool Road, Hong Kong	Wan Chai	1978	24	2 130
175	Tai Hang	4-4C Tai Hang Road, Hong Kong	Wan Chai	1962	24	3 010
176	Valley View	4A-D Wong Nei Chung Gap Road, Hong Kong	Wan Chai	1965	32	6 350
177	Welfare	18-20 Tsun Yuen Street, Happy Valley, Hong Kong	Wan Chai	1959	10	1 040

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis [^] (m ²) (about)
178	Wun Sha	65-71 Wun Sha Street, Hong Kong	Wan Chai	1958	16	1 780
83	Briar Caine (1) @	1-4 Briar Avenue, Hong Kong	Wan Chai	1958	12	2 080
179	Goodwill (1) @	55 Blue Pool Road, Hong Kong	Wan Chai	1959	5	1 100
179	Goodwill (2) @	89-93 Tai Hang Road, Hong Kong	Wan Chai	1959	15	1 840

Remarks: The above information is based on a broad-brush desktop analysis conducted in 2015. For details, please refer to Legislative Council Paper No. CB(1)592/15-16(02).

[^] The gross floor area (GFA) as shown in the relevant General Building Plan (GBP); for cases approved under the then “volume” regulation and/or with no GFA calculations, the as-built GFA figures are derived from broad-brush estimation based on the information available in the approved records and such estimated figures should not be taken as the GFA figures approved under the Buildings Ordinance.

@ Concerned CBS involves more than one land lot.

**47 CBSs yet to be dissolved
(as at 31 December 2019)**

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis[^] (m²) (about)
1	Acme	106-108 Maidstone Road, Kowloon	Kowloon City	1963	10	1 020
2	Amity	2-8 Hop Yat Road, Kowloon	Kowloon City	1958	20	12 590
3	Anhui Street	4-6 An Hui Street, Kowloon	Kowloon City	1959	10	800
4	Arch Court	59-61 Sheung Shing Street, Kowloon	Kowloon City	1979	36	3 240
5	Ascot	26-32 Maidstone Road, Kowloon	Kowloon City	1964	24	2 570
6	Comfort	10-16 Hop Yat Road, Kowloon	Kowloon City	1959	20	1 500
7	Concurrent	90-92 Ko Shan Road, Kowloon	Kowloon City	1958	12	890
8	Felix	14-16 Maidstone Road, Kowloon	Kowloon City	1963	12	980
9	Good Hope	181-185 Kau Pui Lung Road, Kowloon	Kowloon City	1965	18	1 910
10	Happy	460 Chatham Road, Kowloon	Kowloon City	1958	10	1 180
11	Kinney	107-113 Kau Pui Lung Road, Kowloon	Kowloon City	1963	20	1 800
12	Lily Garden	5-7 Pak Kung Street, Kowloon	Kowloon City	1964	18	1 140
13	Maidstone	118-128 Maidstone Road, Kowloon	Kowloon City	1963	30	3 830
14	Maine	98-100 Maidstone Road, Kowloon	Kowloon City	1962	10	840
15	Mataukok	2-2A Ma Tau Kok Road, Kowloon	Kowloon City	1959	12	1 260
16	Mayfair	165-167 Kau Pui Lung Road, Kowloon	Kowloon City	1963	12	1 040
17	Pak Kung Street	9-11 Pak Kung Street, Kowloon	Kowloon City	1959	10	740

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis [^] (m ²) (about)
18	Peerless	71-77 Maidstone Road, Kowloon	Kowloon City	1963	20	1 830
19	Popular	52-58A Chi Kiang Street, Kowloon	Kowloon City	1963	40	3 500
20	Sinclair	110-116 Maidstone Road, Kowloon	Kowloon City	1963	20	1 880
21	Snug-Home	1-3 Pak Kung Street, Kowloon	Kowloon City	1960	10	890
22	Splendid	18-24 Maidstone Road, Kowloon	Kowloon City	1964	20	2 040
23	Sweethome	4-6 Kiang Su Street, Kowloon	Kowloon City	1962	10	1 260
24	Union	452 Chatham Road, Kowloon	Kowloon City	1958	15	480
25	Valley	21-25 Maidstone Road, Kowloon	Kowloon City	1961	15	1 150
26	Pokfield Garden	38 Pokfield Road, Hong Kong	Central & Western	1983	72	5 950
27	Fraternity	39-45 Sai Wan Ho Street, Hong Kong	Eastern	1963	20	1 440
28	Friends	31-33 Sai Wan Ho Street, Hong Kong	Eastern	1963	10	790
29	Good Luck Mansion	183-193 Sai Wan Ho Street, Hong Kong	Eastern	1962	30	2 880
30	Hong Yee	159-165 Sai Wan Ho Street, Hong Kong	Eastern	1960	20	1 500
31	Mansion	151-157 Sai Wan Ho Street, Hong Kong	Eastern	1960	20	1 410
32	Salim	167-173 Sai Wan Ho Street, Hong Kong	Eastern	1962	20	1 550
33	Shaukiwan @	19-21 Mong Lung Street, Hong Kong	Eastern	1960	12	760
33	Shaukiwan @	32 Factory Street, Hong Kong	Eastern	1960	6	800
34	Success	1-3 Wang Wa Street, Hong Kong	Eastern	1962	12	860

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis [^] (m ²) (about)
35	Tai Wah	41-43 Wai Hang Street, Hong Kong	Eastern	1964	10	770
36	Yick Kwan	2-4 A Kung Ngam Road, Hong Kong	Eastern	1964	10	1 190
37	Bonnie	183 Tong Mi Road, Kowloon	Yau Tsim Mong	1964	12	810
38	Peace	50 Sycamore Street, Kowloon	Yau Tsim Mong	1962	12	970
39	Siu Yuen	26-28 Sycamore Street, Kowloon	Yau Tsim Mong	1964	12	880
40	Sycamore	34-40 Sycamore Street, Kowloon	Yau Tsim Mong	1961	20	1 670
41	Universal	60-62 Sycamore Street, Kowloon	Yau Tsim Mong	1962	10	960
42	Y Hing	46-48 Sycamore Street, Kowloon	Yau Tsim Mong	1961	12	960
43	Aberdeen	27-29 Tsung Man Street, Hong Kong	Southern	1974	15	1 070
44	Magnolia Garden	7-11 Northcote Close, Hong Kong	Southern	1966	15	2 390
45	Lung Wa	353-355 Po On Road, Kowloon	Sham Shui Po	1963	10	930
46	Okay	23 Cheung Fat Street, Kowloon	Sham Shui Po	1958	10	830
47	Tai Chung	308-314 Shun Ning Road, Kowloon	Sham Shui Po	1958	20	1 550

Remarks: The above information is based on a broad-brush desktop analysis conducted in 2015. For details, please refer to Legislative Council Paper No. CB(1)592/15-16(02).

[^] The gross floor area (GFA) as shown in the relevant General Building Plan (GBP); for cases approved under the then “volume” regulation and/or with no GFA calculations, the as-built GFA figures are derived from broad-brush estimation based on the information available in the approved records and such estimated figures should not be taken as the GFA figures approved under the Buildings Ordinance.

@ Concerned CBS involves more than one land lot.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)018

(Question Serial No. 1799)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Development Bureau (DEVB) has stated in the Estimates that it will continue to support the Urban Renewal Authority (URA) in conducting a planning study in Yau Ma Tei and Mong Kok districts with a view to identifying more effective and efficient ways for urban renewal. Meanwhile, URA has publicly stated in last November that it would formulate three Master Urban Renewal Concept Plans (MRCPs) under the three development models of “+”, “-” and “0”, and it expects to discuss with the DEVB the public consultation approach early this year. In this connection, please inform this Committee of the following:

1. The latest progress of the Yau Ma Tei and Mong Kok District (Yau Mong) project.
2. whether the public consultation approach is in place; if yes, the details thereof.
3. As it is estimated that the Yau Mong project will involve substantial redevelopment costs, has the Government discussed capital injection or financing proposals with URA? If yes, what are the details? If not, what are the reasons?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 42)

Reply:

1. In May 2017, the Urban Renewal Authority (URA) commenced a district study for Yau Ma Tei and Mong Kok (Yau Mong District Study). The Yau Mong District Study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts. The findings would also serve as the basis for URA to identify more effective and efficient ways for urban renewal as well as practical and feasible ideas and modus operandi for adoption in the work strategy of urban renewal in future. The efficacy of various initiatives under the 2011 Urban Renewal Strategy would also be examined in the context of the study.

The Study is divided into three parts. The first part is a baseline review and data analysis; the second part comprises strategic studies on specific topics including the relevant policy framework, implementation mechanisms and development measures; and the third part is the formulation of various options for the Master Urban Renewal Concept Plans (“MRCPs”). The URA completed the first and second parts of the Study and reported the findings to the Legislative Council Joint Subcommittee to Follow Up Issues Relating to the Redevelopment, Maintenance and Management of Aged Buildings in November 2019. URA is now formulating various options for the MRCPs and will identify potential areas for urban renewal under the MRCPs. The Study is expected to be completed within 2020.

2. After URA submits the report of the Yau Mong District Study to the Government, it will discuss with the Development Bureau the mode of and timetable for public engagement.
3. As the Yau Mong District Study is ongoing and URA is still working on the various options for the MRCPs which would entail different financial implications for URA, it is premature at this stage to discuss the additional financial support which URA may require, if any.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)019

(Question Serial No. 3166)

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

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

Programme: (1) Director of Bureau's Office

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

Director of Bureau: Secretary for Development

Question:

Please provide:

1. the estimates of salary, benefits and allowances for the Secretary for Development in the coming financial year; and
2. the estimates of salary, benefits and allowances for each of the other politically appointed officials in the coming financial year.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 9006)

Reply:

In the 2020-21 estimates, the provisions for the salary in respect of the positions of Secretary for Development (SDEV), Under Secretary for Development (USDEV) and Political Assistant (PA) to SDEV are \$4.18 million, \$3.13 million and \$1.46 million respectively. A sum of \$18,000 has been earmarked for the Mandatory Provident Fund contribution for each of the above-mentioned positions. SDEV is provided with the free use at his discretion of a car and driver in Hong Kong, while the use of government car by USDEV and PA to SDEV is governed by rules and regulations applicable to civil servants at comparable levels. Except for general benefits such as paid annual leave and medical and dental care, the post-holders are not entitled to other benefits.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)020

(Question Serial No. 1459)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

1. It is stated in paragraph 143 of the Budget Speech that the Government has earmarked \$6.5 billion for implementing a number of harbourfront development initiatives, and the target this year is to open up another kilometre or so of new promenades, further extending the total length of the promenades along both sides of the Victoria Harbour to 24 kilometres. Please advise on the location of this new promenade, and whether any special features will be added to this promenade.
2. Earlier on, the Government has initiated a consultation on the planning of developing the harbourfront between Wan Chai and North Point on eastern Hong Kong Island into various character precincts. Please advise on the progress of the relevant studies and the plans for the next step forward.

Asked by: Hon CHEUNG Kwok-kwan (LegCo internal reference no.: 44)

Reply:

1. With the support of the Harbourfront Commission (HC), the Government has been actively taking forward various projects with total funding amounting to \$6.5 billion earmarked for harbourfront enhancement. Amongst various projects, we target to open up another kilometre or so of new promenades this year, further extending the total length of the promenades along both sides of the Victoria Harbour to about 24 kilometres. Locations of the new promenades are as follows -
 - (a) from Expo Drive East to Wan Chai Ferry Pier;
 - (b) at the Water Sports and Recreation Precinct in Wan Chai North; and
 - (c) adjacent to the Hong Kong Children's Hospital.

One of the highly-valued principles in developing our new promenades is to highlight their peculiar characteristics and the local context of individual sites in our design and implementation, with a view to building a unique waterfront at different locations for enhancing visitors' experience. As regards the new promenades mentioned above, efforts are being made to implant elements of "old Hong Kong" near the Wan Chai Ferry Pier site. Further place-making activities are being planned to gauge more public views for enhancing the implementation. For the Water Sports and Recreation Precinct, we are working closely with the water sports sector for better utilising the water edge and enclosed water basin for organising water sports and events. Our plan is to open up the promenade for public use as soon as possible and facilitate organisation of some ad-hoc water sports events in the near future under an incremental approach. Such arrangement will provide important references for the long-term planning of the site especially for supporting enjoyment of water sports in Hong Kong. Regarding the promenade adjacent to the Hong Kong Children's Hospital, the intention is to focus on its main source of visitors (i.e. children and their families using the hospital) and the neighbourhood (its proximity to the Kai Tak Runway). Accordingly, a theme of "Children and Aviation" will be adopted to bring a playful and energetic ambience to the waterfront area.

2. The Urban Design Study for the Wan Chai North and North Point Harbourfront Areas (UDS) commissioned by the Planning Department was concluded in October 2019. The UDS recommended five character precincts, namely Celebration Precinct, Pierside Precinct, Water Sports and Recreation Precinct, Revitalised Typhoon Shelter Precinct and East Coast Park Precinct. All these precincts have been included as the priority harbourfront enhancement projects supported by the \$6 billion dedicated funding earmarked in the 2019-20 Budget. Their respective progress and development plans are as follows -

- (a) Celebration Precinct in Wan Chai North: a design competition would be organised in 2020-21 for encouraging more innovative design ideas from the community. Current target is to commence construction around 2024;
- (b) Pierside Precinct in Wan Chai North: construction of the promenade section from Expo Drive East to Marsh Road is underway. Its western portion (i.e. the promenade mentioned in paragraph 1(a) above) is targeted for opening within 2020 and the remaining parts next year. In addition, a design competition and construction programme for the entire site similar to paragraph 2(a) above are being planned;

- (c) Water Sports and Recreation Precinct in Wan Chai North: the western part of the waterfront section (i.e. the promenade mentioned in paragraph 1(b) above) would be open within this year, with the rest to follow by end 2021. The HC and Wan Chai District Council (DC) would be consulted on the design shortly. As mentioned in paragraph 1, the water sports sector has been engaged from end 2019 onwards and ad-hoc water sports events are being planned for the near future to optimise the site usage pending long-term development;
- (d) Revitalised Typhoon Shelter Precinct in Causeway Bay: the promenade near Victoria Park Road would be enhanced and new Harbour Steps would be introduced for bringing people closer to the water. To collect stakeholders' comments, a site visit involving relevant representatives of the HC and Wan Chai DC, amongst others, was conducted in September 2019. We have been engaging stakeholders on the detailed design. Construction works is expected to commence in 2020-21; and
- (e) East Coast Park Precinct in Fortress Hill: although the site is still serving as the works area for the remaining works of the Central and Wan Chai Bypass project, efforts are being made to release the waterfront section for earlier beautification and opening for public use. As regards the long-term development, feasibility study has been completed and detailed design is being arranged.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)021

(Question Serial No. 0242)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

To increase the supply of commercial land, the Government will include six commercial sites in the Land Sale Programme in the coming year, estimated to provide about 830 000 square metres of floor area. Please inform this Committee of the following:

1. Please set out, in tabular form, the floor area to be provided by the six commercial sites broken down by type of commercial use (including mixed commercial and residential uses, commercial/business, hotel and industrial/offices uses).
2. The respective area of commercial sites put up for sale/made available for application for sale and those sold by the Government, as well as the floor area for commercial uses involved, in each of the past five years (with a tabular breakdown by type of commercial use).
3. To achieve the policy objective of increasing the supply of commercial sites, whether the Government has assessed the annual demand and estimated supply for various types of commercial sites in each of the next five years? If yes, what are the details? If not, what are the reasons?

Asked by: Hon CHEUNG Yu-yan, Tommy (LegCo internal reference no.: 37)

Reply:

1. The 2020-21 Land Sale Programme includes six commercial sites, capable of providing about 833 700 square metres (sq. m.) of gross floor area (GFA) in total. The site details are set out in the table below:

Item	Location (Lot number)	User (Note 1 and Note 2)	Site area (hectares) (Note 3)	Estimated total maximum GFA (square metres) (about) (Note 4)
1.	Caroline Hill Road, Causeway Bay, Hong Kong (IL 8945)	Commercial	1.4800	100 000
2.	Man Yiu Street, New Central Harbourfront, Hong Kong (IL 9088)	Commercial	4.7967	171 200
3.	Kai Tak Area 4D Site 2, Kowloon (NKIL 6578)	Commercial	5.9400	229 400
4.	Kai Tak Area 2A Site 1, Kowloon (NKIL 6589)	Commercial	1.9800	130 680
5.	Kai Tak Area 2A Site 2 and Area 2A Site 3, Kowloon (NKIL 6590)	Commercial	1.2300	85 520
6.	Area 57, Tung Chung, Lantau Island (TCTL 45)	Commercial	1.2300	116 900

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

Note 2: Commercial use generally includes retail, office and hotel development, etc., subject to any requirement for planning approval in the respective Outline Zoning Plans, and also any restriction in lease conditions for individual sites.

Note 3: Actual site area is subject to survey.

Note 4: Estimated total maximum GFA is subject to the statutory planning control of individual sites and the development requirements to be incorporated in the respective Conditions of Sale.

2. In the past five financial years (i.e. from 1 April 2015 up to 31 March 2020), a total of 18 commercial sites were put up for sale under the Land Sale Programme and their details are set out in the table below:

Item	Tender award date	Location (Lot number)	User (Note 1 and Note 2)	Site area (hectares) (about)	Total Maximum GFA under Conditions of Sale (square metres)
2015-16					
1.	13 May 2015	Junction of Cheung Yip Street, Sheung Yee Road and Wai Yip Street, Kowloon Bay, Kowloon (NKIL 6313)	Commercial	0.3795	45 540
2.	20 October 2015	On Yiu Street, Shek Mun, Sha Tin, New Territories (STTL 617)	Business	0.1700	16 150
3.	23 December 2015	Junction of Wang Yip Street West and Hong Yip Street, Tung Tau Industrial Area, Yuen Long, New Territories (YLTL 532)	Business	0.9246	46 230
2016-17					
4.	5 May 2016	Junction of Kwai Chung Road and Kwai On Road, Kwai Chung, New Territories (KCTL 522)	Business	0.0567	5 386
5.	13 July 2016	Tai Lin Pai Road, Kwai Chung, New Territories (KCTL 517)	Commercial	0.12078	11 474
6.	12 October 2016	Yip Kan Street and Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong (AIL 462)	Business	0.17648	26 472
7.	23 November 2016	Kai Tak Area 1E Site 2, Kowloon (NKIL 6557)	Commercial	1.4159	101 944
8.	15 February 2017	King Lam Street, Cheung Sha Wan, Kowloon (NKIL 6505)	Business	0.7728	92 736

Item	Tender award date	Location (Lot number)	User (Note 1 and Note 2)	Site area (hectares) (about)	Total Maximum GFA under Conditions of Sale (square metres)
2017-18					
9.	10 May 2017	Lai Chi Kok Road near Cheung Shun Street, Cheung Sha Wan, Kowloon (NKIL 6582)	Commercial	0.4171	50 052
10.	16 May 2017	Murray Road, Central, Hong Kong (IL 9051)	Commercial	0.2880	43 200
11.	31 May 2017	Kai Tak Area 1F Site 2, Kowloon (NKIL 6556)	Commercial	1.9044	177 670
12.	16 August 2017	Junction of Wing Hong Street, Yu Chau West Street and Wing Ming Street, Cheung Sha Wan, Kowloon (NKIL 6572)	Business	0.2873	34 476
13.	30 October 2017	Off Hing Wah Street West, Cheung Sha Wan, Kowloon (NKIL 6550)	Hotel	0.4880	34 770
2018-19					
14.	See Note 3	Kai Tak Area 4C Site 5, Kowloon (NKIL 6547)	Commercial	0.9480	56 880
2019-20					
15.	See Note 4	Kai Tak Area 4C Site 4, Kowloon (NKIL 6546)	Commercial	1.0692	80 190
16.	12 August 2019	Shing Kai Road adjoining Kai Tak Sports Park, Kai Tak, Kowloon (NKIL 6607)	Commercial	1.1276	32 000
17.	27 November 2019	Junction of Lin Cheung Road and Austin Road West, Kowloon (KIL 11262)	Commercial	5.9746	294 000
18.	See Note 5	Kai Tak Area 2A Site 4, Area 2A Site 5B and Area 2A Site 10, Kowloon (NKIL 6615)	Commercial	1.5700	107 800

- Note 1: The users quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user conditions of the lot(s) in question.
- Note 2: Commercial use generally includes retail, office and hotel development, etc., subject to any requirement for planning approval in the respective Outline Zoning Plans, and also any restriction in lease conditions for individual sites.
- Note 3: Lands Department on 30 January 2019 announced to reject all nine tenders received since the tendered premiums did not meet the Government's reserved price for the site.
- Note 4: The site was tendered two times, the first time in the financial year 2018-19 and the second time in 2019-20. Lands Department on 13 June 2019 cancelled the first tender as the successful tenderer failed to settle the balance of the premium within the 28-day period after the award of the tender. On 25 September 2019, Lands Department announced to reject all five tenders received for the second tender since the tendered premiums did not meet the Government's reserved price for the site.
- Note 5: Kai Tak Area 2A Site 4, Area 2A Site 5B and Area 2A Site 10, Kowloon (NKIL 6615) is being tendered with tender closing on 8 May 2020. Actual site area is subject to survey. The total maximum GFA is an estimated figure subject to the statutory planning control of the site and the development requirements incorporated in the Conditions of Sale.

3. The Planning Department (PlanD) completed a consultancy study on the "Review of Land Requirement for Grade A Offices, Business and Industrial Uses" (the Review) in end-2016 in the context of reviewing the territorial development strategy under "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (HK2030+ Study). According to the Review, if all committed and planned developments would materialise fully, there would be a deficit of 480 000 sq. m. of GFA for Grade A offices in core business districts (CBD) in the short term (up to 2023). In the long term (up to 2041), there would be a deficit of one million sq. m. of GFA in respect of CBD Grade A offices. The Review is accessible at the following link: [http://www.hk2030plus.hk/document/Review%20of%20Land%20Requirement%20for%20Grade%20A%20Offices Business%20and%20Industrial%20Uses\(Eng\)_FCR.pdf](http://www.hk2030plus.hk/document/Review%20of%20Land%20Requirement%20for%20Grade%20A%20Offices%20Business%20and%20Industrial%20Uses(Eng)_FCR.pdf).

To finalise the HK2030+ Study and in response to the Task Force on Land Supply's report, PlanD has deployed in-house resources to re-assess and update the future land requirements of Hong Kong, including economic land, with input from relevant policy bureaux. The reassessed and updated land requirements, when finalised, would be incorporated into the final strategy for HK2030+ Study.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)022

(Question Serial No. 0630)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is noted under Programme (2) in this head that the estimate for 2020-21 is higher than that for 2019-20 by 60.7%. Will the Government inform this Committee of the following:

1. What resources are to be deployed to formulate the detailed framework of the “Land Sharing Pilot Scheme”? What is the estimated time required for the work?
2. When will the “Hong Kong 2030+” study be finalised approximately?

Asked by: Hon CHOW Ho-ding, Holden (LegCo internal reference no.: 29)

Reply:

1. The Government is finalising details of the proposed Land Sharing Pilot Scheme (LSPS) in light of the comments received in the past few months. Subject to endorsement of the Chief Executive in Council, the LSPS will be launched in the first half of 2020. The task of formulating details of the LSPS is mainly conducted by staff of the Development Bureau (DEVB) as part of their overall duties, with joint-up efforts of other relevant government bureaux/departments (B/Ds). We are unable to provide separate breakdown of the manpower resources incurred solely for this work.

2. The DEVB and the Planning Department (PlanD) are finalising “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+). Specifically, PlanD is finalising the technical assessments including the Strategic Environmental Assessment, the Transport and Land Use Assessment and the Sustainability Assessment. Besides, under the steer of the Steering Committee on Land Supply and in consultation with relevant B/Ds, we are re-assessing the future land requirements of Hong Kong with the concept of land reserve in mind, taking into account also the latest circumstances and relevant policies and initiatives such as the Report of the Task Force on Land Supply, the Hong Kong’s Climate Action Plan 2030+, and the Long Term Housing Strategy Annual Progress Report 2019. We aim to complete the above technical assessments and updating of land requirements for promulgation of the final strategy for Hong Kong 2030+ in the second quarter of 2020.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)023

(Question Serial No. 2487)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 117 of the 2020-21 Budget Speech that the Development Bureau is co-ordinating technical studies for the three urban squatter areas in Cha Kwo Ling, Ngau Chi Wan and Chuk Yuen for 6 300 public housing units. In this connection, will the Government inform this Committee of the following:

- a). The completion times for the technical studies for the three urban squatter areas;
- b). The respective types and numbers of units for the public housing to be developed;
- c). The estimated schedules for completion of public housing at the three urban squatter areas.

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 23)

Reply:

The Government announced in the 2019 Policy Address the commissioning of studies on the land use and supporting infrastructure of the three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village. It is estimated that over seven hectares of land in the three areas would be cleared for integrated planning and development of a new community comprising mainly public housing.

In this regard, two Engineering Feasibility Studies (EFSs) were commissioned by the Civil Engineering and Development Department, with the one covering Cha Kwo Ling Village commenced in mid-2019 and the one for Ngau Chi Wan Village and Chuk Yuen United Village started in early 2020. These studies, covering formulation of the development options, detailed land use proposals (including the distribution of housing, Government, Institution or Community facilities, open space and supporting infrastructure), implementation arrangements as well as technical assessments, etc. are aimed for completion in 2021. Subject to outcomes of the studies, we preliminarily estimate that these three squatter areas can altogether provide about 6 300 public housing units. In the course of the studies, we will engage the local community and stakeholders on the planning concept, preliminary development proposals and implementation schedules. The implementation programme for the three sites would be drawn up having regard to findings of the above-mentioned EFSs, local consultation and progress of the subsequent processes for rezoning, land clearance and resumption.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)024

(Question Serial No. 2492)

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

Subhead (No. & title): (700) General non-recurrent
(Item 805 Establishment of Geospatial Lab)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 138 of the Budget Speech that the Government will earmark \$60 million for the establishment of the first Geospatial Lab to encourage the public to make use of spatial data in developing mobile applications. In this connection, will the Government inform this Committee of the following:

- a. Details regarding establishment of the Geospatial Lab;
- b. Details of the estimated expenditure;
- c. Eligibility criteria and details regarding the use of the Geospatial Lab.

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 50)

Reply:

The establishment of the first Geospatial Lab (GeoLab), which complements the development of the Common Spatial Data Infrastructure (CSDI) in support of the Smart City in Hong Kong, aims to help the wider community better appreciate the value and importance of spatial data. The GeoLab will also provide a platform for the Government to reach out to the wider community in particular the younger generation and start-ups including application developers through engagement activities to explore together the value and application of spatial data and develop innovative and smart mobile applications for improving quality of life.

We plan to rent a commercial venue at a convenient location to accommodate the GeoLab. There will be properly fitted-out working space and training/meeting rooms,

with access to high end computers with Geographic Information System (GIS) software and cloud hosting services. Experts specialising in geospatial technology will be stationed in the GeoLab, providing mentorship or coaching services to support proof-of-concept projects, conducting training courses on basic geospatial skillsets including GIS techniques and programming language, organising seminars/workshops on use of spatial data and business case of web applications, etc. We will also organise different engagement activities to reach out to various stakeholders. For example, to promote the use of spatial data as part of the Science, Technology, Engineering and Mathematics (STEM) education advocated by the Government, the GeoLab will regularly arrange talks and/or workshops for primary and secondary schools so as to help students master with geospatial technology and knowledge needed in the 21st century such as GIS, drones, etc.

We aim to commence the operation of the GeoLab by end 2020 tentatively. The total non-recurrent expenditure for establishing and running the GeoLab for five years is \$60 million starting from 2020-21.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)025

(Question Serial No. 1614)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Financial Secretary states in paragraph 118 of the Budget Speech that the Government plans to launch the Land Sharing Pilot Scheme (LSPS) in early 2020, under which as much as 150 hectares of agricultural land will be approved. In this connection, will the Government inform this Committee of the following:

1. How will the Government ensure that developers can provide no less than 50 000 square metres of additional gross floor area and at least 1 000 additional housing units in each project under the LSPS?
2. In considering land resumption, will the Government consider offering Letter B entitlement as a form of reasonable compensation in lieu of cash to give priority to holders of Letter B entitlement in developing industrial or logistics projects jointly with the Government or private developers, so as to mitigate the pressure and difficulties faced by the Government in respect of land resumption?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 26)

Reply:

1. Under the proposed framework of Land Sharing Pilot Scheme (LSPS), the applicants should hand over part of the lots they own to the Government for public housing or Starter Homes (SH) development, whichever is intended by the Government for the site concerned, in the form of formed land which is capable of delivering at least 70% of the additional gross floor area (GFA) gained by virtue of infrastructural upgrading to be facilitated by the Government under the LSPS. In submitting their application, applicants would be required to elaborate, with detailed proposal supported by technical assessments and site layout, how their proposed development scheme would meet the criteria of the

LSPS, including the minimum requirements of delivering an increased GFA of no less than 50 000 sqm and at least 1 000 additional housing units. The proposals will be vetted by the Central Team to be set up under the Development Bureau in consultation with relevant bureaux/departments to ensure the feasibility and value-for-money of the proposed development. We are finalising details of the proposed LSPS, with a view to launching the LSPS in the first half of 2020.

2. When the Government resumes private land for public purposes, statutory compensation would be made to landowners in accordance with the applicable statutory provisions. In addition, as an alternative to statutory compensation, affected owners of land in the New Territories may be offered ex-gratia compensation under the existing ex-gratia zonal compensation system, which consists of four compensation zones (i.e. Zones A, B, C and D). The Government conducts review of the basic rates on a half-yearly basis to reflect the changes of market conditions. The current mechanism has been working effectively and the Government has no intention to offer land exchange entitlement as compensation to landowners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)026

(Question Serial No. 0340)

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)
(Item 805 Establishment of Geospatial Lab)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the geospatial database, will the Government inform this Committee of the following:

1. The Government made a provision of \$300 million to promote greater use of spatial data in the community last year. What was the expenditure involved in the development of high-quality territory-wide 3D digital map and the Common Spatial Data Infrastructure?
2. The Government will further earmark \$60 million for the establishment of the first Geospatial Lab this year. Where will the lab be located and which policy bureau will be responsible for this project?

Asked by: Hon IP LAU Suk-ye, Regina (LegCo internal reference no.: 19)

Reply:

1. The 2019-20 Budget has earmarked \$300 million to expedite the development of the Common Spatial Data Infrastructure (CSDI) and three-dimensional (3D) digital map, with \$150 million for each of the two initiatives over five years starting from 2020-21.

The \$150 million for the CSDI will be used to cover mainly design and implementation of the portal; procurement of cloud services to host and run this portal; conversion of a wide range of spatial data to comply with the CSDI standards; storage

and release of spatial data on the portal; as well as implementation of four quick win projects (i.e. Map Application Programming Interface, Geo-tagging Tool, District-based Spatial Information Dashboard and Address Data Infrastructure). We aim to launch the CSDI portal for full operation by end-2022.

The \$150 million for the 3D digital map will be used to develop a high-quality territory-wide 3D digital map in phases for completion by end 2023, including the creation of 3D digital maps showing topographical and exterior features of terrain, buildings and infrastructures; 3D pedestrian network for the whole territory; and 3D indoor layout of accessible interior of 1 250 landmark buildings and structures.

2. The 2020-21 Budget has earmarked \$60 million for establishment of the first Geospatial Lab (GeoLab) by end 2020 tentatively to promote the value and significance of spatial data in the community and encourage the public to make use of spatial data in developing mobile applications amongst other things. Development Bureau is leading the project and will work closely with Innovation and Technology Bureau and other bureaux to see whether there will be synergy between the GeoLab and other policy objectives pursued by them. For greater convenience to our users, we plan to rent a commercial venue with better built-in information technology facilities at a convenient location to accommodate the GeoLab. We are in the course of identifying suitable premises in the market.

CONTROLLING OFFICER'S REPLY

DEVB(PL)027

(Question Serial No. 3146)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the Budget speech, the Government stated that the potential land supply for the whole year is expected to have a capacity of providing about 15 700 residential units, will the Government inform this Council of the following:

- (a) The number of sites, the name of each site, the location of each site, the number of units each site will provide, whether said site was publicly or privately developed, the average size of each unit in each site (in square feet), the number of buildings, the average number of floors in the buildings on each site presented in a table, and
- (b) The costs of each site.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 42)

Reply:

The potential land supply that has a capacity of providing about 15 700 residential units as mentioned in the 2020-21 Budget Speech refers to the potential private housing land supply for the financial year of 2020-21. The said potential land supply comes from sources including Government land sale, railway property development projects and private development and redevelopment projects.

The 2020-21 Land Sale Programme announced on 27 February 2020 comprises 15 residential sites with an estimated capacity to provide about 7 530 flats. Details of the sites (e.g. location) in the 2020-21 Land Sale Programme are available on Lands Department's website (<http://www.landsd.gov.hk/>).

Apart from the 15 residential sites for sale, three railway property development projects at LOHAS Park and Wong Chuk Hang Station are planned to be tendered in 2020-21, capable of providing an estimated number of some 4 050 flats.

The forecast of 1 980 units from private development/redevelopment projects subject to lease modification/land exchange, as well as the forecast of 2 170 units from private development/redevelopment projects not subject to lease modification/land exchange (i.e. a total of 4 150 units), are based on the average of the past ten years from 2010 to 2019 exclusive of the two years with the highest and the lowest supply figures, i.e. an average of the remaining eight years.

The actual number of flats to be produced, the respective flat size, the number of buildings to be built, the average number of floors in the buildings and the development costs of each site/project will be subject to the projects materialising and the actual development plans to be drawn up by the developers taking up the projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)028

(Question Serial No. 0813)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

As for rezoning sites for housing development mentioned in paragraph 116, will the Government inform this Committee of the following:

1. Regarding the cases of rezoning sites for housing development over the past six years, what was the average time taken to process one case?
2. Regarding the procedures of rezoning sites for housing development over the past six years, how many rezoning applications were not accepted or unsuccessful? If there were such cases, please provide the details of such rezoning projects and the reason(s) for the unsuccessful applications;
3. Apart from the 25 sites mentioned in the Budget Speech, how many sites are currently under study for rezoning? If there are no such sites, please advise whether the Government will continue to carry out studies on rezoning sites for housing development; and
4. When rezoning sites for housing development, how does the Government evaluate whether the rezoned sites are to be used for public or private housing purpose? What are the Government's considerations and objective criteria in this respect? Please set out the specific standards thereof.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 2)

Reply:

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

310 000 flats in total (over 70% for public housing). As at early March 2020, 135 sites have been rezoned or allocated for housing development, while another 12 sites are undergoing rezoning. Meanwhile, in the past five years, rezoning proposals of five sites were not approved by the Town Planning Board (the Board), involving about 5 190 flats (including about 3 700 public housing units and 1 490 private flats). The details of these 5 sites are set out at **Annex**.

In accordance with the Town Planning Ordinance (Cap. 131), subject to agreement of the Board to the rezoning proposal, the amendments to the Outline Zoning Plans (OZPs) will be exhibited for public inspection for a period of two months and then submitted to the Chief Executive-in-Council (CE-in-C) for approval within nine months after the expiry of the plan exhibition period and having conducted relevant hearings and deliberations on the public representations and comments received. An extension of up to six months may be allowed depending on individual circumstances. Thus, the exact time taken to complete the statutory OZP amendment process varies from case to case. For most of the rezoned sites mentioned above, the time taken for the statutory planning process ranged from seven months to 17 months, with those having taken longer time involving mainly more substantial amount of representations and comments. For sites in respect of which the OZP amendment process is held up by judicial review(s) with order granted by the Court staying the submission of the OZP amendments to the CE-in-C for approval, the time taken to complete the respective OZP amendment process would be subject to conclusion of legal proceedings.

As for the remaining number of some 60 sites identified with housing potential for which rezoning procedures are yet to be initiated, upon completion of necessary technical studies/assessments, the Government will consult relevant District Councils and stakeholders on the rezoning proposals, and set out the relevant development details including land area and flat number, etc. in accordance with the established procedures and prior to submitting the proposals for consideration by the Board. Of these remaining sites, we plan to initiate rezoning process of 25 sites in the coming year.

As regards determination of housing type, the Government will take into account a host of factors in the allocation of sites for public and private housing. One of the key considerations would be the prevailing public/private split and the 10-year housing supply target under the Long Term Housing Strategy. The Government will also give due regard to the holistic planning of the community, including the existing housing mix and provision, local needs and aspiration, transport and infrastructural facilities in the area; as well as whether the location, area and development scale of individual sites are suitable for public housing development.

**Information on 5 potential housing sites
with rezoning proposal not agreed by the Town Planning Board**

District	Location	Housing Type	Site Area (ha)	Estimated Flat No. Involved	Decision of Town Planning Board (TPB)
Tai Po	Near Fung Yuen, Ting Kok	Private	4.78	620	TPB decided on 13 February 2015 to revert the site to “Green Belt” (“GB”) and “Government, Institution or Community” (“G/IC”) zones after hearing of representations/ comments relating to amendments to the Tai Po Outline Zoning Plan (OZP)
	West of Nethersole Hospital, Tai Po	Private	0.57	680	TPB decided on 13 February 2015 to revert the site to “GB” zone after hearing of representations/ comments relating to amendments to the Tai Po OZP
Southern	East of Wong Ma Kok Road (near Regalia Bay), Stanley	Private	0.44	38	TPB decided on 27 February 2015 to retain the “GB” zone of the site
	Nam Fung Road (near Aberdeen Tunnel), Shouson Hill	Private	0.59	150	TPB decided on 3 May 2019 to retain the “GB” zone of the site
Sai Kung	North of Tseung Kwan O Village, Tseung Kwan O	Public	3.94	3 700	TPB decided on 21 June 2018 to revert the site to “GB” zone after hearing of representations/comments relating to amendments to the Tseung Kwan O OZP
Total ^(Note 1): 5 sites			10.32	5 190 (Public: 3 700 Private: 1 490)	

Notes:

- 1: Site areas are rounded to the nearest two decimal places and flat numbers are rounded to the nearest ten. The figures thus may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)029

(Question Serial No. 1561)

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

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

Programme: (1) Director of Bureau's Office

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

Director of Bureau: Secretary for Development

Question:

1. Please set out the respective salaries expenditures for the Secretary for Development (SDEV), the Under Secretary for Development (USDEV) and the Political Assistant to SDEV in 2020-21.
2. Please advise on the staff establishment of SDEV's office in 2020-21; the salaries expenditure for the entire SDEV's office and the percentage share of it in the total salaries expenditure under the same Head.
3. Given that the work of SDEV's office includes "the planning, co-ordination and implementation of all arrangements for SDEV's public, media and community functions", please advise on the respective numbers of (a) District Council (DC) meetings and (b) other district activities that SDEV attended in the previous year; and the anticipated number of DC meetings to be attended by SDEV in 2020-21.

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 2)

Reply:

1. In the 2020-21 estimates, the provisions for the salary in respect of the positions of Secretary for Development (SDEV), Under Secretary for Development (USDEV) and Political Assistant (PA) to SDEV are \$4.18 million, \$3.13 million and \$1.46 million respectively.

2. In 2020-21, apart from SDEV, USDEV and PA to SDEV, the establishment of the Office of SDEV also includes a total of eight civil servant posts comprising various grades including Administrative Officer, Executive Officer, Clerical, Secretarial and Chauffeur grades, as well as two Non-Civil Service Contract positions to provide support to the Office of SDEV. The provisions for the salary of the entire Office of SDEV are \$16.67 million (including salaries of SDEV, USDEV and PA to SDEV), which account for 9.1% of the total salary provisions of Head 138.
3. In 2019-20, SDEV paid visits to the Wan Chai District and the Tai Po District. SDEV's attendance at District Council meetings or other district events in 2020-21 would be considered as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)030

(Question Serial No. 1563)

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

Subhead (No. & title): (700) General non-recurrent
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the “Smart Tender scheme”, will the Government inform this Committee of the following:

1. The respective numbers of “enrolment forms for registration in the e-tendering platform” received in each of the past years since the launch of the scheme.
2. The total number of contractors registered in the platform each year.

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 20)

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 take up Smart Tender, the Government has committed \$300 million to enable property owners to participate in Smart Tender at a concessionary rate. This initiative implemented by the Government in partnership with the URA was launched on 3 October 2017.

Under Smart Tender, apart from other services provided by URA, property owners can use an electronic tendering (e-tendering) platform for engaging contractors and consultants. Contractors and consultants wishing to compete for building contracts and consultancies under Smart Tender have to register on the e-tendering platform so that they could receive tender notifications and download tender documents from the platform. There were 791 service providers registered on the e-tendering platform under Smart Tender as of end February 2020, comprising 642 contractors and 149 consultants. The number of contractors applying to register on the platform under Smart Tender and the number of contractors registered broken down by year are set out as follows:

Year of registration	Number of contractors applying to register on e-tendering platform under Smart Tender ⁽¹⁾	Number of contractors registered on e-tendering platform under Smart Tender ⁽²⁾
May 2016 - Mar 2017 ⁽³⁾	220	170
Apr 2017 - Mar 2018	175	166
Apr 2018 - Mar 2019	208	242
Apr 2019 - Feb 2020	77	64
Total:	680	642

Note (1) Including 38 cases under processing, pending submission of outstanding document or completion of registration formalities by the service providers.

Note (2) The figures do not necessary correspond to the application for enrolments received in the same financial year, as the processing of applications received may straddle across years.

Note (3) Smart Tender was launched on 10 May 2016.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)031

(Question Serial No. 1568)

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)
(Item 805 Establishment of Geospatial Lab)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the development of the Common Spatial Data Infrastructure Portal and the establishment of the Geospatial Lab, will the Government inform this Committee of the following:

1. The specific content of the projects.
2. The implementation schedule of the relevant projects.
3. The respective staff establishment and estimated expenditure involved.
4. The ways to educate the public to understand and use spatial data for development of a smart city.

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 40)

Reply:

A. Common Spatial Data Infrastructure (CSDI) portal

The Development Bureau (DEVB) with the support of Lands Department (LandsD) will develop the CSDI portal facilitating the consolidation, exchange and sharing of geospatial information for organisations in the public and private sectors. The CSDI portal operates as a one-stop platform through which government departments and the public can search and download geospatial data for viewing, development of mobile applications, etc.

We aim to launch the CSDI portal with a minimum of 240 geospatial data sets mainly owned by departments under DEVB's regime, for use first by government departments before end 2021 and then by the public before end 2022. In 2020-21, we will also launch four quick-win projects (viz. Map Application Programming Interface, Geo-tagging Tool, District-based Spatial Information Dashboard and Address Data Infrastructure) to facilitate users' early realisation of the benefits of using spatial data for innovative applications. Moving forward, the CSDI will continue to evolve and expand beyond 2022 aiming to release more spatial data outside DEVB's regime as well as from the private sector.

The Common Spatial Data Advisory Committee has been set up by DEVB and LandsD to engage the non-government sector including professional institutes, academia and other stakeholder groups and tap their expertise and advice on how best to develop the CSDI portal that can suit the needs of society and economy.

The development of the CSDI portal is expected to incur total non-recurrent expenditure of \$150 million starting from 2020-21. The initiative will be steered by DEVB's Spatial Data Office (SDO). The SDO, to be led by a Chief Land Surveyor (subject to the approval of the Finance Committee of the Legislative Council), is staffed by a multi-disciplinary team of 12 officers.

B. Geospatial Lab (GeoLab)

The establishment of the first GeoLab aims to help the wider community better appreciate the value and importance of spatial data. The GeoLab will also provide a platform for the Government to reach out to the wider community in particular the younger generation and start-ups including application developers through engagement activities to explore together the value and applications of spatial data and develop innovative and smart mobile applications for improving quality of life.

We plan to rent a commercial venue at a convenient location to accommodate the GeoLab. There will be properly fitted-out working space and training/meeting rooms, with access to high end computers with Geographic Information System (GIS) software and cloud hosting services. Experts specialising in geospatial technology will be stationed in the GeoLab, providing mentorship or coaching services to support proof-of-concept projects, conducting training courses on basic geospatial skillsets including GIS techniques and programming language, organising seminars/workshops on use of spatial data and business case of web applications, etc. We will also organise different engagement activities to reach out to various stakeholders. For example, to promote the use of spatial data as part of the Science, Technology, Engineering and Mathematics (STEM) education advocated by the Government, the GeoLab will regularly arrange talks and/or workshops for primary and secondary schools so as to help students master with geospatial technology and knowledge needed in the 21st century such as GIS, drones, etc.

We aim to commence the operation of the GeoLab by end 2020 tentatively. The total non-recurrent expenditure in establishing and running the GeoLab for five years is \$60 million starting from 2020-21. The initiative will be driven by the SDO.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)032

(Question Serial No. 1570)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in the Budget Speech that “In last year's Budget, I set aside \$22 billion to take forward the projects under the "single site, multiple use" initiative. The six projects in the first batch comprise the redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, consolidation of several government sites in Tsuen Wan town centre, as well as the construction of joint-user buildings for community facilities at the former Anderson Road Quarry site, Tseung Kwan O town centre and Shan Mei Street in Shatin.”

Please advise on the specific development and construction works schedule for the six above-mentioned projects, and whether public car parks will be available in the joint-user buildings to mitigate the problem of parking space shortage in the localities.

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 43)

Reply:

The Government has been pressing ahead with the implementation of the six pilot projects identified in the first batch and the latest progress is set out below:

Project	Latest Progress
Joint-user complex at Anderson Road Quarry	At the meeting of the Sai Kung District Council (DC) in March 2020, members generally supported the proposal of constructing a seven-storey joint user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of welfare services including residential care home for elderly. We have submitted the same proposal to the Kwun Tong DC for discussion in April/May 2020. Thereafter we plan to complete within two years several tasks, including seeking Town Planning Board's approval for minor relaxation of building height restriction to optimise the site potential; completing the detailed design of the complex; and seeking Legislative Council's (LegCo) funding approval for construction. Our target is to start construction in 2022 to dovetail with the completion of site formation works in 2021.
Joint-user complex at Tseung Kwan O town centre	We plan to consult the Sai Kung DC in the second quarter of 2020 on the proposal of constructing a 12-storey joint-user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a public market, kindergarten, welfare services, district health centre and child assessment centre. Subject to finalisation of the mix of public services, we will take forward the project through a range of tasks including completing the detailed design of the complex; and seeking LegCo's funding approval for construction.
Redevelopment of Tuen Mun Clinic (TMC)	We consulted the Tuen Mun DC on the proposed TMC redevelopment with underground public carparking facilities in September 2019. Facilities proposed to be included in the 24-storey development are mainly district-based healthcare services including child assessment centre, general out-patient clinics and elderly health centre, supplemented by welfare facilities including residential care home for elderly. Taking into account DC's views, we are finalising the user mix based on an enlarged site incorporating the Tuen Mun Rural Committee (TMRC) into the site boundary. We aim to consult the DC and TMRC again on the revised user mix in the second half of 2020 and will commence thereafter the technical assessment for rezoning to start in 2021.

Project	Latest Progress
Development of a proposed ambulance depot near Sheung Wan Fire Station	We are finalising the user mix for the seven-storey development including the proposed ambulance depot having regard to the views of the Central & Western DC collated in March 2019. Other facilities proposed to be included in the development include district health centre, welfare facilities, reading room as well as public carparking facilities. We plan to consult the DC on the user mix in the latter half of 2020.
Joint-user complex at Shan Mei Street in Shatin	We attended the meeting of the Shatin DC in September 2019 to exchange views with members on the proposed development. Members suggested providing a sports centre, library and community hall and reprovisioning cooked food centres in the proposed complex. Taking into account members' views, we are working with relevant bureaux and departments to formulate a user mix. We aim to revert to the DC on the user mix in the latter half of 2020.
Consolidation of several government sites in Tsuen Wan town centre	The Tsuen Wan DC has commissioned a study on the future development of the government sites including Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. We will take into account progress of that study in considering the way forward for optimising the use of the area.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)033

(Question Serial No. 2016)

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 Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding Operation Building Bright (OBB) (including OBB 2.0), please inform this Committee of the following:

1. Statistics on the number of buildings applied for participation in the OBB, broken down by building age.
2. The geographical distribution of private buildings of different age groups from 20 years to 50 years and above as at 1 March 2020.
3. Will the ceiling for average rateable value be relaxed when appropriate, so as to cover more buildings for participation in OBB 2.0?
4. Since the launch of the scheme, how many “3-nil” buildings have participated in OBB 2.0? What are the selection criteria for the some 300 proactively selected buildings?
5. As for Category 2 buildings under OBB 2.0, why are they not mandatory participants of the Smart Tender scheme? What measures does the Government have in place to prevent bid-rigging and monitor works quality?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 17)

Reply:

Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami, and its application period ended in 2010. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

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.

There are two categories of buildings under both OBB and OBB 2.0. Category 1 buildings are those whose owners are prepared to carry out repair works on a voluntary basis and therefore apply to join the schemes on their own volition. Category 2 buildings are chosen on risk basis, with the Buildings Department (BD) exercising its statutory power to carry out the requisite inspection and/or repair works given that the owners concerned have difficulties in coordinating the same. Owners of Category 2 buildings do not need to apply for participation in the schemes. The replies to the questions raised are set out below -

1. The number of buildings which applied for participation in, participated/are participating in OBB and OBB 2.0 (first round application) in different age groups as of end 2019 are set out below –

	OBB			OBB 2.0
Building Age (years) ⁽¹⁾	30-39	40-49	50 or above	50 or above
Number of buildings which applied for participation in OBB/OBB 2.0 as Category 1 building	163	955	1 171	544
Number of buildings which were accepted for participation in OBB/OBB 2.0 as Category 1 building	46	734	973	479
Number of buildings which were selected for participation in OBB/OBB 2.0 as Category 2 building	1	132	1 145	327
Number of buildings which participated in OBB/are participating in OBB 2.0 ⁽²⁾	47	866	2 118	792

Note ⁽¹⁾: Amongst other eligibility criteria, buildings aged at or above 30 are eligible to join OBB; whereas buildings aged at or above 50 are eligible to join the first round of application for OBB 2.0.

Note ⁽²⁾: It refers to the total number of participating buildings covering both Category 1 and Category 2 of the scheme concerned.

2. 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 and above as of end 2019 is set out below –

District	Building Age (years)				
	20-29	30-39	40-49	50 or above	Total
Central & Western	526	675	967	1 063	3 231
Eastern	249	530	373	483	1 635
Kowloon City	296	543	615	1 513	2 967
Kwai Tsing	177	219	263	27	686
Kwun Tong	170	262	282	211	925
North	466	184	141	240	1 031
Islands	387	661	73	69	1 190
Sai Kung	582	1 134	465	96	2 277
Sham Shui Po	273	363	447	955	2 038
Shatin	425	820	157	38	1 440
Southern	753	792	561	516	2 622
Tai Po	846	1 392	123	43	2 404
Tsuen Wan	192	222	213	193	820
Tuen Mun	390	480	152	15	1 037
Wan Chai	299	444	529	1 009	2 281
Wong Tai Sin	91	80	147	193	511
Yau Tsim Mong	380	399	624	1 559	2 962
Yuen Long	1 947	1 758	286	94	4 085
Total	8 449	10 958	6 418	8 317	34 142

The BD does not compile statistics on such information as at 1 March 2020.

3. To ensure that limited resources can be effectively used to assist needy building owners, one of the eligibility criteria for OBB 2.0 is that the average rateable value (RV) of domestic units of buildings participating must not exceed the prescribed limits. This follows the practice of OBB and other building maintenance assistance schemes which also include similar eligibility criteria. The applicable RV limits were formulated in 2017-18 and the average domestic RV of a building as of 2017-18 is being adopted for considering if the building meets the average domestic RV test. On this basis, the applicable RV limits cover more than 80% residential and composite buildings aged 30 or above in Hong Kong. In view of the relatively high percentage coverage, and given that the second round application of OBB 2.0 is a continuation of the first round application, we will adopt the same average domestic RV threshold in 2017-18 as an eligibility criterion.

4. As at end February 2020, there are a total of 249 “3-nil” buildings participating in OBB 2.0. Of the 249 buildings, 240 buildings belong to Category 2 where BD proactively selected them based on risk assessment. Factors to be considered include building age, building condition, building management and potential risk to the public.
5. The Smart Tender scheme is intended to provide technical assistance to building owners who may not possess technical expertise for carrying out necessary repair and maintenance works to their buildings. For Category 2 buildings covered under OBB 2.0, BD engages its term consultants and contractors for carrying out the prescribed inspection and repair works. Such term consultants and contractors are procured in accordance with Government’s Stores and Procurement Regulations. In addition, BD has put in place a comprehensive contract management system to monitor the performance of its consultants’ and contractors’ performances.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)034

(Question Serial No. 2017)

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

Subhead (No. & title): (700) General non-recurrent
(Item 801 Subsidy for property owners to participate in Smart
Tender scheme)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

1. Please set out, the number of applications received under the Smart Tender scheme each year and the number of property units involved as at 1 March 2020, by 18 districts.
2. The numbers of applications approved, voluntarily withdrawn, and currently being processed among all the applications received.
3. The average and the longest processing time for an application in each year since the launch of the scheme.
4. Will the Government consider providing the Urban Renewal Authority (URA) with additional resources to help it conduct random checks on maintenance works, and impose punishment for contractors with sub-standard performance and achieve a deterrence effect? If not, what measures does the Government have in place to monitor works quality?
5. Will the Government advise URA to assign case officers to attend Owners' General Meetings to help owners understand the consultant report?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 21)

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 take up Smart Tender, the Government has committed \$300 million to enable property owners to participate in Smart Tender at a concessionary rate. This initiative implemented by the Government in partnership with the URA was launched on 3 October 2017. The replies to specific questions raised are set out below.

1. According to information provided by URA, the yearly number of valid applications received for Smart Tender since its implementation in May 2016 and the number of property units involved broken down by districts as of 1 March 2020 are tabulated below –

Districts	May 2016 to Mar 2017		Apr 2017 to Mar 2018		Apr 2018 to Mar 2019		Apr 2019 to 1 Mar 2020	
	(A)	(B)	(A)	(B)	(A)	(B)	(A)	(B)
Central & Western	3	263	54	3 260	35	2 393	53	3 558
Eastern	10	3 512	30	8 497	13	3 218	41	9 824
Kowloon City	12	2 218	51	3 192	27	1 529	55	3 901
Kwai Tsing	0	0	11	1 215	7	719	4	262
Kwun Tong	3	860	14	5 728	2	458	14	3 390
North	1	1 248	1	11	1	2 112	2	215
Islands	0	0	2	1 774	1	639	3	282
Sai Kung	0	0	0	0	0	0	2	279
Sham Shui Po	1	24	58	5 341	21	1 887	86	3 938
Shatin	2	4 551	5	1 289	6	4 867	4	5 466
Southern	4	5 332	9	2 591	4	1 519	12	1 773
Tai Po	2	1 722	18	6 044	5	961	10	891
Tsuen Wan	0	0	10	733	6	337	17	900
Tuen Mun	2	2 883	14	3 542	6	2 429	8	523
Wan Chai	9	1 134	22	1 594	22	1 143	40	1 923
Wong Tai Sin	1	1 584	6	749	4	618	26	594
Yau Tsim Mong	6	326	52	2 075	42	2 509	132	7 028
Yuen Long	0	0	21	1 804	8	1 311	15	1 025
Total	56	25 657	378	49 439	210	28 649	524	45 772

(A): Number of valid applications received.

(B): Number of property units involved.

2. As of 1 March 2020, a total of 1 168 valid applications for Smart Tender had been received by URA since the launch of Smart Tender. Among them, 1 041 applications had been approved, and applicants for the remaining 127 applications had yet to submit all requisite documents for further processing by URA. On top of the 1 168 valid applications, 50 applications had been withdrawn voluntarily by the applicants.
3. According to URA, the average and the longest time spent on processing applications in each year are tabulated below –

Year	Average time spent on processing application ⁽¹⁾	Longest time spent on processing application
May 2016 to Mar 2017	10 working days	15 working days
Apr 2017 to Mar 2018	10 working days	15 working days
Apr 2018 to Mar 2019	7 working days	10 working days
Apr 2019 to Feb 2020	7 working days	10 working days

Note⁽¹⁾: Processing of application commences upon submission of all required documents by owners.

4. It has all along been the Government's position that owners should take primary responsibility for the proper maintenance of their properties. Under the sample tender documents for the engagement of consultant, it is clearly stipulated that the consultant appointed by the owners has a supervision role on the works performed by the contractor. Owners may also appoint independent site supervisors such as Clerk of Works for enhanced site supervision. Under Smart Tender, the role of URA is to provide technical assistance and professional advice to owners for the procurement of consultancy and works contract, and URA is not a party of the contracts concerned. Random checking by URA would not be an effective way to identify sub-standard works in particular for rehabilitation works for which on site supervision is essential.
5. URA will assign one case officer and an independent professional to assist each Smart Tender participant in the procurement of consultancy and works contracts. The independent professional is required to comment on the building condition survey reports, the draft tender document for the procurement of works contract and the tender analysis report prepared by the consultant appointed by the owners. The findings and comments of URA's independent professional will be highlighted to owners for their attention. Upon request, the case officer and the independent professional of URA would attend meetings with owners to review the findings, including any discrepancy between the owner's consultants and URA's independent professional on the assessment of building conditions, details of the tender cost analysis, and justifications on the tender award recommendation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)035

(Question Serial No. 2018)

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

Subhead (No. & title): (700) General non-recurrent
(Item 878 Building Maintenance Grant Scheme for Needy Owners)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Building Maintenance Grant Scheme for Needy Owners (BMGSNO) will replace the existing Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) and the Government will inject \$2 billion of funding into the new scheme. Regarding the new scheme, will the Government inform this Committee of the following:

1. With the scope of beneficiaries expanded, will the Government recruit additional manpower to handle the cases and what will be the expenditure incurred?
2. Since the launch of BMGSEO, please advise on i) the number of applications received each year; ii) the number of cases approved in principle; iii) the number of completed cases; iv) the average amount of grant involved for each case; v) the content of major repair and maintenance works.
3. The number of cases approved in principle each year, broken down by 18 districts.
4. As URA will be administering BMGSNO in the future, how will it handle the handover matters with the Hong Kong Housing Society? How will it coordinate the cases in process to achieve seamless transition of the scheme?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 23)

Reply:

1. The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO), launched in May 2008 at a commitment of \$1 billion, is administered by the Hong Kong Housing Society (HKHS). In October 2019, the Government announced its plan to inject an additional \$2 billion into the scheme as well as implement enhancement measures. To reflect its enhanced scope, the scheme will be rechristened as the “Building Maintenance Grant Scheme for Needy Owners” (BMGSNO). The scheme aims to provide financial assistance to owner-occupiers in need to repair and maintain their own properties.

In view of the evolvement of the roles of HKHS and the Urban Renewal Authority (URA), and to provide more integrated services to owners who may benefit from various building subsidy schemes, URA will take over from HKHS the administration of BMGSNO. URA will bear the associated cost of staffing and office accommodations for the administration of BMGSNO with its own resources, and will recruit additional manpower for the operation of the scheme.

2. The objective of BMGSEO is to provide financial assistance for elderly owner-occupiers to repair and maintain their properties. The information sought is tabulated below –

Period	No. of applications received	No. of applications with approval granted or granted in principle ^(Note)	No. of applications with grant released ^(Note)	Total amount of subsidy committed to be released ^(Note) (\$ million)
2008 (May - Dec)	3 231	1 621	745	19.30
2009	3 212	3 299	2 360	79.88
2010	2 769	1 803	1 473	70.33
2011	2 824	2 346	1 730	53.43
2012	2 439	1 440	1 347	39.58
2013	3 448	2 402	1 597	51.72
2014	2 972	2 766	2 128	48.96
2015	3 301	2 889	2 858	80.89
2016	3 293	2 533	2 108	71.49
2017	2 695	1 978	2 253	54.38
2018	2 366	2 078	1 831	66.08
2019	2 615	2 041	1 595	57.52
2020 (till end of Feb)	296	140	190	3.65
Total	35 461	27 336	22 215	697.21

^(Note) The figures may not necessarily correspond to the applications received in the same year.

As at 29 February 2020, the average amount of grant released per application is around \$27,447.

The scope of grant covers building safety related maintenance works in a residential flat and/ or in the common areas of the domestic or domestic portions of composite buildings. Since BMGSEO's launch in 2008, the most common types of repair and maintenance works covered by the grant are -

- (a) repairs to defective concrete, rendering and finishes;
- (b) repairs or replacement of defective windows;
- (c) improvement of building and sanitary services; and
- (d) fire services works.

3. The number of the applications approved in principle each year, broken down by 18 districts is set out below -

For the period May 2008 - Feb 2020

District	No. of applications approved in principle										
Year	2008 (from May) to 2011[#]	2012	2013	2014	2015	2016	2017	2018	2019	2020 (till Feb)	Total
Central and Western	570	97	107	140	153	172	112	53	30	3	1 437
Eastern	1 366	193	406	447	321	262	219	275	249	14	3 752
Kowloon City	917	109	175	162	177	259	113	209	121	6	2 248
Kwai Tsing	418	113	189	186	165	99	77	91	140	6	1 484
Kwun Tong	536	85	189	139	136	144	90	101	365	19	1 804
North	86	12	24	27	67	77	84	138	92	5	612
Islands	88	14	8	7	9	8	1	4	3	0	142
Sai Kung	124	37	60	81	268	84	75	102	100	5	936
Sham Shui Po	514	37	92	115	149	133	105	141	118	5	1 409
Sha Tin	915	196	331	436	220	198	172	186	136	17	2 807
Southern	155	9	27	30	80	69	18	42	92	8	530
Tai Po	453	71	177	92	232	100	114	94	88	7	1 428
Tsuen Wan	250	20	39	75	66	89	87	48	30	1	705
Tuen Mun	546	227	197	322	317	215	358	154	115	17	2 468
Wan Chai	342	16	70	70	103	107	84	72	49	2	915
Wong Tai Sin	400	90	104	137	158	129	93	147	83	5	1 346
Yau Tsim Mong	1 071	84	132	203	221	277	139	164	109	13	2 413
Yuen Long	318	30	75	97	47	111	37	57	121	7	900
Total	9 069	1 440	2 402	2 766	2 889	2 533	1 978	2 078	2 041	140	27 336

Yearly breakdown by 18 districts is not available before 2012.

4. To ensure a smooth transition, HKHS will continue to accept applications under BMGSEO until the launch of BMGSNO scheduled for the third quarter of this year. Moreover, for eligible applicants who have submitted their applications under BMGSEO on or after the day the proposed funding injection and enhancement measures were announced (i.e. 11 October 2019), subject to funding approval in the context of the Appropriation Bill 2020, the maximum subsidy cap for these applicants will be raised to the maximum subsidy available to them under BMGSNO. URA will release the remaining subsidy available to these applicants after taking over the administration of the scheme.

In any case, those who have previously submitted and received subsidies under BMGSEO may make applications after the launch of BMGSNO. Subject to resource availability under the approved non-recurrent commitment, the subsidy cap for such applications would be the difference between the subsidies received by them under BMGSEO and the subsidy cap applicable to these cases under the BMGSNO.

Currently, URA is working with HKHS in preparation of the launch of the new scheme, including setting up the IT system for processing applications, establishing streamlining measures for facilitating submission and processing applications, procuring various consultancy services for assisting setting up and running the scheme, obtaining consent for the transfer of applicants' personal data, etc.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)036

(Question Serial No. 1151)

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 Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Last year, a \$1 billion funding scheme was implemented to support the use of vacant government sites by non-governmental organisations for non-profit-making community purposes. Please set out the approved projects in details, including the site location, area, tenancy term, names of the non-profit making organisations, site use, amount granted, as well as the implementation progress.

Please provide the details of the staff establishment deployed to process the applications, the number of applications under process, and the average processing time required.

Asked by: LAM Kin-fung, Jeffrey (LegCo internal reference no.: 24)

Reply:

We issued an information note entitled “Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20” (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (<https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf>). Details about the applications processed are included in the information note.

The implementation of the funding scheme is led by one Administrative Officer Staff Grade C in Development Bureau, with the assistance of other staff members in the bureau and relevant departments. As the work involved forms only a part of the duties of the staff members involved, we are unable to provide a separate breakdown of manpower resources currently incurred in this portfolio.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)037

(Question Serial No. 1850)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In last year's Budget, a sum of \$22 billion was set aside to take forward the projects under the "single site, multiple use" initiative, and the development for six sites in the first batch was finalised. In this connection, will the Government inform this Committee of the following:

1. The breakdown of expenditure of the \$22 billion.
2. The development progress of these six sites.
3. The mix of community facilities of each project.

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 18)

Reply:

The Government has been pressing ahead the implementation of six projects identified in the first batch. The latest progress of these projects is set out below:

Project	Latest Progress
Joint-user complex at Anderson Road Quarry	At the meeting of the Sai Kung District Council (DC) in March 2020, members generally supported the proposal of constructing a seven-storey joint user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of welfare services including residential care home for elderly. We have submitted the same proposal to the Kwun Tong DC for discussion in April/May 2020. Thereafter we plan to complete within two years several tasks, including seeking Town Planning Board's approval for minor relaxation of building height restriction to optimise the site potential; completing the detailed design of the complex; and seeking Legislative Council's (LegCo) funding approval for construction. Our target is to start construction in 2022 to dovetail with the completion of site formation works in 2021.
Joint-user complex at Tseung Kwan O town centre	We plan to consult the Sai Kung DC in the second quarter of 2020 on the proposal of constructing a 12-storey joint-user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a public market, kindergarten, welfare services, district health centre and child assessment centre. Subject to finalisation of the mix of public services, we will take forward the project through a range of tasks including completing the detailed design of the complex; and seeking LegCo's funding approval for construction.
Redevelopment of Tuen Mun Clinic (TMC)	We consulted the Tuen Mun DC on the proposed TMC redevelopment with underground public carparking facilities in September 2019. Facilities proposed to be included in the 24-storey development are mainly district-based healthcare services including child assessment centre, general out-patient clinics and elderly health centre, supplemented by welfare facilities including residential care home for elderly. Taking into account DC's views, we are finalising the user mix based on an enlarged site incorporating the Tuen Mun Rural Committee (TMRC) into the site boundary. We aim to consult the DC and TMRC again on the revised user mix in the second half of 2020 and will commence thereafter the technical assessment for rezoning to start in 2021.

Project	Latest Progress
Development of a proposed ambulance depot near Sheung Wan Fire Station	We are finalising the user mix for the seven-storey development including the proposed ambulance depot having regard to the views of the Central & Western DC collated in March 2019. Other facilities proposed to be included in the development include district health centre, welfare facilities, reading room as well as public carparking facilities. We plan to consult the DC on the user mix in the latter half of 2020.
Joint-user complex at Shan Mei Street in Shatin	We attended the meeting of the Shatin DC in September 2019 to exchange views with members on the proposed development. Members suggested providing a sports centre, library and community hall and reprovisioning cooked food centres in the proposed complex. Taking into account members' views, we are working with relevant bureaux and departments to formulate a user mix. We aim to revert to the DC on the user mix in the latter half of 2020.
Consolidation of several government sites in Tsuen Wan town centre	The Tsuen Wan DC has commissioned a study on the future development of the government sites including Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. We will take into account progress of that study in considering the way forward for optimising the use of the area.

The \$22 billion dedicated funding is to meet mainly the construction costs of the above six pilot projects, which will be worked out upon completion of detailed design. We will consult the relevant Panel of the Legislative Council on the funding applications in due course.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)038

(Question Serial No. 1852)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In 2020-21, the Government will continue to arrange for the sale of government land through the Land Sale Programme to increase land supply for private housing and other development needs. In this connection, will the Government inform this Committee of the following:

1. The relevant estimated expenditure and staff establishment;
2. The estimated number of sites to be put up for sale in the coming year;
3. In 2020-21 we have a record-high fiscal deficit of \$139.1 billion, and it is projected that we will continue to report deficits in the coming four years. All along, profits tax, land sale revenue and stamp duties are the major sources of government revenue; in light of the global economic downturn, what is the Government's projection on the land sale market for the coming year?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 49)

Reply:

- 1 & 2. The 2020-21 Land Sale Programme announced on 27 February 2020 comprises 15 residential sites and six commercial sites. The details of the sites (e.g. location, estimated time of site availability) in the 2020-21 Land Sale Programme are available on Lands Department's website (<http://www.landso.gov.hk/>).

The formulation and implementation of the Land Sale Programme is performed by a team of staff in the Planning and Lands Branch of the Development Bureau and relevant staff in the concerned departments as part of their duties. We are unable to provide a breakdown of the expenditure and manpower deployed solely for the Land Sale Programme.

3. It is not possible to predict with certainty the market response to Government's land sale, which is dependent on many different factors. The Government is nevertheless committed to maintaining a sustained and steady land supply for housing and socio-economic uses irrespective of short-term market fluctuations. Having regard to the 2020-21 Land Sale Programme, the land revenue for 2020-21 is estimated to be \$118 billion.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)039

(Question Serial No. 2362)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the development and implementation of a web-based Common Spatial Data Infrastructure (CSDI) portal with a range of spatial data services and tools, please inform this Committee of the following:

1. What is the estimated expenditure to be incurred?
2. What kinds of contents and information will be provided on the CSDI portal? What will be done to facilitate public use?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 58)

Reply:

1. The total non-recurrent expenditure for implementation of the Common Spatial Data Infrastructure (CSDI) portal is estimated to be \$150 million. The expenditure will be used to cover design and implementation of the portal, procurement of cloud services to host and run this portal, processing of a wide range of spatial data up to the CSDI standards, as well as storage and release of data through the portal. Such expenditure will also cover the development of four quick-win projects including Map Application Programming Interface, Geo-tagging Tool, District-based Spatial Information Dashboard and Address Data Infrastructure, promotion of CSDI and provision of training to government departments. While the four quick-win projects will be launched in 2020-21, it remains our target to launch the CSDI portal in full operation for public use by end 2022.

2. The CSDI portal operates as a one-stop platform through which government departments and the public can search and download geospatial data for viewing, development of mobile applications, etc. In terms of system architecture, data in the CSDI portal will be organised in the form of layers. The base layer will be the map of Hong Kong with built and natural features such as roads, buildings, community facilities, country parks, beaches, etc. Each subsequent layer (or dataset) then adds a unique dimension to the system. Intersecting different layers using Geographic Information System tools can, for example, facilitate property search by households and businesses, check which school net is applicable for a residential block, as well as provide information on planned developments and demographics in the neighbourhood. The future portal will release data in an open, standardised and machine-readable format together with processing tools so that the data can be easily shared, processed and used by different interest groups including application developers. No less than 240 data sets mainly from departments under the regime of Development Bureau will be released through the CSDI portal when it is launched for public use by end 2022.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)040****(Question Serial No. 1878)**

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It was noted in last year's Policy Address that the initial reviews on all the 160 hectares of brownfield sites were going to be completed, and the related technical studies would commence by the end of the year. It is stated in paragraph 117 of the Budget Speech that the Planning Department will commence technical studies on the first batch of shortlisted brownfield clusters suitable for public housing development as soon as possible. It is estimated to provide about 20 000 housing units. In this connection, will the Government inform this Committee of the following:

1. How will the said 20 000 units be distributed among the brownfield sites?
2. Please set out by districts, in the following table, details of these brownfield sites capable of provision of 20 000 units:

District	Estimated number of units to be provided	Whether there is any economic operation	Public and private ownership ratio	Eligibility for the Land Sharing Pilot Scheme
Ping Shan				
Lam Tei				
Sha Po Tsuen				
Shap Pat Heung				
Others				

3. When will the technical studies on these brownfield sites be expected to complete? If the technical studies are yet to start, what are the reasons?
4. By initial estimation, when will the residential development projects on these brownfield clusters commence?

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

Reply:

Planning Department (PlanD) has completed the first-phase review of 160 hectares (ha) of brownfield sites closer to existing infrastructure, and shortlisted eight brownfield clusters respectively located in Yuen Long, Tuen Mun and Tai Po suitable for engineering feasibility studies (EFSs) in relation to public housing development. It is estimated that the eight clusters covering 36 ha of brownfield sites may involve approximately 230 brownfield operations. Through amalgamation with adjoining land parcels for integrated development, the total study area would amount to 63 ha, of which about 81% falls on private land with the rest on government land. Civil Engineering and Development Department aims to kick-start the EFSs on the eight shortlisted brownfield clusters progressively starting from the second quarter of this year to establish the development parameters (including the proposed site areas, development intensity, expected flat yield, etc.). It is roughly estimated at this stage that the above eight brownfield clusters may altogether produce over 20 000 public housing units. We will explore through the EFSs the technical feasibility of a higher development density and hence will only be in a position to advise the estimated flat yield, number of brownfield operations to be cleared and land ownership status for individual clusters upon completion of the EFSs.

Development Bureau has examined with relevant departments how to further simplify and expedite the subsequent work, including compressing the time required for EFSs as far as possible, speeding up such statutory procedures as rezoning, gazettal of works and land resumption immediately upon completion of EFSs, and pursuing certain procedures concurrently as circumstances would permit. As for these eight brownfield clusters, at this stage, we expect to transform them into “spade-ready sites” and hand over the sites to Housing Department for construction of public housing in about six years (versus at least eight years now in general). We aim at compressing the production time with a view to delivering certain housing units within ten years from the commencement of EFS to increase the supply in the short to medium term.

As Government has already indicated its intention to resume and clear land within the above eight shortlisted clusters for public housing development and would soon commence EFSs for this purpose, private lots falling within the scope of the EFSs would not be eligible for participation in the Land Sharing Pilot Scheme to be launched by Government.

Details about the shortlisted clusters and the follow-up work to be pursued by relevant departments are set out in an information note issued to the Panel on Development on 18 March 2020. Please refer to LC Paper No. CB(1)463/19-20(01) (<https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-463-1-e.pdf>).

- 3 -

PlanD is continuing the examination of the remaining 290 ha of brownfield sites in the next phase of review, with a view to completing the assessment by the end of this year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)041

(Question Serial No. 1886)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is noted in the Budget Speech that 135 sites has been rezoned for housing development over the past six years. In this connection, will the Government inform this Committee of the following:

1. The distribution of these sites.
2. Please set out, in tabular form, the number of sites completing the rezoning procedures in each of these six years, and the project titles; as well as the reasons for the slow progress of the rezoning work.
3. Some sites with rezoning in progress, such as Lui Kee Education Services Centre and Wan Chai Polyclinic in Wan Chai, junction of Anchor Street and Elm Street in Tai Kok Tsui, Mong Kok, have not obtained the approval of the Chief Executive in Council (CE-in-C) even though the statutory procedures have been initiated for years. What are the reasons?
4. Please set out, in the following table, the rezoning progress in respect of 23 sites with outstanding rezoning procedures. If the rezoning procedures have not been initiated, what are the reasons?

Location	Rezoning Progress	Hindrances to the commencement of rezoning procedures (if any)
Between Cheung Man Road and Chai Wan Park		
Behind Chai Wan Swimming Pool, Chai Wan		
LCSD Lower Shouson Hill Nursery, San Wan Village, Wong Chuk Hang		
Po Lam Road (Near Po Tat Estate), Kwun Tong		
Chak On Road Driving Test Centre and its Adjoining Area, Sham Shui Po		
Wah King Hill Road, Kwai Chung		
Near Mount Haven, Tsing Yi		
Site 1, Shek Pai Street, Kwai Chung		
Site 2, Shek Pai Street, Kwai Chung		
Site 3, Shek Pai Street, Kwai Chung		
Near Cheung Shan Estate, Tsuen Wan		
Po Fung Terrace, Tsuen Wan		
Castle Peak Road, Tsing Lung Tau		
Site 1, Route Twisk, Tsuen Wan		
Site 2, Route Twisk, Tsuen Wan		
East of the "V" zone, Lung Yue Road, Tsing Lung Tau		
Bus Terminus South of Hong Sing Garden and North of Mau Wu Tsai, Tsueng Kwan O		
Lower part of Ma On Shan Tsuen Road, Ma On Shan		
Upper part of Ma On Shan Tsuen Road, Ma On Shan		
East of Cheung Muk Tau, Ma On Shan		
South of Symphony Bay, Ma On Shan		
Chung Yip Road, Nam Sang Wai, Yuen Long		
Near Tan Kwai Tsuen (Northern Portion), Yuen Long		

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 14)

Reply:

As part of the multi-pronged strategy to increase land supply, the Government has identified, through on-going land use reviews in the last few years, over 210 sites with housing development potential in the short to medium term, capable of providing over 310 000 flats in total (over 70% for public housing). As at early March 2020, 135 sites have been rezoned or allocated for housing development. The information of these 135 sites is set out at the **Annex**.

Rezoning proposals are subject to the statutory process under the Town Planning Ordinance (Cap. 131) (TPO) and agreement of the Town Planning Board (TPB) to the proposed amendments to the Outline Zoning Plan (OZP). The rezoning process would involve public inspection of the OZP for two months; hearings and deliberations on the public representations and comments received during the public exhibition period; and submission of the amended OZP to the Chief Executive in Council (CE-in-C) for approval within nine months after the expiry of the plan exhibition period, subject to an extension of up to six months depending on individual circumstances. Thus, the exact time taken to complete the statutory planning process varies from case to case. For most of the rezoned sites mentioned above, the time taken for the statutory planning process ranged from seven months to 17 months, with the latter involving mainly more substantial amount of representations and comments.

For sites in respect of which the OZP amendment process is held up by judicial review(s) (JR) with order granted by the Court staying the submission of the OZP amendments to the CE-in-C for approval, including the Wan Chai OZP covering the Lui Kee Education Services Centre and Wan Chai Polyclinic sites, the time taken to complete the respective OZP amendment process would be subject to the ongoing legal proceedings. For the Mong Kok OZP covering Mong Kok and Tai Kok Tsui areas, following resolution of the relevant JR case and completion of the follow-up action in accordance with the Court's order in March 2019, the OZP was approved by the CE-in-C in October 2019.

As for the remaining number of about 60 sites identified with housing potential (including the 23 sites cited in the sub-question (4) above) for which rezoning procedures are yet to be initiated, upon completion of necessary technical studies/assessments, the Government will consult relevant District Councils and stakeholders on the rezoning proposals, setting out the relevant development details including land area and flat number, etc. in accordance with the established procedures and prior to submitting the proposals for consideration by the TPB. Of these remaining sites, we plan to initiate rezoning process of 25 sites in the coming year, including some of those cited in the sub-question (4) above.

Information of 135 potential housing sites with rezoning procedures completed

I. 135 potential housing sites completed with rezoning/ allocated for residential use

District	Location	Housing Type ^(Note 1)	Site Area (ha) ^(Note 2)	Estimated Flat Number ^(Note 2)
Eastern	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan	Public	0.33	800
	Java Road, North Point	Public	0.12	240
	Subtotal^(Note 3): 2 sites		0.45	1 040 (Public: 1 040)
Southern	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Shouson Hill	Private	1.27	32
	West of Wong Ma Kok Road (near Regalia Bay), Stanley	Private	2.55	210
	Lee Nam Road, Ap Lei Chau	Private	1.18	1 416
	Wah Fu North, Pok Fu Lam	Public	2	1 890
	Wah King Street, Pok Fu Lam	Public	0.68	1 360
	Wah Lok Path, Pok Fu Lam	Public	0.36	360
	Kai Lung Wan, Pok Fu Lam	Public	5.54	5 310
	Subtotal^(Note 3): 7 sites		13.58	10 580 (Public: 8 920 Private: 1 660)
Kowloon City	Sheung Shing Street, Ho Man Tin	Private	0.91	910
	Mok Cheong Street, Ma Tau Kok	Public	0.41	600
	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong	Private	1.13	680
	Ko Shan Road, To Kwa Wan	Public	0.3	450
	Subtotal^(Note 3): 4 sites		2.75	2 640 (Public: 1 050 Private: 1 590)
Kwun Tong	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong	Public	0.72	860
	Lei Yue Mun Path, Lei Yue Mun	Private	0.32	375
	Sau Ming Road, Kwun Tong	Public	0.28	325
	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong	Private	1.06	730
	Hui Ming Street/Hui Kwong Street, Kwun Tong	Public	1.13	1 080
	Ko Chiu Road, Yau Tong	Private	0.37	500
	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong	Public	1.11	2 000
	Ex-Cha Kwo Ling Kaoline Mine Site (private housing)	Private	1.83	1 220

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	Ex-Cha Kwo Ling Kaoline Mine Site (public housing)	Public	1.41	1 125
	Public Transport Interchange near Kwong Tin Estate, Lam Tin	To be confirmed	To be confirmed	To be confirmed
	Public Transport Interchange near Lam Tin Estate, Lam Tin	To be confirmed	To be confirmed	To be confirmed
	Ting On Street, Ngau Tau Kok	Public	0.22	378
	Subtotal (Note 3): 12 sites		8.45	8 600 (Public: 5 770 Private: 2 830)
Sham Shui Po	Junction of Fuk Wa Street/Fuk Wing Street (East of Camp Street), Sham Shui Po	Private	0.31	475
	Junction of Fat Tseung Street West and Sham Mong Road, Sham Shui Po	Public	0.62	800
	North of Yin Ping Road, Tai Wo Ping	Private	2.04	980
	Subtotal (Note 3): 3 sites		2.97	2 260 (Public: 800 Private: 1 460)
Kwai Tsing	Sai Shan Road, Tsing Yi (previously known as Near Mayfair Gardens)	Private	0.62	740
	Near Cheung Wang Estate, Tsing Yi	Private	0.14	153
	Junction of Tsing Yi Road and Tsing Hung Road, Area 22B, Tsing Yi	Public	2.29	2 800
	Public Transport Interchange near Lai Yiu Estate, Kwai Chung	To be confirmed	To be confirmed	To be confirmed
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi cum Ching Hong Road North project Phase 3	Public	1.17	1 680
	Subtotal (Note 3): 5 sites		4.22	5 370 (Public: 4 480 Private: 890)
Tsuen Wan	Tsing Lung Tau, Sham Tseng, Tsuen Wan	Private	0.49	175
	Sha Tsui Road, Tsuen Wan	Public	1.02	970
	Four "CDA" sites between Sha Tsui Road and Yeung Uk Road, Tsuen Wan	Private	3.61	3 550
	Subtotal (Note 3): 6 sites		5.12	4 700 (Public: 970 Private: 3 730)

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
Yau Tsim Mong	Junction of Soy Street and Shanghai Street, Mong Kok	Private	0.06	93
	322-324 Reclamation Street/ 445-447 Shanghai Street, Mong Kok	Private	0.03	37
	Junction of Anchor Street and Elm Street, Tai Kok Tsui	Private	0.23	180
	Subtotal (Note 3): 3 sites		0.32	310 (Private: 310)
Islands	Ex-Peng Chau Chi Yan Public School (northern portion), Peng Chau	Private	0.16	16
	Ngan Kwong Wan Road West, Mui Wo	Public	0.77	500
	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung	Public	0.92	1 200
	Subtotal (Note 3): 3 sites		1.85	1 720 (Public: 1 700 Private: 20)
Sai Kung	Junction of Pik Sha Road & Clear Water Bay Road	Private	0.13	4
	Tui Min Hoi, Hong Kin Road, Sai Kung	Private	0.35	61
	Hong Tsuen Road, Sai Kung Tuk	Private	0.87	318
	Anderson Road Quarry (Site 1) (including Sites RS-1, R2-2, R2-3, R2-4, R2-5, R2-6, R2-7 and R2-8)	Public	9.51	8 610
	Anderson Road Quarry (Site 2) (including Sites R2-1, R2-9 and R2-10)	Private and Starter Homes	2.55	2 121
	South of Chiu Shun Road, Tseung Kwan O	Public	0.46	600
	East of Movie City, Tseung Kwan O (also known as Pak Shing Kok Road)	Public	2.26	3 140
	Northwest of Ying Yip Road, Tseung Kwan O	Public	1.59	1 730
	West of Yau Yue Wan Village, Tseung Kwan O	Public	2.95	2 700
	Subtotal (Note 3): 9 sites		20.67	19 280 (Public: 16 780 Private: 2 500)
Sha Tin	Pik Tin Street, Area 4D, Shatin	Public	0.29	270
	Mei Tin Estate, Area 4C, Shatin	Public	0.24	220
	Whitehead, Ma On Shan	Private	6.12	1 050
	Shui Chuen O, Shatin	Public	12.45	11 123
	Hang Kwong Street, Ma On Shan	Private	0.35	178
	Ma Kam Street, Ma On Shan	Private	0.31	310
	Kwei Tei Street, Fo Tan	Public	4.09	4 850

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	Wo Sheung Tun Street, Fo Tan	Public	0.86	806
	Lok Wo Sha Lane, Area 111, Ma On Shan	Private	0.83	422
	Au Pui Wan Street, Area 16B, Fo Tan	Public	0.7	810
	North of Tai Po Road near Garden Villa, Tai Wai	Private	0.33	140
	North of To Shek Service Reservoir, Sha Tin	Private	1.13	680
	Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan	Public	0.59	735
	Ma On Shan Road (Northern Portion)	Public	1.93	2 100
	Ma On Shan Road (Southern Portion)	Public		
	North of Lai Ping Road near Yung Ping Path, Kau To	Private	0.67	400
	Whitehead, Ma On Shan	Private	0.46	180
	Hang Tai Road, Area 86B, Ma On Shan	Public	1.9	1 900
	Shek Mun "O" site near Shek Mun Business Area, Sha Tin (Phase 1)	Public	0.43	560
	Subtotal (Note 3): 19 sites		33.68	26 730 (Public: 23 370 Private: 3 360)
Tai Po	Pak Shek Kok, Tai Po	Private	3.8	1 580
	Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po	Private	8	3 380
	Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po	Private		
	Site 1C, Chong San Road, Pak Shek Kok, Tai Po	Private		
	Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po	Private		
	Lo Fai Road (Eastern Portion)	Private	4.13	660
	Lo Fai Road (Western Portion)			
	Shan Tong Road, Lai Chi Shan, Tai Po	Private	4.25	1 785
	Chung Nga Road East, Tai Po	Public	7.77	6 850
	Area 9, Tai Po			
	Chung Nga Road West, Tai Po	Public	1.78	950
	Near Cheung Shue Tan Road, Tai Po Kau	Private	1.08	150
	Tai Po Road, Tai Po Kau (previously known as Near Junction of Tai Po Road and Yat Yiu Avenue)	Private	2.09	280

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po	Private	3.81	1 150
	Ma Wo Road near Classical Garden I & Chung Woo Ching Sai, Tai Po	Private	2.28	1 210
	Subtotal (Note 3): 15 sites		38.99	18 000 (Public: 7 800 Private: 10 200)
North	Ex-Kin Tak Public School, Kwu Tung South	Private	0.64	43
	Choi Yuen Road, Fanling Area 27	Public	1.24	1 160
	South of Yung Shing Court, Fanling Area 49	Public	0.82	780
	Queen's Hill (Site 1), Lung Yeuk Tau	Public	13.77	12 000
	Queen's Hill (Site 2), Lung Yeuk Tau	Public	3.97	2 200
	Pak Wo Road, Fanling	Public	1.14	1 467
	Area 48, Fanling/Sheung Shui	Public	4	4 000
	Former Fanling Magistracy, Fanling	Public	0.55	640
	Fanling/ Sheung Shui Areas 4 and 30 near Po Shek Wu Road	Public	2.57	3 520
	Po Shek Wu Road, Fanling	Public	1.38	1 800
	Subtotal (Note 3): 10 sites		30.08	27 610 (Public: 27 570 Private: 40)
Tuen Mun	Tseung Choi Street, Area 4, Tuen Mun	Private	0.22	140
	East of So Kwun Wat Road, Area 56, Tuen Mun	Private	2.68	1 290
	West of So Kwun Wat Road, Area 56, Tuen Mun	Private	0.75	390
	Tsun Wen Road, Tuen Mun	Private	1.56	1 900
	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun	Private	1.1	190
	Tsing Ha Lane, Area 20, Tuen Mun	Private	0.61	370
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Western Portion)	Private	2.4	1 160
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	Private	0.88	530

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 1) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Phase 1), Area 39, Tuen Mun)	Public	0.67	950
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 2) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Remaining portion), Area 39, Tuen Mun)	Public		
	Area 29 West, Tuen Mun	Public	1.32	830
	Area 2, Tuen Mun	Public	0.25	290
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Eastern Portion)	Private	2.78	1 586
	North of Jade Cove, So Kwun Wat, Tuen Mun	Private	6.03	2 000
	North of The Aegean, So Kwun Wat, Tuen Mun	Private		
	North of Fiona Garden, So Kwun Wat, Tuen Mun	Private		
	Area 54 Site 5, Tuen Mun	Public	0.77	700
	Kei Lun Wei, Area 54, Tuen Mun	Public	1	1 000
	South of Kwun Chui Road, Area 56, Tuen Mun	Private	1.22	720
	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun	Public	2.56	3 550
	Hang Fu Street, Area 16, Tuen Mun	Public	0.67	520
	Tseng Tau Sheung Tsuen South, Tuen Mun (previously known as East of Tuen Hing Road, Area 23, Tuen Mun)	Public	4.24	2 700
	Wu Shan Recreational Park at Wu Shan Road and Lung Mun Road, Tuen Mun	Public	2.33	2 940
	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	Private	2.46	940
	Subtotal (Note 3): 24 sites		36.5	24 700 (Public: 13 480 Private: 11 220)

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
Yuen Long	Ex-Au Tau Departmental Quarters at Yau Shin Street, Yuen Long	Public	3.71	1 240
	Tak Yip Street, Tung Tau, Yuen Long	Private	3.87	430
	Junction of Fu Yip Street and Wang Yip Street West, Yuen Long	Public		230
	Two “R(E)1” sites at Wang Yip Street West, Yuen Long	Private		2 820
	Au Tau, Yuen Long (previously known as Ha Ko Po Tsuen, Kam Tin North)	Private	3.22	551
	Wang Chau Phase 1, Yuen Long	Public	5.67	4 000
	Long Bin Interim Housing Phase 1, Yuen Long	Public	10	2 800
	Long Bin Interim Housing Phase 2, Yuen Long			8 900
	Near Tan Kwai Tsuen (Southern Portion), Yuen Long	Public	10.6	7 400
	Kam Sheung Road Site 1, Kam Tin South	Public	6.21	3 700
	Kam Sheung Road Site 4a, Kam Tin South	Public	7.06	3 750
	Kam Sheung Road Site 6, Kam Tin South	Public	2.76	1 550
	Subtotal (Note 3): 13 sites		53.1	37 370 (Public: 33 570 Private: 3 800)
	Total (Note 3): 135 sites		252.73	190 900 (Public: 147 300 Private: 43 600)

Notes:

- 1: The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.
- 2: The estimated site area and flat number 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.
- 3: The figures may not add up to the total due to rounding.

II. Rezoning progress of the 135 potential housing sites by year

Financial Year	Cumulative Total of the Sites Rezoned
2014-15	59
2015-16	90
2016-17	94
2017-18	104
2018-19	129
2019-20	135

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)042

(Question Serial No. 1890)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is noted in the Budget Speech that the land resumption exercise for Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA) commenced last year, with a view to enabling the first population intake of the public housing development in 2027. Will the Government inform this Committee of the following:

1. It was stated in a paper on the related funding, PWSC(2018-19)41, that first population intake for KTN/FLN NDA could start in 2023. However, it is 2027 according to the Budget Speech. What are reasons for such discrepancy over the population intake date? Is there any delay in the construction works?
2. What is the land resumption progress in KTN/FLN NDA?
3. What are the numbers of public housing units and private housing units in the first population intake, as well as the respective intake time? When is the estimated latest population intake time for the public housing units?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 18)

Reply:

For the Kwu Tung North/Fanling North New Development Area, the year 2023 mentioned in the paper PWSC(2018-19)41 refers to the first population intake for private housing in the first phase development, while the year 2027 cited in the 2020-21 Budget refers to the first population intake for public housing, also in the first phase development. Construction works for the first phase development have been progressing on schedule. As mentioned in 2020-21 Budget, the land resumption exercise for the first phase development commenced last year and all the 68 hectares of private land were reverted to the Government in December 2019.

- 2 -

There will be 18 000 public housing and 3 000 private housing units under the first phase development, to be followed by 30 500 public housing and 20 300 private housing units under the remaining phase development. The population intake timeframe for the remaining phase will be ascertained in the light of the detailed design which is underway.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)043

(Question Serial No. 1898)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated under Programme 2 that in the coming year, the Planning and Lands Branch will continue to co-ordinate and oversee the work relating to the Kwu Tung North/Fanling North and Hung Shui Kiu/Ha Tsuen New Development Areas (NDAs), Yuen Long South Development and Tung Chung New Town Extension. Has there been any delay in implementation of the projects in these NDAs over the past year? If yes, what are the details? What measures will the relevant departments take to avoid recurrence of delay?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 26)

Reply:

The implementation of various major development projects has been progressing generally on schedule.

With commencement of reclamation works in end 2017, the first parcel of housing land in Tung Chung East was handed over to Housing Department for construction in March 2020, enabling 10 000 public housing units to be completed in the first quarter of 2024 as originally planned.

The land resumption exercise as well as site formation and infrastructural works for the first phase development of Kwu Tung North/Fanling North New Development Area (NDA) commenced last year, with a view to enabling the first population intake for public housing in 2027. The first population intake for private housing will commence in 2023.

Subject to Legislative Council's funding approval, we will commence in the second half of the year the first phase of the works for Hung Shui Kiu/Ha Tsuen NDA. The first phase works would enable completion of the dedicated rehousing estate for affected residents in phases from 2024 onward, and make available formed sites in 2023 for construction of the first batch of multi-storey buildings to accommodate brownfield operations.

As for the Yuen Long South development, the statutory planning process will commence in the second quarter of 2020. Our target is to have the first batch of public housing units in place in 2028.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)044

(Question Serial No. 1903)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In 2019, the Planning and Lands Branch oversaw efforts in finalising relevant technical assessments and land demand and supply analysis for the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+” study). Will the Government inform this Committee of the following:

1. Which consultants are responsible for the relevant technical assessments and land demand and supply analysis? What is the expenditure involved?
2. According to the consultancy contracts, when will the consultants be required to submit the final reports?
3. What measures does the Government have in place to ensure that the assessment study reports will be completed and released as scheduled?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 31)

Reply:

The Development Bureau and the Planning Department (PlanD) are finalising “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”). Specifically, for the purpose of evaluating the implications of the proposed territorial development strategy at strategic level, PlanD is conducting relevant technical assessments including Strategic Environmental Assessment, Transport and Land Use Assessment and Sustainability Assessment with inputs from external consultants and in consultation with relevant bureaux and departments (B/Ds). These technical assessments are carried out under three consultancy studies as detailed below –

Name of consultancy study	Name of consultant	Estimated completion date	Contract sum
Strategic Environmental Assessment	Ove Arup & Partners Hong Kong Limited	Second quarter of 2020	\$4,850,000
Transport and Land Use Assessment	Ove Arup & Partners Hong Kong Limited		\$5,683,680
Sustainability Assessment	RHL Surveyors Limited		\$4,990,000

Besides, under the steer of the Steering Committee on Land Supply and in consultation with relevant B/Ds, PlanD has been deploying in-house resources to re-assess and update the future land demand and supply of Hong Kong under Hong Kong 2030+ with the concept of land reserve in mind, and taking into account the latest circumstances and relevant policies and initiatives including the Report of the Task Force on Land Supply, the Hong Kong's Climate Action Plan 2030+, and the Long Term Housing Strategy Annual Progress Report 2019.

We are closely monitoring the progress of the above assessments, working towards the target of promulgating the final territorial development strategy for Hong Kong 2030+ together with the findings of the above assessments in the second quarter of 2020.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)045

(Question Serial No. 1187)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Integrated Building Rehabilitation Assistance Scheme includes the Owners' Corporation Formation Subsidy, the Common Area Repair Works Subsidy and the Home Renovation Interest-free Loan. Please advise on the respective numbers of applications received, amounts of subsidy/loan involved, numbers of beneficiary households/buildings, numbers of rejected applications and the general reasons for rejection for each subsidy/loan scheme in each of the past three years (if applicable).

Asked by: Hon LEE Wai-king, Starry (LegCo internal reference no.: 12)

Reply:

The Owners' Corporation Formation Subsidy, the Common Area Repair Works Subsidy and the Home Renovation Interest-free Loan are funded by the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS) with their own resources. Consolidated figures provided by URA and HKHS with respect to the three schemes ⁽¹⁾ are set out below –

	Owners' Corporation Formation Subsidy ⁽²⁾⁽⁴⁾			Common Area Repair Works Subsidy ⁽²⁾⁽³⁾			Home Renovation Interest-free Loan ⁽²⁾⁽³⁾		
Year	2017	2018	2019	2017	2018	2019	2017	2018	2019
No. of applications received	158	93	0	305	615	160	188	196	199
No. of applications approved ⁽⁵⁾	159	87	0	199	119	57	73	63	51
Amount of subsidy/loan involved (\$ million) ⁽⁵⁾⁽⁶⁾	0.48	0.26	0	51.73	29.46	15.65	1.51	1.11	0.99
No. of applications rejected (including those withdrawn by applicants) ⁽⁵⁾	19	20	5	108	84	63	134	128	133

Note ⁽¹⁾: Since 1 July 2015, URA has taken over the work of HKHS under the three schemes and HKHS has ceased accepting new applications under the three schemes. HKHS will however continue to process and follow up applications received on or before 30 June 2015.

Note ⁽²⁾: Applications for the Owners' Corporation Formation Subsidy and the Common Area Repair Works Subsidy are made on the basis of owners' corporations. Applications for the Home Renovation Interest-free Loan are made on the basis of households.

Note ⁽³⁾: It does not include the hardship grant whereby applications are made on the basis of individual property owners.

Note ⁽⁴⁾: From 9 July 2018 onwards, URA ceased accepting new applications for the Owners' Corporation Formation Subsidy. Instead, the subsidy has been subsumed under other relevant building rehabilitation schemes.

Note ⁽⁵⁾: The figures do not necessarily correspond to the applications received in the same year.

Note ⁽⁶⁾: It refers to the amount of subsidy/loan approved in each year, and does not necessarily correspond to the applications received/approved in the same year.

Generally speaking, the main reasons for rejection of applications include applications failing to meet the relevant eligibility criteria, average rateable value of residential units exceeding the prescribed threshold, and/or failure to provide requisite information. Besides, some applicants withdrew their applications during the course of processing.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)046

(Question Serial No. 1681)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under the Mandatory Building Inspection Scheme, owners of buildings aged 30 or above are required to carry out inspections of their buildings, including common parts, external walls, projections and signboards, once every ten years, in order to solve the problem of dilapidated buildings in Hong Kong. To assist owners in complying with the statutory requirements, the Urban Renewal Authority and the Hong Kong Housing Society launch the Mandatory Building Inspection Subsidy Scheme to provide financial assistance to eligible owners. Please advise on the respective number of applications received, the total amount of subsidy involved, number of beneficiary buildings, number of rejected applications and the general reasons for rejection for the scheme in each of the past three years.

Asked by: Hon LEE Wai-king, Starry (LegCo internal reference no.: 13)

Reply:

The Mandatory Building Inspection Subsidy Scheme (MBISS) was jointly launched by the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS) and was funded and administered by the two organisations according to their respective service areas. With effect from 9 July 2018, the URA has been fully responsible for handling all new MBISS applications, including the areas originally served by HKHS, thereby extending its service area for MBISS to cover the whole of Hong Kong.

The requested information on the scheme is tabulated below –

Urban Renewal Authority

	2017	2018	2019
No. of applications received	40	27	116
Total amount of subsidy involved	\$1,325,000	\$950,000	\$3,115,000
No. of beneficiary buildings	46	24	80
No. of rejected applications	0	0	2

Hong Kong Housing Society

	2017	2018	2019
No. of applications received	103	51	N.A.
Total amount of subsidy involved	\$4,235,000	\$2,160,000	N.A.
No. of beneficiary buildings	149	87	N.A.
No. of rejected applications	6	2	N.A.

The main reason for rejecting an application was that the average rateable value per residential unit of the buildings exceeded the prescribed limit at the time of application. For information, the current prescribed limits of average rateable value are \$162,000 per annum (p.a.) for properties in the urban areas (including Shatin, Kwai Tsing and Tsuen Wan) and \$124,000 p.a. for properties in the New Territories (excluding Shatin, Kwai Tsing and Tsuen Wan).

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)047****(Question Serial No. 2659)**

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

- (1) The Land (Compulsory Sale for Redevelopment) Ordinance (Chapter 545) (the Ordinance) came into operation in 1999. In 2010, the Ordinance was amended in which the application threshold for compulsory sale orders in respect of some specified lots was lowered from an ownership of 90% of the property interests to 80%. Please provide details of the development of the cases with compulsory sale orders granted since 2016 according to the table below:

Case number	Lot number	Address of the property	Site area	Transaction price by auction (\$ million)	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio	Number of residential units	Gross floor area	Plot ratio	Number of residential units	Gross floor area	

- (2) Regarding the applications made to the Lands Tribunal for compulsory sale orders under the Ordinance, please provide a breakdown by the application granted, rejected or withdrawn, and case settled in each of the past five years.

Asked by: Hon LEUNG Kenneth (LegCo internal reference no.: 409)

Reply:

- (1) The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), which was enacted by the Legislative Council in 1998 and brought into operation in June 1999, enables persons who own a specified majority of the undivided shares in a lot to make an application to the Lands Tribunal for an order for sale of all the undivided shares in the lot for the purpose of redevelopment. Details of the development of the cases¹ with compulsory sale orders granted since 2016 are at **Annex A**.
- (2) Having consulted the Judiciary on the status of the applications, the information on applications made to the Lands Tribunal which have been granted, rejected or withdrawn in the past five years is set out at **Annex B**. The number of cases settled is not available as we do not have information on whether the applicants and the minority owners in any application have reached an agreement. However, the information on applications which have been discontinued and adjourned in the past five years is also set out at **Annex B** for reference.

¹ Information on site area and development parameters of granted orders are based on records available to the Buildings Department.

Case number	Lot number	Address of the property	Site Area	Transaction price by auction (\$ million)	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 4000/2013	Section B and the Remaining Portion of North Kowloon Inland Lot Nos. 167 and 168	Kai Tak Mansion, Nos. 53-55A Kwun Tong Road, Kowloon	5713.318m ²	\$2,293	^	288	^	*	*	Non-domestic GFA = 5 351.2m ² Domestic GFA = 43 558.1m ²	@
LDCS 9000/2013	The Remaining Portion and Sub-section 1 of Section A of New Kowloon Inland Lot No. 46	Nos. 9 and 11 Nam Cheong Street, Kowloon	795.156m ² (Aggregate site area of Nos.1-19 Nam Cheong Street)	\$53.8	^	10 (Total no. of domestic flats of Nos. 9-11 Nam Cheong Street)	^	Non-dom PR = 1.499 Dom PR = 7.499	129	Non-domestic GFA = 1 192.6m ² Domestic GFA = 5 963.5m ² (Combined site)	The redevelopment site covers Nos. 1-19 Nam Cheong Street
LDCS 1000/2014	Kowloon Inland Lot No. 1151	Matauwe Apartments, Nos. 57, 57A-57H, 57J-57K, 65-69 Ma Tau Wai Road & Nos 2-18, 18A & 20 Bailey Street, Kowloon	2139.649m ²	\$1,739	^	161	^	*	*	Non-domestic GFA = 3 208.3m ² Domestic GFA = 16 046.3m ²	@
LDCS 7000/2014	Kwun Tong Inland Lot No. 3	Yip Fat Factory Building Phase II, No. 75 of Hoi Yuen Road, Kwun Tong, Kowloon	#	\$1,621.6	10.91	0	20,280.5 m ²	#	#	#	No approved redevelopment proposal yet
LDCS 9000/2014	Sub-section 1 of Section A of New Kowloon Inland Lot No. 317 and the extension thereto	Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street, Kowloon	2126.459m ² (Aggregate site area of Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street, together with Nos. 452-462 Sai Yeung Choi Street, Kowloon)	\$473	^	72 (Total no. of domestic flats at Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street)	^	*	*	Non-domestic GFA = 3 016.7m ² Domestic GFA = 15 931.8m ² (Combined site)	The redevelopment site covers Nos. 452-462 Sai Yeung Choi Street, which is not under compulsory sale application no. LDCS 9000/2014.
LDCS 10000/2014	The Remain-ing Portion of Section V of Inland Lot No. 1366 and Sub-section 1 of Section V of Inland Lot No. 1366	Nos. 17-19 Jupiter Street, Hong Kong	732.269m ² (Aggregate site area of Nos.13-23 Jupiter Street)	\$197	^	8 (Total no. of domestic flats at Nos. 17-19 Jupiter Street)	^	*	*	Non-domestic GFA = 687.1m ² Domestic GFA = 6 150.3m ² (Combined site)	The redevelopment site covers Nos. 13-23 Jupiter Street
LDCS 16000/2014	Kowloon Inland Lot Nos. 11015 - 11020	Nos. 2A, 2B, 2C, 2D, 2E and 2F Tak Shing Street, Kowloon	986.1m ²	\$941	^	48	^	*	*	Non-domestic GFA = 924.4m ² Domestic GFA = 7 395.3m ²	@
LDCS 17000/2014	Section A-C and the Remaining Portion of New Kowloon Inland Lot No. 1556	Nos. 51-53, 55-57, 59 and 61 Tai Po Road, Kowloon	418.968m ²	\$267	^	24	^	*	*	Non-domestic GFA = 607.1m ² Domestic GFA = 3 206.9m ²	@

Case number	Lot number	Address of the property	Site Area	Transaction price by auction (\$ million)	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 22000/2014	The Remaining Portion of Sub-section 3 of Section M of Kowloon Marine Lot No. 28	Hoi Hing Building, Nos. 2-16 & 2A-16A Kok Cheung Street, Nos. 35-47 Li Tak Street and Nos. 32-44 Fuk Chak Street, Kowloon	1 868.651m ²	\$1,698	^	238	^	*	*	Non-domestic GFA = 2 802.5m ² Domestic GFA = 14 009.8m ²	@
LDCS 23000/2014	Section K, L, M and N of New Kowloon Inland Lot No. 3586	Nos. 21, 23, 25 & 27 Berwick Street, Kowloon	1 486.027 m ² (Aggregate site area of Nos. 1-27 Berwick Street)	\$418	^	12	^	*	*	Non-domestic GFA = 2 173.4m ² Domestic GFA = 11 067.0m ² (Combined site)	The redevelopment site covers Nos. 1-27 Berwick Street
LDCS 24000/2014	Section JJ, II, HH and GG of New Kowloon Inland Lot No. 3586	Nos. 3-6 Yiu Tung Street, Kowloon	1 486.027 m ² (Aggregate site area of Nos. 1-14 Yiu Tung Street)	\$106.4	^	12	^	*	*	Non-domestic GFA = 1 932.8m ² Domestic GFA = 11 130.2m ² (Combined site)	The redevelopment site covers Nos. 1-14 Yiu Tung Street
LDCS 25000/2014	Kowloon Inland Lot No. 3276	Nos. 168, 168A, 168B and 168C Boundary Street, Kowloon (The site is renamed as No. 10 La Salle Road, Ho Man Tin)	839.5m ²	\$128.1	^	32	^	*	*	Domestic GFA = 4 219.4m ²	@
LDCS 1000/2015	Section A-C of Inland Lot No. 2244, Section C-F of Inland Lot No. 2245 and Inland Lot No. 2242	Nos. 2, 4, 6, 8, 10 and 12 Anton Street, Nos. 5, 7, 9 and 11 Landale Street, and Nos. 46, 48, 50, 52, 54, 56 Queen's Road East, No. 1A Landale Street and No. 2A Anton Street, Hong Kong	1 340.8m ²	\$2,055	^	60	^	*	*	Non-Domestic GFA = 19 944.8m ²	@
LDCS 3000/2015	Kowloon Inland Lot Nos. 9580 and 9251	Nos. 21 and 21A Ashley Road, Kowloon	753.166m ²	-- (Developer acquired the remaining property interests after the compulsory sale order was made, the public auction was thus cancelled.)	^	10	^	*	*	Non-Domestic GFA = 9 038.0m ² (Combined site)	The redevelopment site covers Nos. 21-27 Ashley Road.
LDCS 6000/2015	Sub-section 1 of Section B of Inland Lot No. 120 and Sub-section 1 of Section B of Inland Lot No. 122	Feng Fong Building, Nos. 73 and 73A-E Caine Road, Hong Kong	629.989m ²	\$1,049.3	^	38	^	*	*	Non-domestic GFA = 788.8m ² Domestic GFA = 5 169.1m ²	@
LDCS 9000/2015	The Remaining Portion of Section A of Marine Lot No. 123 and Section B of Marine Lot No. 123	Cheung Lok Mansion at Nos. 222/224 and Nos. 226/228 Wanchai Road for the basements, Nos. 222, 224, 224A, 226, 228A, 228B and 228C Wanchai Road for ground floors, and No. 228 Wanchai Road Blocks A-I for the upper floors, Hong Kong	814.461m ²	\$1,620	^	81	^	*	*	Non-domestic GFA = 12 183.9m ² (Combined site)	The redevelopment site covers Nos. 222-228 Wanchai Road

Case number	Lot number	Address of the property	Site Area	Trans action price by auction (\$ million)	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 14000/2015	The Remaining Portion of Kowloon Inland Lot No. 3903 and the extension thereto	Lau Moon Mansion, Nos. 15-25 Yau Moon Street, Kowloon	1045,728m ² (Aggregate site area of Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road)	\$413	3 (PR of Nos. 15-25 Yau Moon Street)	40 (Total no. of domestic flats of Nos. 15-25 Yau Moon Street)	1,852.8m ² (GFA of Nos. 15-25 Yau Moon Street)	*	*	Non-domestic GFA = 980.4m ² ♦ Domestic GFA = 7,843.0m ² ♦ (Combined site)	The redevelopment site covers Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road
LDCS 17000/2015	Section Q and Section R of Inland Lot No. 730	Nos. 11 and 13 Matheson Street, Hong Kong	265,491m ²	\$441	^	8	^	*	*	Non-domestic GFA = 3,982.1m ² ♦ (Combined site)	The redevelopment site covers Nos. 11-15 Matheson Street
LDCS 1000/2016	Section B of Shaui-wan Marine Lot No. 2	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	1198837m ²	\$1,401	^	135	^	*	*	Non-domestic GFA = 1658.3m ² ♦ Domestic GFA = 10,882.8m ² ♦	@
LDCS 2000/2016	Sub-section 10 of Section A, Section A, B and Remaining Portion of Sub-section 12 of Section A, and Sub-section 14 of Section A of Hung Hom Marine Lot No. 1	Nos. 1, 1A, 3, 5, 7, 7A, 9, 9A, 11, 11A-C, 15, 15A, 17, 17A, 19, 21, 21A-C Whampoa Street and Nos. 80, 82, 84, 86 Baker Street, Kowloon	1832514m ²	\$2,137	^	102	^	*	*	Non-domestic GFA = 2,771.5 m ² ♦ Domestic GFA = 13,868.1m ² ♦	@
LDCS 4000/2016	The Remaining Portion of Section A and B, Sub-section 1 of Section B and the Remaining Portion of Kowloon Inland Lot No. 1693	No. 61, 63, 65 and 67 Soy Street, Kowloon	328,317m ²	\$386.4	^	15	^	*	*	Non-domestic GFA = 587.9m ² ♦ Domestic GFA = 2,367.0m ² ♦	@
LDCS 5000/2016	Section A-E and the Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No. 1, Kowloon	Nos. 30-44 (even nos.) Gillies Avenue South and Nos. 75-77 Baker Street, Kowloon	1223997m ²	\$1,445	^	42	^	*	*	Non-domestic GFA = 1,834.1m ² ♦ Domestic GFA = 9,182.9m ² ♦	@
LDCS 6000/2016	Section C and the Remaining Portion of Inland Lot No. 668, Section C of the Remaining Portion of Inland Lot No. 668A, Section D of Inland Lot No. 668 and Section D of Inland Lot No. 668A	Nos. 1 and 1A Wood Road, Hong Kong	410,736m ²	\$485	^	28	^	*	*	Non-domestic GFA = 212.5m ² ♦ Domestic GFA = 3,134.6m ² ♦	@
LDCS 9000/2016	The Remaining portion, Section I, H, G, A of Sub-section 3 of Section A of Hung Hom Marine Lot No. 1	Nos. 39 and 41 Whampoa Street and Nos. 12A, 12B, 14, 16, 18 and 20 Bulkeley Street, Kowloon	1105546m ²	\$626	^	73	^	*	*	Non-domestic GFA = 1,659.9m ² ♦ Domestic GFA = 8,286.m ² ♦	@

Case number	Lot number	Address of the property	Site Area	Transaction price by auction (\$ million)	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 11000/2016	Kowloon Inland Lot No. 9934	No. 1 Ka Shin Street, No. 2 Pok Man Street and Nos. 39, 41, 43, 43A, 45, 45A, 47, 47A, 49, 49A, 51 and 53 Tai Kok Tsui Road, Kowloon	895.771m ²	\$1,145	^	74	^	*	*	Non-domestic GFA = 1 343.4m ² ◇ Domestic GFA = 6 717.9m ² ◇	@
LDCS 3000/2017	Inland Lot No. 5657	No. 153 Queen's Road East, Hong Kong	#	\$81.2	Non-domestic = 0.868 Domestic = 3.327	6	Non-domestic GFA = 64.26m ² Domestic GFA = 246.26m ²	#	#	#	No approved redevelopment proposal yet
LDCS 8000/2017	Sub-section 7 and the Remaining portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1	Nos. 79-81 Baker Street, Nos. 23-25 and 27-29 Whampoa Street, Kowloon	1 079.997 m ²	\$496	^	77	^	*	*	Non-domestic GFA = 1 619.2m ² ◇ Domestic GFA = 8 099.8m ² ◇	@
LDCS 13000/2017	New Kowloon Inland Lot No. 1744	Amoycan Industrial Centre, Block 1, No. 7 Ngau Tau Kok Road, Kowloon	1923.1m ²	\$2,075.6	^	0	^	*	*	Non-domestic GFA = 2 485.6m ² ◇ Domestic GFA = 14 057.5m ² ◇	@
LDCS 3000/2018 (See also LDCS 4000/2018)	The Remaining Portion of Kowloon Inland Lot No. 1329	Nos. 13 and 13A Liberty Avenue, Kowloon	672.34m ² (The site area covers 9-13A Liberty Avenue encompassing the site area in LDCS 4000/2018)	\$249.1	^	15	^	*	*	Non-domestic GFA = 1 008.1m ² ◇ Domestic GFA = 5 042.5m ² ◇ (Combined site)	The redevelopment site covers Nos. 9-13A Liberty Avenue
LDCS 4000/2018 (See also LDCS 3000/2018)	Kowloon Inland Lot No. 1309 and 1308	Nos. 9, 9A, 11 and 11A Liberty Avenue, Kowloon	672.34m ² (The site area covers 9-13A Liberty Avenue encompassing the site area in LDCS 3000/2018)	\$451	^	24	^	*	*	Non-domestic GFA = 1 008.1m ² ◇ Domestic GFA = 5 042.5m ² ◇ (Combined site)	The redevelopment site covers Nos. 9-13A Liberty Avenue
LDCS 21000/2018	New Kowloon Inland Lot No. 4474	Wing Cheong Factory Building, No. 121 King Lam Street, Kowloon	#	\$395	^	0	^	#	#	#	No approved redevelopment proposal yet

Legend:

- # Information is not available to Buildings Department since a redevelopment proposal has yet to be submitted/approved.
- ^ No information on PR/GFA is available in the approved building plans as the buildings were designed based on 'volume calculation' or 'building height requirement' as appropriate.
- * According to established practice, information on the number of residential flats and plot ratio cannot be disclosed under the obligation of confidence. The two pieces of information would be made available respectively in the Occupation Permit and the approved buildings plans deposited with Buildings Department after the redevelopment project is completed.
- ◇ Information is extracted from the "Monthly Digest" of the Buildings Department. The information may be subject to changes.
- @ The case does not involve combination of sites.

Annex B

Case number	Address of the Property	Application Status
1000/2015	Nos. 2, 4, 6, 8, 10 and 12 Anton Street, Nos. 5, 7, 9 and 11 Landale Street, and Nos. 46, 48, 50, 52, 54, 56 Queen's Road East, No. 1A Landale Street and No. 2A Anton Street, Hong Kong	Order for Sale
2000/2015	No. 232 Wan Chai Road, Hong Kong	Adjourned
3000/2015	No. 21 and 21A Ashley Road, Kowloon	Order for Sale
4000/2015	No. 210 and 212 Nam Cheong Street, Kowloon	Withdrawn
5000/2015	No. 12 and 14 Tin Wan Street, Hong Kong	Discontinued
6000/2015	Nos. 73 and 73A-E Caine Road, Hong Kong (Feng Fong Building)	Order for Sale
7000/2015	Nos. 1A and 1B Marble Road, Hong Kong	Discontinued
8000/2015	Nos. 1E and 1F Marble Road, Hong Kong	Discontinued
9000/2015	Cheung Lok Mansion at Nos. 222/224 and Nos. 226/228 Wanchai Road for the basements, Nos. 222, 224, 224A, 226, 228A, 228B and 228C Wanchai Road for ground floors, and No. 228 Wanchai Road Blocks A-I for the upper floors, Hong Kong	Order for Sale
10000/2015	No. 41, 43 and 45 Pau Chung Street, Kowloon	Discontinued
11000/2015	Nos. 89 and 91 Shek Pai Wan Road (formerly known as No. 89A and 91A Island Road), Hong Kong	Discontinued
12000/2015	Nos. 85 and 87 Shek Pai Wan Road (formerly known as No. 85A and 87A Island Road), Hong Kong	Discontinued
13000/2015	Nos. 23 and 25 Tai Nan Street, Kowloon	Discontinued
14000/2015	Lau Moon Mansion, Nos. 15-25 Yau Moon Street, Kowloon	Order for Sale
15000/2015	Nos. 74, 74A, 74B and 74C Waterloo Road, Kowloon	Discontinued
16000/2015	Nos. 49 and 51 Kai Tak Road, Kowloon	Discontinued
17000/2015	Nos. 11 and 13 Matheson Street, Hong Kong	Order for sale
1000/2016	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	Order for Sale
2000/2016	Nos. 1, 1A, 3, 5, 7, 7A, 9, 9A, 11, 11A-C, 15, 15A, 17, 17A, 19, 21, 21A-C Whampoa Street and Nos. 80, 82, 84, 86 Baker Street, Kowloon	Order for Sale
3000/2016	Nos. 13, 15 & 17 Chung Ching Street, Hong Kong	Withdrawn
4000/2016	No. 61, 63, 65 and 67 Soy Street, Kowloon	Order for Sale
5000/2016	Nos. 30-44 (even nos.) Gillies Avenue South and Nos. 75-77 Baker Street, Kowloon	Order for Sale
6000/2016	Nos. 1 and 1A Wood Road, Hong Kong	Order for Sale
7000/2016	Nos. 5 and 7 Chung Ching Street, Hong Kong	Withdrawn
8000/2016	No. 46, 48 and 50 Gillies Avenue South, Kowloon	Discontinued
9000/2016	Nos. 39 and 41 Whampoa Street and Nos. 12A, 12B, 14, 16, 18 and 20 Bulkeley Street, Kowloon	Order for Sale
10000/2016	Nos. 238 and 240 Wan Chai Road, Hong Kong	Discontinued
11000/2016	No. 1 Ka Shin Street, No. 2 Pok Man Street and Nos. 39, 41, 43, 43A, 45, 45A, 47, 47A, 49, 49A, 51 and 53 Tai Kok Tsui Road, Kowloon	Order for Sale

Case number	Address of the Property	Application Status
1000/2017	Nos. 153 and 153A Queen's Road East, Hong Kong	Discontinued
2000/2017	Nos. 153A Queen's Road East, Hong Kong	Withdrawn
3000/2017	Nos. 153 Queen's Road East, Hong Kong	Order for Sale
5000/2017	Nos. 2 and 2A Humphreys Avenue, Kowloon	Discontinued
7000/2017	Nos. 5A, 5B, 5C and 5D Victory Avenue, Kowloon	Withdrawn
8000/2017	Nos. 79-81 Baker Street, Nos. 23-25 and 27-29 Whampoa Street, Kowloon	Order for Sale
9000/2017	Nos. 35-37 Whampoa Street, Kowloon	Discontinued
11000/2017	Nos. 13, 13A and 15 Wood Road, Hong Kong	Withdrawn
12000/2017	Tien Shing Industrial Building, No. 38 Belcher's Street, Hong Kong	Discontinued
13000/2017	Amoycan Industrial Centre, Block 1, No. 7 Ngau Tau Kok Road, Kowloon	Order for Sale
15000/2017	Tin Fung Industrial Mansion, No. 63 Wong Chuk Hang Road, Hong Kong	Discontinued
3000/2018	Nos. 13 and 13A Liberty Avenue, Kowloon	Order for Sale
4000/2018	Nos. 9, 9A, 11 and 11A Liberty Avenue, Kowloon	Order for Sale
10000/2018	Nos. 160 and 162, Queen's Road West, Hong Kong	Discontinued
12000/2018	Nos. 24 & 26 Bonham Road, Bonham Terrace, Hong Kong	Discontinued
13000/2018	Sung Wah Mansion, 28-30 Bonham Road, Hong Kong	Discontinued
17000/2018	No. 35 Cameron Road, Kowloon	Discontinued
18000/2018	Delite Mansion, No. 3 Granville Circuit, Kowloon	Discontinued
21000/2018	Wing Cheong Factory Building, No. 121 King Lam Street, Kowloon	Order for Sale
22000/2018	Tsang Chiu Ho Building, Nos. 160/164 Wellington Street and Nos. 1/2 Wa On Lane, Hong Kong	Discontinued
26000/2018	Jaffe Mansion, Nos. 216, 216A, 218, 220, 222 and 222A Jaffe Road, Hong Kong	Withdrawn
33000/2018	Nos. 260 and 260A Hai Tan Street, Kowloon	Discontinued
37000/2018	Nos. 274 and 276 Hai Tan Street, Kowloon	Discontinued
38000/2018	Nos. 50 and 52 Larch Street, Kowloon	Discontinued
6000/2019	No. 189 Johnston Road, and No. 110 Thomson Road, Hong Kong	Discontinued
9000/2019	Nos. 16 & 18 Man On Street, Kowloon	Discontinued
22000/2019	Good Year Industrial Building, Nos. 119-121 How Ming Street, Kowloon	Discontinued

CONTROLLING OFFICER'S REPLY

DEVB(PL)048

(Question Serial No. 2144)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The 2019-20 Budget has earmarked \$6 billion for developing new harbourfront promenades and open space as well as improving harbourfront facilities. It is the Government's plan to extend the length of the harbourfront promenades from the current 20-odd kilometres to 34 kilometres in about 10 years, and provide 35 hectares of open space on both sides of the Victoria Harbour.

Please list out the lengths of the proposed harbourfront promenades concerned, areas of the open spaces, works progress, costs and the expected completion dates.

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 15)

Reply:

With the support of the Harbourfront Commission (HC), the Government has been actively taking forward various projects with total funding amounting to \$6.5 billion earmarked for harbourfront enhancement (\$500 million were announced in the January 2017 Policy Address and \$6 billion were earmarked under the 2019-20 Budget). Details of the relevant projects are as follows –

- (a) Open Space at Eastern Street North in Sai Ying Pun (area: 1.25 hectare (ha)): technical feasibility study is completed. Design work is underway with construction expected to commence in 2021-22;

- (b) Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre (area: 1.4 ha; new promenade: 560 metres (m)): the waterfront section of the promenade was open in October 2019. Its opening helps to link up the longest promenade along the Victoria Harbour by far, which amounts to about 4.5 kilometres in length in total. The remaining works at the hinterland section of the site is expected to complete within 2020;
- (c) Celebration Precinct in Wan Chai North (area: 1.85 ha): a design competition would be organised in 2020-21 for encouraging more innovative design ideas from the community. Current target is to commence construction around 2024;
- (d) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 m): construction of the promenade section from Expo Drive East to Marsh Road is underway. Its western portion is targeted for opening within 2020 and the remaining parts next year. In addition, a design competition and construction programme for the entire site similar to (c) above are being planned;
- (e) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m): the western part of the waterfront section would be open within this year, with the rest to follow by end 2021. The HC and Wan Chai District Council (DC) would be consulted on the design shortly. The water sports sector has also been engaged from end 2019 onwards and ad-hoc water sports events are being planned for the near future to optimise the site usage pending long-term development;
- (f) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade: 317 m): the promenade near Victoria Park Road would be enhanced and new Harbour Steps introduced for bringing people closer to the water. To collect stakeholders' comments, a site visit involving relevant representatives of the HC and Wan Chai DC, amongst others, was conducted in September 2019. We have been engaging stakeholders on the detailed design. Construction works is expected to commence in 2020-21;
- (g) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade: 772 m): although the site is still serving as the works area for the remaining works of the Central and Wan Chai Bypass project, efforts are being made to release the waterfront section for earlier beautification and opening for public use. As regards the long-term development, feasibility study has been completed and detailed design is being arranged;

- (h) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 700 m): following the completion of the Stage 3 community engagement exercise in April 2019, a consultant was engaged in December the same year for carrying out detailed study and design. The target is to commence works in 2021 for completion in 2025. The Government would explore room for further compressing this timetable in consultation with the consultant;
- (i) Tsuen Wan Waterfront Enhancement (area: 2.05 ha): the promenade along Hoi On Road fronting Serenade Cove was enhanced and open to the public in September 2019. Uplifting for the section between Bayview Garden to Belvedere Garden Phase 3 is expected to complete within 2020. As regards the portion from Hoi On Road to Hoi Hing Road, a place-making exercise and a brainstorming session with professionals were conducted in May 2019. These have provided insightful ideas for carrying out a technical feasibility study in 2020-21 and commencing works in 2022-23. Separately, the University of Hong Kong has been engaged to study suitable means for enhancing the bio-diversity along the seawall there;
- (j) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m): although majority of the site still needs to serve as works area until 2024-25, efforts have been made to minimise the works area and shorten the occupation period so that individual land parcels could be released for beautification and subsequent opening to the public as soon as possible. With such efforts, it is expected that certain parts of the project area designated as Dining Cove and promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public in 2023-24.;
- (k) Cha Kwo Ling Waterfront (area: 4.65 ha; new promenade: 1 043 m): preparation is being made to formulate a design for the area, with a view to commencing the first phase of construction in 2024;
- (l) Hung Hom Urban Park (area: 2.2 ha): a market sounding exercise (MSE) was conducted last year. In the meantime, the site has been open for public use after the relocation of the public transport interchange thereon in January 2019. The Administration is considering the long-term development and mode of operation of the site, taking into account the comments received during the MSE and the experience gained from the open use during the past year. The HC and DC would be consulted again before the final arrangement is confirmed; and
- (m) Consultancy studies on Enhancing Visitors' Experience and Connectivity from the Hinterland to and within Harbourfront Areas, and Design Guidelines for Promenades and Measures for Better Water-land Interface: consultants were appointed in July 2019. Following several exchange sessions, the two inception reports have been completed. Remaining researches are expected to be completed in 2021.

With the implementation of these projects as well as other relevant initiatives, the length of our harbourfront promenades could be extended to 34 km in about a decade. When the detailed project scopes of the various phases of works are confirmed, we would be in a better position to ascertain the funding requirements for each project.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)049

(Question Serial No. 2147)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The incumbent Chief Executive (CE) Mrs Carrie Lam mentioned in her Manifesto that she would promote the establishment of the Harbourfront Authority (HA) and task it with the management of the harbourfront to attract more members of the public as well as tourists to enjoy our world-class, accessible and sustainable harbourfront. Subsequently, the CE stated in the 2017 Policy Address that it was premature to establish a statutory HA. The Government had decided to first partner with the Harbourfront Commission and implement harbourfront enhancement initiatives through a dedicated team with dedicated funding. The aim was to further extend the waterfront promenade along both sides of the Victoria Harbour, beautify areas in the vicinity and improve accessibility of the waterfront. In this connection, will the Government inform this Committee of the following:

1. the work that has been done on the fronts of (i) implementing harbourfront enhancement initiatives and (ii) promoting the establishment of the HA, ever since the CE took office; and the initiatives to be taken forward in the coming year, as well as the expenditure involved.
2. the expenditure involved and staff establishment of the Harbour Office ever since its establishment and in the coming year.
3. the anticipated timing for the formal establishment of the HA.

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 19)

Reply:

The community was engaged, a few years ago, in the discussion of whether a statutory Harbourfront Authority (HFA) should be established. In the two phases of public engagement exercise jointly organised by the Government and the Harbourfront Commission (HC) in 2013 and 2014, public opinions were very divided. Some considered that as an operationally independent and financially autonomous body, the HFA could take forward harbour development projects in a more effective manner, while others were concerned that the establishment of an HFA would be a protracted process due to the need for legislative backing and allocation of resources (including land resources). Some people were also doubtful about the ultimate efficacy. Furthermore, the public had different views on the process and pace of the transformation from the current model to an HFA and on the statutory functions, composition, authority and financial arrangements of the HFA.

Notwithstanding the diverse views on the proposed establishment of an HFA, most stakeholders would like to see enhancement in harbourfront facilities as soon as possible. The Government believes that the general public also shares the same aspiration. Our priority in the years to come is to continue to work closely with HC and other stakeholders to take forward the committed or planned projects and to adopt a diversified approach in implementation.

In this connection, the Harbour Unit of the Development Bureau was re-organised in 2018-19 into a multi-disciplinary Harbour Office (HO) comprising 18 officers for providing enhanced support to the HC in taking forward harbourfront enhancement initiatives. HO's staffing complement will be further expanded in 2020-21 to a total headcount of 28 for better planning and implementation of new projects backed by the \$6.5 billion dedicated funding (please see details below). The estimated operating expenditure of HO is \$63.9 million in 2020-21, an increase of \$30.6 million (92%) over that of 2018-19 mainly owing to increased salary provision for additional staff as well as additional management and other expenses for opening of new promenades including installation of art decorations.

In addition to strengthening HO's manpower support, the Government has also committed additional capital resources for implementing various harbourfront projects. A total of \$6.5 billion was earmarked in early 2017 and in the context of the 2019-20 Budget Speech for such purpose. Together with other relevant projects, about 2-kilometre (km) new promenade was open to the public in 2019. Our target is to open up another kilometre or so of new promenades this year, further extending the total length of harbourfront promenades to about 24 km. Details of the relevant works projects are as follows -

- (a) Open Space at Eastern Street North in Sai Ying Pun: technical feasibility study is completed. Design work is underway with construction expected to commence in 2021-22;

- (b) Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre: the waterfront section of the promenade was open in October 2019. Its opening helps to link up the longest promenade along the Victoria Harbour by far, which amounts to about 4.5 km in length in total. The remaining works at the hinterland section of the site is expected to complete within 2020;
- (c) Celebration Precinct in Wan Chai North: a design competition would be organised in 2020-21 for encouraging more innovative design ideas from the community. Current target is to commence construction around 2024;
- (d) Pierside Precinct in Wan Chai North: construction of the promenade section from Expo Drive East to Marsh Road is underway. Its western portion is targeted for opening within 2020 and the remaining parts next year. In addition, a design competition and construction programme for the entire site similar to (c) above are being planned;
- (e) Water Sports and Recreation Precinct in Wan Chai North: the western part of the waterfront section would be open within this year, with the rest to follow by end 2021. The HC and Wan Chai District Council (DC) would be consulted on the design shortly. The water sports sector has also been engaged from end 2019 onwards and ad-hoc water sports events are being planned for the near future to optimise the site usage pending long-term development;
- (f) Revitalised Typhoon Shelter Precinct in Causeway Bay: the promenade near Victoria Park Road would be enhanced and new Harbour Steps introduced for bringing people closer to the water. To collect stakeholders' comments, a site visit involving representatives of the HC and Wan Chai DC, amongst others, was conducted in September 2019. We have been engaging stakeholders on the detailed design. Construction works is expected to commence in 2020-21;
- (g) East Coast Park Precinct in Fortress Hill: although the site is still serving as the works area for the remaining works of the Central and Wan Chai Bypass project, efforts are being made to release the waterfront section for earlier beautification and opening for public use as soon as possible. As regards the long-term development, feasibility study has been completed and detailed design is being arranged;
- (h) Boardwalk underneath the Island Eastern Corridor: following the completion of the Stage 3 community engagement exercise in April 2019, a consultant was engaged in December the same year for carrying out detailed study and design. The target is to commence works in 2021 for completion in 2025. The Government would explore room for further compressing this timetable in consultation with the consultant;

- (i) Tsuen Wan Waterfront Enhancement: the promenade along Hoi On Road fronting Serenade Cove was enhanced and open to the public in September 2019. Uplifting for the section between Bayview Garden to Belvedere Garden Phase 3 is expected to complete within 2020. As regards the portion from Hoi On Road to Hoi Hing Road, a place-making exercise and a brainstorming session with professionals were conducted in May 2019. These have provided insightful ideas for carrying out a technical feasibility study in 2020-21 and commencing works in 2022-23. Separately, the University of Hong Kong has been engaged to study suitable means for enhancing the bio-diversity along the seawall there;
- (j) Kai Tak Metro Park: although majority of the site still needs to serve as works area until 2024-25, efforts have been made to minimise the works area and shorten the occupation period so that individual land parcels could be released for beautification and subsequent opening to the public as soon as possible. With such efforts, it is expected that certain parts of the project area designated as Dining Cove and promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public in 2023-24;
- (k) Cha Kwo Ling Waterfront: preparation is being made to formulate a design for the area, with a view to commencing the first phase of construction in 2024; and
- (l) Hung Hom Urban Park: a market sounding exercise (MSE) was conducted last year. In the meantime, the site has been open for public use after the relocation of the public transport interchange thereon in January 2019. The Administration is considering the long-term development and mode of operation of the site, taking into account the comments received during the MSE and the experience gained from the open use during the past year. The HC and DC would be consulted again before the final arrangement is confirmed.
- (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: consultants were appointed in July 2019. Following several exchange sessions, the two inception reports have been completed. Remaining researches are expected to be completed in 2021.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)050

(Question Serial No. 2906)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is noted in paragraph 120 of the Budget Speech that the Government has the concept of land reserve in mind, and announcement of which will be made in the second quarter of this year.

Will the Government inform this Committee of the work done by the expanded Steering Committee on Land Supply in 2019-20 in respect of re-assessing the land requirements of Hong Kong for housing, economic, community and recreational purposes, and setting the target of land reserve? Such work shall include but not be limited to organising seminars, opinion polls and consultancy studies. What were the expenditure and manpower involved?

Asked by: Hon LIAO Cheung-kong, Martin (LegCo internal reference no.: 24)

Reply:

To strengthen the Government's high-level steer in overseeing and co-ordinating the strategy and planning of land supply, the composition of the Steering Committee on Land Supply (SCLS) has been expanded with effect from April 2019 to include all the Directors of Bureaux, relevant Heads of Department and the Government Economist as standing members. Since then, four meetings have been held by the SCLS. SCLS has adopted a vision-driven and forward-looking approach in re-assessing our land demand for housing, economic, community and recreational needs, taking into account public aspirations for better housing and quality living environment around where we live, the space required to maintain our economic competitiveness, as well as the needs of the elderly and their families amidst an ageing population. These aspirations have been endorsed by society in general during the extensive public engagement exercises for the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (Hong Kong 2030+) study in 2016 - 2017 and the Task Force on Land Supply in 2018 in connection with the overall land

supply strategy and options. Specifically, with strategic inputs from all relevant policy bureaux, SCLS provided steer to the reassessment and updating of the future land requirements of Hong Kong, with the concept of land reserve in mind, under the Hong Kong 2030+ study. The latest land demand and supply analysis will be incorporated into the finalised strategy of Hong Kong 2030+ scheduled for promulgation in the second quarter of this year.

The reassessment and update of the future land demand and supply of Hong Kong under the Hong Kong 2030+ is conducted by staff of Planning Department as part of their overall duties, with joint-up efforts of other relevant government bureaux/departments. As such, we are unable to provide a separate breakdown of the manpower resources and associated expenditure incurred solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)051

(Question Serial No. 2907)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is noted in paragraph 144 of the Budget Speech that in last year's Budget, \$22 billion was set aside to take forward the projects under the "single site, multiple use" initiative.

Will the Government give an account of the implementation details in respect of the first batch projects in 2019-20, as well as the expenditure and manpower involved in the relevant work?

In 2020-21, how will the Government continue to work in collaboration with the relevant bureaux and departments to implement the "single site, multiple use" initiative? The areas covered shall include but not be limited to project location, timeline and estimated expenditure. What is the mechanism in place to finalise the mix of community facilities of each project?

Asked by: Hon LIAO Cheung-kong, Martin (LegCo internal reference no.: 25)

Reply:

The Development Bureau (DEVB), supported by various departments, has been pressing ahead with the implementation of six projects identified in the first batch. The latest progress of these projects is set out below:

Project	Latest Progress
Joint-user complex at Anderson Road Quarry	At the meeting of the Sai Kung District Council (DC) in March 2020, members generally supported the proposal of constructing a seven-storey joint user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of welfare services including residential care home for elderly. We have submitted the same proposal to the Kwun Tong DC for discussion in April/May 2020. Thereafter we plan to complete within two years several tasks, including seeking Town Planning Board's (TPB) approval for minor relaxation of building height restriction to optimise the site potential; completing the detailed design of the complex; and seeking Legislative Council's (LegCo) funding approval for construction. Our target is to start construction in 2022 to dovetail with the completion of site formation works in 2021.
Joint-user complex at Tseung Kwan O town centre	We plan to consult the Sai Kung DC in the second quarter of 2020 on the proposal of constructing a 12-storey joint-user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a public market, kindergarten, welfare services, district health centre and child assessment centre. Subject to finalisation of the mix of public services, we will take forward the project through a range of tasks including completing the detailed design of the complex; and seeking LegCo's funding approval for construction.
Redevelopment of Tuen Mun Clinic (TMC)	We consulted the Tuen Mun DC on the proposed TMC redevelopment with underground public carparking facilities in September 2019. Facilities proposed to be included in the 24-storey development are mainly district-based healthcare services including child assessment centre, general out-patient clinics and elderly health centre, supplemented by welfare facilities including residential care home for elderly. Taking into account DC's views, we are finalising the user mix based on an enlarged site incorporating the Tuen Mun Rural Committee (TMRC) into the site boundary. We aim to consult the DC and TMRC again on the revised user mix in the second half of 2020 and will commence thereafter the technical assessment for rezoning to start in 2021.

Project	Latest Progress
Development of a proposed ambulance depot near Sheung Wan Fire Station	We are finalising the user mix for the seven-storey development including the proposed ambulance depot having regard to the views of the Central & Western DC collated in March 2019. Other facilities proposed to be included in the development include district health centre, welfare facilities, reading room as well as public carparking facilities. We plan to consult the DC on the user mix in the latter half of 2020.
Joint-user complex at Shan Mei Street in Shatin	We attended the meeting of the Shatin DC in September 2019 to exchange views with members on the proposed development. Members suggested providing a sports centre, library and community hall and reprovisioning cooked food centres in the proposed complex. Taking into account members' views, we are working with relevant bureaux and departments to formulate a user mix. We aim to revert to the DC on the user mix in the latter half of 2020.
Consolidation of several government sites in Tsuen Wan town centre	The Tsuen Wan DC has commissioned a study on the future development of the government sites including Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. We will take into account progress of that study in considering the way forward for optimising the use of the area.

In 2020-21, DEVB and relevant departments would continue to work in a joint-up manner under the more proactive and co-ordinated approach being adopted to implement the “single site, multiple use” initiative. Specifically, the Government Property Agency (GPA), as the dedicated and central coordinating agent, would finalise an optimal development mix in joint-user developments having regard to, amongst others, departmental requirements and the reference plot ratio recommended by Planning Department (PlanD). In the process, GPA would also coordinate amongst different departmental users to resolve any competing site, space, user and access requirements.

Since the work relating to implementation of the first batch projects is undertaken as part of the overall duties of the staff of DEVB and PlanD, we are unable to provide a breakdown on the manpower and expenditure specifically involved in this area of work. A total of 17 officers on Government Property Agency's establishment were deployed to take forward the above six projects in 2019-20 and the associated expenditure is \$12.43 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)052

(Question Serial No. 2920)

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

Subhead (No. & title): (700) General non-recurrent
(Item 805 Establishment of Geospatial Lab)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is noted in paragraph 138 of the Budget Speech that \$60 million will be further earmarked for the establishment of the first Geospatial Lab to encourage the public to make use of spatial data in developing mobile applications.

It is stated in Matters Requiring Special Attention in 2020-21 that the Bureau will establish a Geospatial Lab by end 2020.

Will the Bureau please give an account of the specific details and measures in encouraging the public to make use of spatial data in developing mobile applications in 2019-20, as well as the deliverables thereof? Please set out, in tabular form, the information by project and advise on the expenditure and manpower involved in this respect.

Please advise on the work to be done in 2020-21 to encourage the public to make use of spatial data in developing mobile applications, including but not limited to providing financial incentives; as well as the estimated number of participants thereof.

Asked by: Hon LIAO Cheung-kong, Martin (LegCo internal reference no.: 51)

Reply:

The Spatial Data Office (SDO) was set up under Development Bureau in 2019-20 with a multi-disciplinary team to spearhead the development of the Common Spatial Data Infrastructure (CSDI) with \$300 million dedicated funding earmarked in the 2019-20 Budget. While SDO's priorities in 2019-20 have been to map out the CSDI implementation framework and timeline, and put in place institutional arrangements for intra-governmental collaboration and effective monitoring (in the light of our undertaking to

launch the CSDI portal for public use by end 2022), colleagues of SDO and Lands Department (LandsD) have also made their best endeavour to publicise the importance of CSDI portal and three-dimensional (3D) digital map including promoting the use of spatial data for development of mobile applications. For example, we briefed the Legislative Council Panel on Development, the Land and Development Advisory Committee and the Committee on Innovation, Technology and Re-industrialisation about the CSDI initiative in June, July and December 2019 respectively. Since December 2019, we have consulted the respective District Councils on the types of district-based data to be included in the District-based Spatial Information Dashboard. We have also set up the Common Spatial Data Advisory Committee to engage the non-government sector including professional institutes, academia and other stakeholder groups and tap their expertise and advice on how best to develop the CSDI portal that can suit the needs of society and economy.

The above engagement activities aside, it is important to adopt a user-friendly architecture for the CSDI portal to enhance public usage of spatial data. The future portal will release data in an open, standardised and machine-readable format together with processing tools so that the data can be easily shared, processed and used by different interest groups including application developers. SDO and LandsD are also planning to launch four quick win projects in 2020-21, three of which are data processing tools that facilitate the downloading or conversion of spatial data for development of mobile applications amongst other things.

The \$60 million earmarked in the 2020-21 Budget for the first Geospatial Lab (GeoLab) will enable us to do more on the engagement front. The GeoLab will provide a platform for the Government to reach out to the wider community in particular the younger generation and start-ups including application developers through engagement activities to explore together the value and applications of spatial data and develop innovative and smart mobile applications for improving quality of life.

We plan to rent a commercial venue at a convenient location to accommodate the GeoLab. There will be properly fitted-out working space and training/meeting rooms, with access to high end computers with Geographic Information System (GIS) software and cloud hosting services. Experts specialising in geospatial technology will be stationed in the GeoLab, providing mentorship or coaching services to support proof-of-concept projects, conducting training courses on basic geospatial skillsets including GIS techniques and programming language, organising seminars/workshops on use of spatial data and business case of web applications, etc. We will also organise different engagement activities to reach out to various stakeholders. For example, to promote the use of spatial data as part of the Science, Technology, Engineering and Mathematics (STEM) education advocated by the Government, the GeoLab will regularly arrange talks and/or workshops for primary and secondary schools so as to help students master with geospatial technology and knowledge needed in the 21st century such as GIS, drones, etc. We aim to commence the operation of the GeoLab by end 2020 tentatively.

CONTROLLING OFFICER'S REPLY

DEVB(PL)053

(Question Serial No. 0204)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of the following;

1. Given the innovative concepts of the Land Sharing Pilot Scheme (LSPS), has the Government consulted relevant stakeholders and agricultural land owners apart from the Legislative Council? If yes, what were the details?
2. Will the Government consider extending the application period under the LSPS and relaxing the cap on the total area to be approved in order to make the LSPS more attractive?
3. There are suggestions that the Government should directly bear the infrastructure construction costs, and to increase the maximum plot ratio of the relevant land lots. Will the Government look into these suggestions? If yes, what are the details?
4. Developers may have their agricultural lands developed through the LSPS. However, private land owners may have low incentives to sell their land to the Government due to inflexibility and low compensation amount under the ex-gratia compensation mechanism during resumption of agricultural land in the New Territories for public purposes. Will the Government establish a flexible and transparent compensation mechanism and increase the compensation amount as appropriate?
5. Will the Government offer suitable incentives and allow rezoning of land to encourage more land owners to surrender their agricultural lands, so as to build up land reserve?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 9)

Reply:

1. to 3.

The Land Sharing Pilot Scheme (LSPS) is aimed at tapping the market force in planning and construction, with a view to releasing as soon as possible the development potential of private lots with consolidated ownership and falling within eligible areas, so as to speed up the short- to medium-term housing supply. The Government will facilitate infrastructural improvement required to enhance the development intensity of the private lots under application with the condition that LSPS applicants should hand over to the Government part of the lots they own, in the form of formed land capable of delivering at least 70% of the additional gross floor area gained for public housing or Starter Homes (SH). While the developer-lot owners will be responsible for developing the necessary infrastructure and possibly community facilities to support the whole public and private housing development, the associated construction costs as well as the cost of forming land for public housing or SH will be deducted from the land premium, hence borne by the Government.

Since the announcement of details in 2019 Policy Address, the Development Bureau has engaged the public and key stakeholders including the Legislative Council (LegCo) Panel on Development, industry organisations and development-related professional institutes on the proposed framework. The LegCo Panel on Development convened a meeting to receive views from deputations in January 2020. We note the views on the proposed three-year time limit for receiving applications and the cap of 150 hectares on the total area of private land to be approved under the LSPS, amongst others. Whilst these criteria seek to realise early the potential housing yield from projects approved under LSPS, we will take these comments into account in finalising details of the LSPS, with a view to launching the scheme in the first half of 2020.

4.

When the Government resumes private land for public purpose, including land required to enable the provision of infrastructure, Government, Institution or Community facilities, etc. to support the proposed housing development under the LSPS, statutory compensation would be made to landowners in accordance with the applicable statutory provisions. In addition, as an alternative to statutory compensation, affected owners of land in the New Territories may be offered ex-gratia compensation under the existing ex-gratia zonal compensation system, which consists of four compensation zones (i.e. Zones A, B, C and D). The Government conducts review of the basic rates on a half-yearly basis to reflect the changes of market conditions. If an affected landowner does not accept the ex-gratia compensation offer, he/she may make a statutory claim for compensation under the relevant ordinance(s), and refer the claim to the Lands Tribunal for final decision. We have no intention to review these arrangements which have generally been working well.

5.

Rezoning of land, including that required to support deserving applications under LSPS, is subject to statutory town planning procedures involving public participation and independent deliberation by the Town Planning Board.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)054

(Question Serial No. 0205)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Government oversaw the implementation of a package of measures to facilitate the revitalisation of industrial buildings. Will the Government inform this Committee of the following:

1. The manpower and resources involved in 2019-20; and the manpower and resources allocated in 2020-21;
2. The number of applications involving conversion and redevelopment of industrial buildings respectively, as well as the number of respective applications approved;
3. The condition on conversion of industrial buildings into commercial buildings set down by the Government requires owners to designate 10% of the converted gross floor area to specific uses specified by the Government, including those in relation to the arts and cultural sectors, creative industries, innovation and technology industries, social service facilities, as well as sports and recreational uses. Will the Government consider raising the ratio to benefit more organisations in these sectors?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 10)

Reply:

1. Policy work about overseeing the implementation of a package of measures to facilitate revitalisation of industrial buildings (IBs) is mainly conducted by a team of officers headed by one Administrative Officer Staff Grade C in Development Bureau, with the assistance of staff members in the relevant departments. As the work forms only part of the overall duties for the staff involved, we are unable to provide a separate breakdown of manpower resources just for this area of work in 2019-20 and 2020-21

2. Regarding wholesale conversion of IBs, private owners may submit a valid application to Lands Department (LandsD) from 2 April 2019 to 31 March 2022 for a special waiver with exemption of waiver fee to implement wholesale conversion of existing IBs aged 15 years or above in “Commercial”, “Other Specified Uses” annotated “Business” and “Industrial” zones for uses permitted under the relevant Outline Zoning Plans, with an additional condition that 10% of the converted floor space should be designated for specific uses prescribed by Government. Where a proposed use applied for requires planning permission from the Town Planning Board (TPB), it must be obtained before the waiver application is submitted to LandsD. As at 29 February 2020, LandsD had received and was processing two waiver applications in relation to wholesale conversion. Separately, as at 29 February 2020, the TPB had received six applications for planning permission of proposed uses upon wholesale conversion, among which one was approved so that the owner concerned may submit an application for a special waiver to LandsD subsequently.

Regarding redevelopment of IBs, private owners may apply to the TPB for relaxation of the maximum permissible non-domestic plot ratio by up to 20% within three years starting from 10 October 2018. The modified lease should be executed with full land premium charged under the prevailing mechanism within three years after the planning approval. As at 29 February 2020, of 41 applications received by the TPB (including three withdrawn), 16 applications were approved, while the remaining ones were being processed. In relation to the 16 applications with planning permission obtained, five owners have applied to LandsD for lease modification.

3. To help address concerns of some non-industrial sectors about reduction in supply of affordable operating space when IBs undergo wholesale conversion, exemption of waiver fees would be granted in relation to wholesale conversion of IBs on the condition that owners would designate 10% of converted gross floor area for specific uses prescribed by Government. This arrangement will help strike a balance between the objectives of incentivising wholesale conversion of IBs and encouraging the supply of space for specific uses to bring about wider community benefits. As the setting of the extra condition is a relatively new initiative and LandsD is processing only a few such waiver applications so far, Government will continue to monitor the market response and review the effectiveness of this measure in a timely manner.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)055

(Question Serial No. 0206)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

At present, there are 24 country parks and 22 special areas in Hong Kong, occupying 443 square kilometres of land. Facing serious shortage of land and deep-rooted housing problems, the Government should consider the actual needs in handling country park sites.

1. Will the Government consider commissioning the Hong Kong Housing Society to reactivate the study on the development of sites on periphery of country parks, including the previous feasibility studies on the sites in Shui Chuen O and Tai Lam, which cover over 40 hectares of land? If yes, what is the timetable for that? If not, what are the reasons?
2. Under the premise of protecting country parks, will the Government consider rezoning 3% (around 10 square kilometres) of the areas with relatively low ecological value on periphery of country parks or "Green Belt" sites between a town and a country park for housing purpose? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 11)

Reply:

1. As pointed out by the Task Force on Land Supply (TFLS) in its report submitted to the Government in December 2018, the option of developing areas on the periphery of country parks had failed to garner clear majority support from the general public. The TFLS had not included the development of country park periphery in the recommended package of land supply options for priority studies and implementation. In light of the strong reservation in the community and TFLS's recommendations, the Government in February 2019 announced that it would not at this stage consider

pursuing alternative land use of country park periphery as a land supply option and the relevant study undertaken by the Hong Kong Housing Society was halted. The Government will continue to focus on implementing the eight priority land supply options as recommended by the TFLS. Meanwhile, we do not have any plan to reactivate the study on developing the country park periphery.

2. As part of the multi-pronged land supply strategy, through two stages of review on “Green Belt” (GB) sites and ongoing land use reviews, the Government has over the past few years identified some 210 sites with potential for housing development in the short to medium term. Among these sites, 77 are GB sites that are formed, abandoned and not covered by vegetation but with potential for residential development, or GB sites covered by vegetation but with relatively low buffer and conservation value at the fringe of built-up areas that are in proximity with existing urban area and new town. These GB sites would be capable of providing over 114 000 housing units (over 80% for public housing) upon timely completion of relevant assessments, statutory planning and other relevant procedures.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)056

(Question Serial No. 0400)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question

In 2020-21, the Development Bureau will launch the second round of applications of Operation Building Bright 2.0 (OBB 2.0) to provide technical and financial assistance to owners-occupiers of old buildings. In this connection, will the Government inform this Committee of the following:

1. The number of applications received and the actual number of applications approved ever since the launch of the OBB 2.0, as well as the actual amount of funding involved;
2. The main reasons for rejecting the applications and whether the Government will consider further enhancing the scheme. If yes, what are the details? If no, what are the reasons?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 29)

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) at a commitment of \$3 billion 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). The Urban Renewal Authority (URA) administers the scheme.

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 the inspection and repair works for their buildings under MBIS. Category 2 buildings cover those which have outstanding MBIS notices but the owners concerned have difficulties in coordinating the inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings based on

risk assessment 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.

Having consulted URA, our reply to the question is set out below -

1. Regarding Category 1 buildings, the URA received 644 applications (involving 544 buildings) in the first round of applications. Among them, 64 applications were ineligible and one application was withdrawn by the applicant. There is therefore a total of 579 eligible applications, covering 479 buildings as Category 1 buildings (as application is made on the basis of Deed of Mutual Covenant (DMC) and some buildings may have more than one DMC, the number of buildings involved is smaller than the number of applications). These eligible applications have all been approved for participation under OBB 2.0. At the same time, BD had proactively selected some 340 buildings for participation in OBB 2.0 as Category 2 buildings as of January 2020.

Subsidy of OBB 2.0 will be released to the owners in accordance with the progress of actual works done. As time is often needed for owners to organise and carry out the prescribed inspection and repair works, subsidy under the scheme has yet been released to the owners as of end February 2020.

2. The foregoing 64 applications were ineligible mainly because they involve buildings with domestic units exceeding the prescribed limits of average rateable value (RV), buildings without outstanding MBIS notices/pre-notification letters and/or buildings with age less than 50 years.

Having regard to the positive responses for OBB 2.0, the Government announced in October 2019 the proposed injection of an additional \$3 billion into OBB 2.0. Together with the original funding of \$3 billion, it is expected that the number of buildings that could benefit from OBB 2.0 would double from some 2 500 buildings to some 5 000 buildings. In accordance with our original plan, we will accept applications from all eligible residential and composite buildings (i.e. buildings aged 50 or above with average RV rates at or below the prescribed thresholds) in the second round, irrespective of whether they have any outstanding MBIS notice(s) for the common parts of the buildings, to encourage the culture of voluntary compliance. Having regard to public calls for allowing younger buildings to apply, we will also relax the application criteria of the second round to allow also residential and composite buildings aged between 40 to 49 to apply, on the condition that they have outstanding MBIS notice(s) for the common parts of the buildings not yet complied with. URA aims to invite applications for the second round in the third quarter of 2020.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)057

(Question Serial No. 2293)

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 Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In January last year, the Finance Committee of the Legislative Council has approved the creation of a non-recurrent commitment of \$1 billion for the Government to implement a funding scheme to support the use of vacant government sites by non-governmental organisations. In this connection, will the Government inform this Committee of the following:

- (a) Since the launch of the scheme, how many applications have been received and how many applications have been approved? What are the reasons for applications being rejected?
- (b) Please set out, in tabular form, the organisations of which applications have been approved, the respective permitted uses of the vacant sites or school premises leased and the respective amounts of funding approved.
- (c) Regarding the approved applications, what technical support has been provided by the Government to mitigate the difficulties faced by the applicant organisations and reduce the manpower and time required?

Asked by: Hon MA Fung-kwok (LegCo internal reference no.: 103)

Reply:

We issued an information note entitled “Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20” (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (<https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf>). Details about the applications processed and the assistance provided to non-government organisations are included in the information note.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)058

(Question Serial No. 0825)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 117 of the Budget Speech that the Government will “examine the suitability of some 10 sites, which have been zoned for high-density housing development but without any development plans due to various reasons, for public housing development.” Will the Government inform this Committee of the following:

1. Please set out the location, size, originally planned development intensity, the town plans involved, as well as the existing land condition of these 10 sites;
2. Please advise on the estimated earliest time for completion of the study report and the estimated earliest time for these sites to be made available for development.
3. In handling the problems barring the land from housing development, will the Government consider invoking the law, including the Land Resumption Ordinance, with a view to releasing the land as soon as possible to increase housing supply? If yes, will such work be implemented in the coming year? Has the Government prepared any estimates in relation to such work?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 18)

Reply:

The Government is reviewing around ten land parcels that have been zoned for high-density housing development in statutory outline zoning plans but without any concrete development plan due to various reasons, such as fragmented ownership and infrastructure constraints. Specifically, these land parcels are zoned as Comprehensive Development Area or Residential (Group A) with a higher plot ratio (generally speaking at 7.5 or above in the urban area and at 5 or above in the New Territories) but with relatively low-rise existing structures of, say, only a few storeys. The relevant government departments are examining

which of these land parcels are suitable for public housing developments. We expect to form and promulgate preliminary views by the middle of this year, which will be followed by detailed studies as necessary to ascertain the scale and schedule of development as well as supporting facilities required for the shortlisted sites.

For sites that are eventually confirmed to be selected for public housing developments, the Lands Resumption Ordinance (Cap. 124) and other applicable ordinances would be invoked to resume the private land involved for development of public housing.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)059

(Question Serial No. 0828)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is noted in the Budget Speech that in 2020-21, the potential land supply under the Land Sale Programme, railway property development projects and private development/redevelopment projects will provide a total of 15 700 units. In connection with railway property development projects and redevelopment projects, will the Government inform this Committee of the following:

1. How many railway property development projects and redevelopment projects are there for development of private housing in the coming five years? Please set out the details of such projects;
2. How many confirmed railway property development projects are there for housing and development purposes in the coming years? If there are such projects, please provide the details, site size and launch date thereof. The Development Bureau mentions specifically in the programme that it will take forward “the topside developments at Siu Ho Wan Depot site, Tung Chung Traction Substation and Pak Shing Kok Ventilation Building.” Please advise on the progress of the relevant studies.
3. What specific measures will the Government take to expedite implementation of railway property development projects and redevelopment projects in order to increase land supply for housing?

Asked by: Hon MAK Mei-kuen (LegCo internal reference no.: 25)

Reply:

1. & 2. In 2020-21, three railway property development projects at LOHAS Park and Wong Chuk Hang Station are planned to be tendered, capable of providing a total of some 4 050 flats. For private development/redevelopment projects, the

forecast of 1 980 units from private projects subject to lease modification/land exchange, and 2 170 units from private projects not subject to lease modification/land exchange (i.e. a total of 4 150 units) is based on the average of the past ten years from 2010 to 2019 exclusive of the two years with the highest and the lowest supply figures, i.e. an average of the remaining eight years.

Following the established practice, railway property development projects expected to be tendered and the annual forecast for private development/redevelopment projects in years after 2020-21 will be announced on an annual basis, shortly before the start of the financial year.

The Government has also been exploring with the MTR Corporation Limited the development potential of railway-related sites with a view to unlocking their potential for residential and other developments, having regard to site-specific circumstances and other relevant factors.

The Siu Ho Wan Depot is a sizeable site estimated to provide no less than 14 000 residential units in the medium to long term. We intend to develop the site into a community with public and private housing as well as community facilities. In taking forward this large scale project, it is necessary to consider, among others, the interface between the depot operations and topside development in ensuring that normal operation of the existing workshop and depot will be maintained at all times to support the railway services. The details are being considered.

The Tung Chung Traction Substation and Pak Shing Kok Ventilation Building have also been identified as being suitable for smaller scale topside private residential developments. We will soon initiate rezoning processes for these sites according to the established procedures.

3. To expedite the processing of land disposal and private development/redevelopment projects involving lease modification/land exchange (including railway property development projects), the Lands Department (LandsD) has established two dedicated teams, namely Development Control Section (DCS) and Land Supply Section (LSS), in 2019. In order to expedite the approval of development submissions under lease, since 1 April 2019, the DCS with its centralised Building Plan Unit is responsible for handling the entire building plan checking process (together with the associated tree preservation and removal proposals and landscape plan submissions up to development completion) for new building plan submissions of residential sale sites and large-scale residential, commercial and industrial developments and redevelopments.

The LSS is tasked to handle land sale cases under the Government's Land Sale Programme and major lease modification/land exchange cases. The LSS keeps close liaison and proactively arranges inter-departmental meetings with the applicants of lease modification/land exchange with a view to addressing problematic issues expeditiously.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)060

(Question Serial No. 0832)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding building maintenance and Urban Renewal Authority's (URA's) various redevelopment and rehabilitation works under the programme, will the Government inform this Committee of:

1. The respective numbers, by District Council district, private residential buildings in Hong Kong that are aged 30, 50 and 70 years or above.
2. Given the acute problem of ageing building stock, will the Government compile a responding strategy to address the problem, including updating URA's Urban Renewal Strategy and drawing on URA's Building Rehabilitation Strategy study currently underway to pursue a holistic approach that extends from rehabilitation to redevelopment?
3. Will the Government consider providing URA with additional resources and relevant manpower such that URA may become even more proactive in supporting the redevelopment and rehabilitation works?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 44)

Reply:

1. According to the records of the Buildings Department, the geographical distribution of private residential/composite buildings aged above 30 years, 50 years and 70 years as at end 2019 is tabulated below –

	Building Age (years)		
	Above 30	Above 50	Above 70
Central & Western	1 900	769	58
Eastern	1 123	412	18
Kowloon City	2 282	1 311	127
Kwai Tsing	195	16	4
Kwun Tong	385	132	0
North	438	194	43
Islands	601	22	0
Sai Kung	1 362	66	0
Sham Shui Po	1 503	827	41
Shatin	764	28	0
Southern	1 507	384	80
Tai Po	1 248	28	8
Tsuen Wan	416	140	5
Tuen Mun	415	6	1
Wan Chai	1 612	872	60
Wong Tai Sin	249	101	0
Yau Tsim Mong	2 076	1 387	81
Yuen Long	1 831	68	54
Total	19 907	6 763	580

2. The Urban Renewal Strategy (URS), updated in 2011 after public consultation, is a government strategy for adopting a comprehensive and holistic approach to rejuvenate older urban areas by way of redevelopment, rehabilitation, revitalisation and heritage preservation. To explore sustainable ways of addressing the problem of urban decay, the Urban Renewal Authority (URA) commenced in May 2017 the district study for Yau Ma Tei and Mong Kok (Yau Mong District Study). While the Yau Mong District Study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts, the findings would also serve as the basis for URA to identify more effective and efficient ways for urban renewal as well as practical and feasible ideas and modus operandi for adoption in the work strategy of urban renewal in future. The efficacy of various initiatives under the 2011 URS would also be examined in the context of the study. The Yau Mong District Study is expected to be completed within 2020.

Apart from redevelopment, building rehabilitation is an important part of urban renewal as it could extend the useful life of buildings with a view to slowing down the pace of urban decay, relieving the pressure on redevelopment and improving the living conditions of occupants. To this end, the Government and URA has been working closely together to implement a number of financial subsidy schemes and technical support schemes for building owners to assist building owners in discharging their responsibility in building rehabilitation.

Besides, in fulfilment of its responsibilities under the Urban Renewal Authority Ordinance (Cap. 563) to prevent the decay of built environment by promoting building rehabilitation of individual buildings, URA has commenced in mid-2017 a study on developing a Building Rehabilitation Strategy. The objective of the study is to formulate prospective rehabilitation strategies for rehabilitating buildings of different ages, establishing a preventive maintenance culture and furnishing building owners with all-round assistance for undertaking building rehabilitation. Based on the findings of the study, URA has been devising strategies in promoting good practices of preventive maintenance and raising public awareness on proper building maintenance.

3. Under the 2011 URS, the long-term objective of a self-financing urban renewal programme will continue to be upheld. That said, in addition to the \$10 billion capital injected to URA upon its establishment, the Government will continue its support to URA through waiver of land premia for redevelopment sites and rehousing sites, and, where necessary, loans. Moreover, the Chief Executive, in her 2019 Policy Address, has entrusted URA with a new mission to actively provide more Starter Homes or other types of subsidised sale flats in its redevelopment projects, and stated that the Government will provide resources as appropriate to enable URA to continue carrying out its urban renewal mission.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)061

(Question Serial No. 1304)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the work of the Steering Committee on Land Supply (SCLS) and introducing the concept of land reserve as mentioned in the Budget Speech, will the Government inform this Committee of the following:

1. Regarding the SCLS led by the Financial Secretary, please set out the number of meetings held, the policy bureaux involved and the topics discussed over the past year;
2. Regarding introducing the concept of land reserve in future, has the Government conducted any relevant studies and assessed the impact of land reserve on the short to medium term housing production, number of sites sold and land sale revenue each year; and
3. Regarding the work direction of the SCLS next year, will it consider seeking opinions from different scholars and experts? What approach(es) will the various government departments take to implement the decisions and proposals?

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

Reply:

1. & 2.

To strengthen the Government's high-level steer in overseeing and co-ordinating the strategy and planning of land supply, the composition of the Steering Committee on Land Supply (SCLS) has been expanded with effect from April 2019 to include all the Directors of Bureaux, relevant Heads of Department and the Government Economist as standing members. Since then, four meetings have been held. One of the

immediate tasks of the revamped SCLS is to re-assess our land demand for housing, economic, community and recreational needs, taking into account public aspirations for better housing and quality living environment around where we live, the space required to maintain our economic competitiveness, as well as the needs of the elderly and their families amidst an ageing population. Specifically, with strategic inputs from all relevant policy bureaux, SCLS has adopted a vision-driven and forward-looking approach in providing steer to the reassessment and updating of the future land requirements of Hong Kong, with the concept of land reserve in mind, under the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+). The updated forecast on the demand and supply of land will be incorporated into the finalised strategy of Hong Kong 2030+ scheduled for promulgation in the second quarter of this year. Besides, the SCLS co-ordinated cross-bureaux efforts and monitored progress of the implementation of land supply strategy and major land supply initiatives and projects to ensure that they were taken forward in a timely and effective manner.

3. The SCLS is an inter-departmental forum within the Government to co-ordinate work on planning, development and land supply. While the work of and discussion in SCLS only involve Government officials, relevant bureaux and departments (B/Ds) will continue to engage stakeholders in the community as and when appropriate in taking forward various land supply initiatives. B/Ds will also submit progress reports on major land supply initiatives and projects to the SCLS and seek SCLS’s steer on the way forward in accordance with its terms of reference.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)062

(Question Serial No. 1306)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is noted in paragraph 117 of the 2020-21 Budget Speech that the Planning Department will commence technical studies on the first batch of shortlisted brownfield clusters suitable for public housing development as soon as possible. It is estimated to provide over 20 000 public housing units, with the details to be announced by the Development Bureau in due course. Will the Government inform this Committee of the following:

- a) The location of the first batch of shortlisted brownfield clusters suitable for public housing development.
- b) The requirements which the first batch of shortlisted brownfield clusters suitable for public housing development need to meet.
- c) The timetable for the announcement of details by the Development Bureau.
- d) The study to be conducted in the next step regarding development and utilisation of brownfield sites, and whether there will be any holistic planning on the affected areas.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 35)

Reply:

Planning Department (PlanD) has completed the first-phase review of 160 hectares (ha) of brownfield sites closer to existing infrastructure, and shortlisted eight brownfield clusters respectively located in Yuen Long, Tuen Mun and Tai Po suitable for engineering feasibility studies (EFSs) in relation to public housing development. Civil Engineering and Development Department aims to kick-start the EFSs on the eight shortlisted brownfield clusters progressively starting from the second quarter of this year to establish the development parameters (including the proposed site areas, development intensity, expected flat yield, etc.). Details about the shortlisted clusters (including the information asked for) are set out in an information note issued to the Panel on Development on 18 March 2020. Please refer to LC Paper No. CB(1)463/19-20(01) (<https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-463-1-e.pdf>).

- 2 -

PlanD is continuing the examination of the remaining 290 ha of brownfield sites in the next phase of review, with a view to completing the assessment by the end of this year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)063

(Question Serial No. 1307)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

1. In relation to paragraph 120 on page 32 of the 2020-21 Budget Speech, what is the content of the concept of land reserve? Does it mean that the Government will not build a land reserve in the short term?
2. Further to the above, if the Government is not going to build an actual land reserve, will the Government adopt any other methods, for example land resumption, as the main approach of development? Has the Government assessed the respective impacts of introducing a land reserve/the concept of land reserve?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 36)

Reply:

Hong Kong has been struggling to catch up in making available adequate land for various social and economic needs. To free the city of the land constraint, the Steering Committee on Land Supply has incorporated the concept of building a land reserve into our revised land demand and supply analysis. Specifically, in projecting our demand for land over the long term, say over the next 30 years, we should not only factor in the land required for coping with the anticipated increase in population and delivering committed provision standards. We should also take into account the land required for enabling potential improvements in provision standards which may be examined in future (such as those for good quality living environment) and for capitalising on unforeseen opportunities. The revised land demand incorporating potential needs beyond those generated by population increase and committed provision standards will be a manifestation of the concept of land reserve. The overall demand and supply forecast so worked out will be incorporated in the finalised strategy of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" scheduled for promulgation in the second quarter of this year.

The Government will continue to take a multi-pronged approach in identifying and creating land to meet the projected demand, under which Government-led resumption and change of use to implement New Development Areas or individual public housing projects will continue to be a core part of our land creation efforts.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)064****(Question Serial No. 2029)**

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 Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In relation to working “in collaboration with the Urban Renewal Authority, continue to implement Operation 2.0”, will the Government inform this Committee of the following:

1. The breakdown by age and respective districts of participant buildings of the “Operation Building Bright” and the “Operation Building Bright 2.0”;
2. The distribution of private residential buildings in Hong Kong broken down by building age in tabular form.

District	Building Age (years)					
	Less than 10	10-19	20-29	30-39	40-49	50 or above
Central and Western						
Eastern						
Kowloon City						
Kwai Tsing						
Kwun Tong						
North						
Islands						
Sai Kung						
Sham Shui Po						
Sha Tin						
Southern						
Tai Po						
Tsuen Wan						
Tuen Mun						
Wan Chai						
Wong Tai Sin						
Yau Tsim Mong						
Yuen Long						
Total						

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 4)

Reply:

Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami, and its application period ended in 2010. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

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.

Our replies to the specific questions raised are set out below -

1. The geographical distribution of buildings which have participated/are participating in OBB and OBB 2.0 (first round application) in different age groups as of end 2019 are set out below -

District	OBB				OBB 2.0
	Building Age (years) ⁽¹⁾				Building Age (years) ⁽¹⁾
	30-39	40-49	50 or above	Total	50 or above
Central & Western	4	105	120	229	59
Eastern	0	70	146	216	54
Kowloon City	2	111	490	603	154
Kwai Tsing	4	54	6	64	0
Kwun Tong	12	71	67	150	12
North	0	4	12	16	2
Islands	0	0	0	0	0
Sai Kung	0	0	0	0	1
Sham Shui Po	12	72	465	549	174
Shatin	0	10	0	10	0
Southern	1	15	22	38	14
Tai Po	0	23	8	31	2
Tsuen Wan	0	52	90	142	31
Tuen Mun	2	16	0	18	0
Wan Chai	4	50	127	181	51
Wong Tai Sin	0	22	20	42	21
Yau Tsim Mong	8	126	493	627	230
Yuen Long	2	109	4	115	1
Total	51	910	2 070	3 031	806

Note⁽¹⁾: Amongst other eligibility criteria, only buildings aged at or above 30 are eligible to join OBB; whereas only buildings aged at or above 50 are eligible to join the first round of application for OBB 2.0.

2. The geographical distribution of private residential and composite buildings of different age groups as of end 2019 is set out below -

District	Building Age (years)					
	Under 10	10-19	20-29	30-39	40-49	50 or above
Central & Western	140	202	334	461	676	817
Eastern	55	58	134	439	312	422
Kowloon City	220	212	237	467	529	1 334
Kwai Tsing	4	25	77	90	95	17
Kwun Tong	6	5	70	113	133	139
North	324	572	359	146	122	201
Islands	217	262	296	609	60	23
Sai Kung	264	267	507	1 082	440	68
Sham Shui Po	88	108	199	302	379	850
Shatin	456	173	311	678	97	29
Southern	195	391	684	682	498	394
Tai Po	167	803	784	1 261	107	31
Tsuen Wan	62	117	134	150	146	151
Tuen Mun	368	262	296	378	94	7
Wan Chai	101	77	135	285	451	904
Wong Tai Sin	17	23	44	39	111	115
Yau Tsim Mong	61	172	124	193	475	1 424
Yuen Long	551	1 091	1 823	1 681	257	70
Total	3 296	4 820	6 548	9 056	4 982	6 996

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)065

(Question Serial No. 2030)

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

Subhead (No. & title): (700) General non-recurrent
(Item 801 Subsidy for property owners to participate in Smart
Tender scheme)
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In connection with working in “collaboration with the Urban Renewal Authority to assist owners of old and dilapidated buildings to comply with the requirements under the Mandatory Building Inspection Scheme”, please provide the respective numbers of applications for services and subsidies approved by the Urban Renewal Authority, expenditures involved and subsidy amounts under the “Common Area Repair Works Subsidy”, “Operation Building Bright 2.0”, “Fire Safety Improvement Works Subsidy Scheme”, “Lift Modernisation Subsidy Scheme”, “Mandatory Building Inspection Subsidy Scheme”, “Smart Tender Building Rehabilitation Facilitating Services”, “Home Renovation Interest-free Loan”, “Common Area Repair Works Hardship Grant” and “Home Renovation Hardship Grant” of the “Integrated Building Rehabilitation Assistance Scheme” over the past three years?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 5)

Reply:

Operation Building Bright 2.0 (OBB 2.0), Fire Safety Improvement Works Subsidy Scheme (FSWS) and Lift Modernisation Subsidy Scheme (LIMSS)

As the Government's partner in implementing OBB 2.0, FSWS and LIMSS, the Urban Renewal Authority (URA) is responsible for administering the schemes.

The first round of applications for OBB 2.0 and FSWS were invited in 2018 while the first round of applications for LIMSS were invited in 2019; as of end 2019, 579¹, 2007² and 611 applications were approved under the three schemes respectively. No subsidy has yet to be approved under the three schemes as it would take time to organise and carry out the works.

“Smart Tender” Building Rehabilitation Facilitating Services (“Smart Tender”)

“Smart Tender” is a fee-charging service launched by URA in 2016 which seeks to recover the cost incurred. In 2017, the Government rolled out a concessionary scheme to subsidise the fee to be paid by owners. The number of applications approved and the amount of subsidy granted by Government are set out as follows –

No. of applications approved ^(a)			Subsidy involved (\$ million)		
2017	2018	2019	2017	2018	2019
100	415	441	-	8.41	7.05

Other schemes funded by URA with its own resources

Figures provided by the URA with respect to other schemes funded with its own resources over the past three years (i.e. 2017-2019) are set out below –

Schemes	No. of applications approved ^(a)			Amount of subsidy / loan involved ^(a) (\$ million)		
	2017	2018	2019	2017	2018	2019
Mandatory Building Inspection Subsidy Scheme ^(b)	46	24	80	1.33	0.95	3.12
Home Renovation Interest-free Loan ^(c)	73	63	51	1.51	1.11	0.99
Home Renovation Hardship Grant ^(c)	63	53	50	0.58	0.48	0.48
Common Area Repair Works Subsidy ^(b)	181	117	57	46.06	29.06	15.65
Common Area Repair Works Hardship Grant ^(c)	190	653	201	1.71	5.70	1.80

¹ Include only applications for Category 1 buildings where the owners are prepared to take up the organization of the inspection and repair works prescribed under the Mandatory Building Inspection Scheme (MBIS). In addition to the applications for Category 1 buildings, BD has also selected 327 buildings as Category 2 buildings on risk basis and will exercise its statutory authority to carry out the requisite inspection and repair works under MBIS in default of the owners concerned. No application is required for Category 2 buildings.

² Excluding those on waiting list.

- Note ^(a) The figures do not necessarily relate to the applications received in the same year.
Note ^(b) Applications are based on owners' corporation or all owners of the building.
Note ^(c) Applications are based on households.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)066****(Question Serial No. 0023)**

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In paragraph 115 of the Budget speech, the Financial Secretary has mentioned that “in the medium to long term, various new development area projects will bring about over 210 000 housing units. In particular, the first parcel of housing land under the Tung Chung East reclamation works is ready for handover next month, and is expected to provide 10 000 public housing units in the first quarter of 2024. The land resumption exercise for Kwu Tung North/Fanling North new development area commenced last year, with a view to enabling the first population intake of the public housing development in 2027. Besides, upon funding approval by the LegCo, we will commence in the second half of the year the first phase of the works for Hung Shui Kiu/Ha Tsuen new development area. As for the Yuen Long South development, the statutory planning process will commence soon, and we will strive to have the first batch of public housing units in place in 2028.” In this regard, will the Administration inform this Committee of the distribution by district of the developments to be completed as well as the specific locations, construction costs involved, numbers of flats to be completed and flat types of these aforementioned developments?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 19)

Reply:

The distribution by district, flat production and type, as well as the construction costs of the new development area and new town extension projects are set out in the table below. Given that these are large scale projects involving different construction phases spanning across many years, the construction costs (Note 1) set out below reflect the costs approved by or being applied from the Legislative Council (LegCo) under the Public Works Programme (excluding block allocations) up to March 2020.

	Flat Production and Type Upon Full Development	Construction Costs (refer to those for site formation and infrastructure works, but not housing development. See Note 1) (\$million in money-of-the-day prices)
North District		
Kwu Tung North / Fanling North new development area	Public housing: 48 500 Private housing: 23 300 Total: 71 800	First phase development: 18,216.5 (approved by LegCo on 3 May 2019) Remaining phase development: construction cost to be estimated upon completion of detailed design
Yuen Long District		
Hung Shui Kiu / Ha Tsuen new development area	Public housing: 31 200 Private housing: 29 800 Total: 61 000 Flat number and mix subject to review during detailed design for second phase development	First phase development : 1,630.2 (LegCo's approval being sought) Second and remaining phase developments: construction cost to be estimated upon completion of detailed design
Yuen Long South development	Public housing: 17 300 Private housing: 11 200 Total: 28 500 Flat number and mix as well as development phasing subject to review during detailed design stage	Construction cost to be estimated upon completion of detailed design
Islands District		
Tung Chung new town extension	Public housing: 34 400 Private housing: 17 400 Total: 51 800 (Note 2) Flat number and mix subject to review during detailed design stage	Reclamation and advance works for Tung Chung East: 20,210 (approved by LegCo on 13 October 2017) Construction cost for remaining phases to be estimated upon completion of detailed design

Note 1: The construction cost includes mainly the site formation and infrastructure works. Costs related to land resumption and clearance, detailed design and site investigation, and building construction are not included.

Note 2: Included in the “public housing” and “total” are 2 200 additional public housing units for Tung Chung Area 99 and Area 100 that are considered technically feasible for an increase in development intensity subject to Town Planning Board’s approval, which will bring the overall flat production for TCNTE from 49,600 to 51,800.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)067****(Question Serial No. 0030)**

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In paragraph 116 of the Budget speech, the Financial Secretary has mentioned that “as for rezoning sites for housing development, we have rezoned 135 sites for providing over 147 000 public housing units and approximately 44 000 private housing units over the past six years. Rezoning for another 12 sites are in progress to provide some 11 000 housing units, over 90 per cent of which will be public housing. We will gradually commence the rezoning procedures for another 25 sites in the coming year involving nearly 85 000 units, over 90 per cent of which will be public housing.” In this regard, will the Administration inform this Committee of the number of units (both private and public housing) based on the distribution of districts for the aforementioned rezoning sites, the estimated completion dates and flat types of these rezoning sites going to provide.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 21)

Reply:

As part of the multi-pronged strategy to increase land supply, the Government has identified, through on-going land use reviews in the last few years, over 210 sites with housing development potential in the short to medium term, capable of providing over 310 000 flats in total (over 70% for public housing). As at early March 2020, 135 sites have been rezoned or allocated for housing development, while another 12 sites are undergoing rezoning procedures. The information of these 147 sites is set out at the **Annex**.

As for the 25 sites to be rezoned in the coming year, upon completion of the necessary technical studies/assessments, the Government will consult relevant District Councils and stakeholders on the rezoning proposals as appropriate, setting out the relevant development details including land area and flat number, in accordance with the established procedures and prior to submitting the proposals for consideration by the Town Planning Board.

The estimated completion dates for individual sites are subject to a host of factors such as progress of feasibility studies, rezoning, consultation, funding approval, land resumption/clearance, reprovisioning of affected facilities, complexity of works, etc. Relevant government departments will closely monitor the progress of the above, with a view to securing completion of the building works as soon as practicable.

**Information on 147 Potential Housing Sites
with rezoning procedures completed/ in progress (as at early March 2020)**

(I) 135 potential housing sites completed with rezoning/ allocated for residential use

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
Eastern	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan	Public	0.33	800
	Java Road, North Point	Public	0.12	240
	Subtotal (Note 3): 2 sites		0.45	1 040 (Public: 1 040)
Southern	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Shouson Hill	Private	1.27	32
	West of Wong Ma Kok Road (near Regalia Bay), Stanley	Private	2.55	210
	Lee Nam Road, Ap Lei Chau	Private	1.18	1 416
	Wah Fu North, Pok Fu Lam	Public	2	1 890
	Wah King Street, Pok Fu Lam	Public	0.68	1 360
	Wah Lok Path, Pok Fu Lam	Public	0.36	360
	Kai Lung Wan, Pok Fu Lam	Public	5.54	5 310
	Subtotal (Note 3): 7 sites		13.58	10 580 (Public: 8 920 Private: 1 660)
Kowloon City	Sheung Shing Street, Ho Man Tin	Private	0.91	910
	Mok Cheong Street, Ma Tau Kok	Public	0.41	600
	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong	Private	1.13	680
	Ko Shan Road, To Kwa Wan	Public	0.3	450
	Subtotal (Note 3): 4 sites		2.75	2 640 (Public: 1 050 Private: 1 590)
Kwun Tong	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong	Public	0.72	860
	Lei Yue Mun Path, Lei Yue Mun	Private	0.32	375
	Sau Ming Road, Kwun Tong	Public	0.28	325
	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong	Private	1.06	730
	Hui Ming Street/Hui Kwong Street, Kwun Tong	Public	1.13	1 080
	Ko Chiu Road, Yau Tong	Private	0.37	500
	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong	Public	1.11	2 000

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	Ex-Cha Kwo Ling Kaoline Mine Site (private housing)	Private	1.83	1 220
	Ex-Cha Kwo Ling Kaoline Mine Site (public housing)	Public	1.41	1 125
	Public Transport Interchange near Kwong Tin Estate, Lam Tin	To be confirmed	To be confirmed	To be confirmed
	Public Transport Interchange near Lam Tin Estate, Lam Tin	To be confirmed	To be confirmed	To be confirmed
	Ting On Street, Ngau Tau Kok	Public	0.22	378
	Subtotal ^(Note 32): 12 sites		8.45	8 600 (Public: 5 770 Private: 2 830)
Sham Shui Po	Junction of Fuk Wa Street/Fuk Wing Street (East of Camp Street), Sham Shui Po	Private	0.31	475
	Junction of Fat Tseung Street West and Sham Mong Road, Sham Shui Po	Public	0.62	800
	North of Yin Ping Road, Tai Wo Ping	Private	2.04	980
	Subtotal ^(Note 3): 3 sites		2.97	2 260 (Public: 800 Private: 1 460)
Kwai Tsing	Sai Shan Road, Tsing Yi (previously known as Near Mayfair Gardens)	Private	0.62	740
	Near Cheung Wang Estate, Tsing Yi	Private	0.14	153
	Junction of Tsing Yi Road and Tsing Hung Road, Area 22B, Tsing Yi	Public	2.29	2 800
	Public Transport Interchange near Lai Yiu Estate, Kwai Chung	To be confirmed	To be confirmed	To be confirmed
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi cum Ching Hong Road North project Phase 3	Public	1.17	1 680
	Subtotal ^(Note 3): 5 sites		4.22	5 370 (Public: 4 480 Private: 890)
Tsuen Wan	Tsing Lung Tau, Sham Tseng, Tsuen Wan	Private	0.49	175
	Sha Tsui Road, Tsuen Wan	Public	1.02	970
	Four "CDA" sites between Sha Tsui Road and Yueng Uk Road, Tsuen Wan	Private	3.61	3 550
	Subtotal ^(Note 3): 6 sites		5.12	4 700 (Public: 970 Private: 3 730)

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
Yau Tsim Mong	Junction of Soy Street and Shanghai Street, Mong Kok	Private	0.06	93
	322-324 Reclamation Street/445-447 Shanghai Street, Mong Kok	Private	0.03	37
	Junction of Anchor Street and Elm Street, Tai Kok Tsui	Private	0.23	180
	Subtotal (Note 3): 3 sites		0.32	310 (Private: 310)
Islands	Ex-Peng Chau Chi Yan Public School (northern portion), Peng Chau	Private	0.16	16
	Ngan Kwong Wan Road West, Mui Wo	Public	0.77	500
	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung	Public	0.92	1 200
	Subtotal (Note 3): 3 sites		1.85	1 720 (Public: 1 700 Private: 20)
Sai Kung	Junction of Pik Sha Road & Clear Water Bay Road	Private	0.13	4
	Tui Min Hoi, Hong Kin Road, Sai Kung	Private	0.35	61
	Hong Tsuen Road, Sai Kung Tuk	Private	0.87	318
	Anderson Road Quarry (Site 1)(including Sites RS-1, R2-2, R2-3, R2-4, R2-5, R2-6, R2-7 and R2-8)	Public	9.51	8 610
	Anderson Road Quarry (Site 2)(including Sites R2-1, R2-9 and R2-10)	Private and Starter Homes	2.55	2 121
	South of Chiu Shun Road, Tseung Kwan O	Public	0.46	600
	East of Movie City, Tseung Kwan O (also known as Pak Shing Kok Road)	Public	2.26	3 140
	Northwest of Ying Yip Road, Tseung Kwan O	Public	1.59	1 730
	West of Yau Yue Wan Village, Tseung Kwan O	Public	2.95	2 700
	Subtotal (Note 3): 9 sites		20.67	19 280 (Public: 16 780 Private: 2 500)
Sha Tin	Pik Tin Street, Area 4D, Shatin	Public	0.29	270
	Mei Tin Estate, Area 4C, Shatin	Public	0.24	220
	Whitehead, Ma On Shan	Private	6.12	1 050
	Shui Chuen O, Shatin	Public	12.45	11 123
	Hang Kwong Street, Ma On Shan	Private	0.35	178

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	Ma Kam Street, Ma On Shan	Private	0.31	310
	Kwei Tei Street, Fo Tan	Public	4.09	4 850
	Wo Sheung Tun Street, Fo Tan	Public	0.86	806
	Lok Wo Sha Lane, Area 111, Ma On Shan	Private	0.83	422
	Au Pui Wan Street, Area 16B, Fo Tan	Public	0.7	810
	North of Tai Po Road near Garden Villa, Tai Wai	Private	0.33	140
	North of To Shek Service Reservoir, Sha Tin	Private	1.13	680
	Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan	Public	0.59	735
	Ma On Shan Road (Northern Portion)	Public	1.93	2 100
	Ma On Shan Road (Southern Portion)	Public		
	North of Lai Ping Road near Yung Ping Path, Kau To	Private	0.67	400
	Whitehead, Ma On Shan	Private	0.46	180
	Hang Tai Road, Area 86B, Ma On Shan	Public	1.9	1 900
	Shek Mun "O" site near Shek Mun Business Area, Sha Tin (Phase 1)	Public	0.43	560
	Subtotal (Note 3): 19 sites		33.68	26 730 (Public: 23 370 Private: 3 360)
Tai Po	Pak Shek Kok, Tai Po	Private	3.8	1 580
	Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po	Private	8	3 380
	Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po	Private		
	Site 1C, Chong San Road, Pak Shek Kok, Tai Po	Private		
	Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po	Private		
	Lo Fai Road (Eastern Portion)	Private	4.13	660
	Lo Fai Road (Western Portion)			
	Shan Tong Road, Lai Chi Shan, Tai Po	Private	4.25	1 785
	Chung Nga Road East, Tai Po	Public	7.77	6 850
	Area 9, Tai Po			
	Chung Nga Road West, Tai Po	Public	1.78	950
	Near Cheung Shue Tan Road, Tai Po Kau	Private	1.08	150

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	Tai Po Road, Tai Po Kau (previously known as Near Junction of Tai Po Road and Yat Yiu Avenue)	Private	2.09	280
	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po	Private	3.81	1 150
	Ma Wo Road near Classical Garden I & Chung Woo Ching Sai, Tai Po	Private	2.28	1 210
	Subtotal (Note 3): 15 sites		38.99	18 000 (Public: 7 800 Private: 10 200)
North	Ex-Kin Tak Public School, Kwu Tung South	Private	0.64	43
	Choi Yuen Road, Fanling Area 27	Public	1.24	1 160
	South of Yung Shing Court, Fanling Area 49	Public	0.82	780
	Queen's Hill (Site 1), Lung Yeuk Tau	Public	13.77	12 000
	Queen's Hill (Site 2), Lung Yeuk Tau	Public	3.97	2 200
	Pak Wo Road, Fanling	Public	1.14	1 467
	Area 48, Fanling/Sheung Shui	Public	4	4 000
	Former Fanling Magistracy, Fanling	Public	0.55	640
	Fanling/ Sheung Shui Areas 4 and 30 near Po Shek Wu Road	Public	2.57	3 520
	Po Shek Wu Road, Fanling	Public	1.38	1 800
	Subtotal (Note 3): 10 sites		30.08	27 610 (Public: 27 570 Private: 40)
Tuen Mun	Tseung Choi Street, Area 4, Tuen Mun	Private	0.22	140
	East of So Kwun Wat Road, Area 56, Tuen Mun	Private	2.68	1 290
	West of So Kwun Wat Road, Area 56, Tuen Mun	Private	0.75	390
	Tsun Wen Road, Tuen Mun	Private	1.56	1 900
	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun	Private	1.1	190
	Tsing Ha Lane, Area 20, Tuen Mun	Private	0.61	370
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Western Portion)	Private	2.4	1 160
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	Private	0.88	530

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 1) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Phase 1), Area 39, Tuen Mun)	Public	0.67	950
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 2) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Remaining portion), Area 39, Tuen Mun)	Public		
	Area 29 West, Tuen Mun	Public	1.32	830
	Area 2, Tuen Mun	Public	0.25	290
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Eastern Portion)	Private	2.78	1 586
	North of Jade Cove, So Kwun Wat, Tuen Mun	Private	6.03	2 000
	North of The Aegean, So Kwun Wat, Tuen Mun	Private		
	North of Fiona Garden, So Kwun Wat, Tuen Mun	Private		
	Area 54 Site 5, Tuen Mun	Public	0.77	700
	Kei Lun Wei, Area 54, Tuen Mun	Public	1	1 000
	South of Kwun Chui Road, Area 56, Tuen Mun	Private	1.22	720
	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun	Public	2.56	3 550
	Hang Fu Street, Area 16, Tuen Mun	Public	0.67	520
	Tseng Tau Sheung Tsuen South, Tuen Mun (previously known as East of Tuen Hing Road, Area 23, Tuen Mun)	Public	4.24	2 700
	Wu Shan Recreational Park at Wu Shan Road and Lung Mun Road, Tuen Mun	Public	2.33	2 940
	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	Private	2.46	940
	Subtotal ^(Note32) : 24 sites		36.5	24 700 (Public: 13 480 Private: 11 220)

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
Yuen Long	Ex-Au Tau Departmental Quarters at Yau Shin Street, Yuen Long	Public	3.71	1 240
	Tak Yip Street, Tung Tau, Yuen Long	Private	3.87	430
	Junction of Fu Yip Street and Wang Yip Street West, Yuen Long	Public		230
	Two “R(E)I” sites at Wang Yip Street West, Yuen Long	Private		2 820
	Au Tau, Yuen Long (previously known as Ha Ko Po Tsuen, Kam Tin North)	Private	3.22	551
	Wang Chau Phase 1, Yuen Long	Public	5.67	4 000
	Long Bin Interim Housing Phase 1, Yuen Long	Public	10	2 800
	Long Bin Interim Housing Phase 2, Yuen Long			8 900
	Near Tan Kwai Tsuen (Southern Portion), Yuen Long	Public	10.6	7 400
	Kam Sheung Road Site 1, Kam Tin South	Public	6.21	3 700
	Kam Sheung Road Site 4a, Kam Tin South	Public	7.06	3 750
	Kam Sheung Road Site 6, Kam Tin South	Public	2.76	1 550
	Subtotal ^(Note 3) : 13 sites		53.1	37 370 (Public: 33 570 Private: 3 800)
	Total ^(Note 3) : 135 sites		252.73	190 900 (Public: 147 300 Private: 43 600)

Notes:

- 1: The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.
- 2: The estimated site area and 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.
- 3: The figures may not add up to the total due to rounding.

(II) 12 potential housing sites with statutory rezoning procedures initiated/ in progress

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
Central and Western	Ka Wai Man Road Phase 1, Sai Wan	Public	2.88	2 340
	Ka Wai Man Road Phase 2, Sai Wan	Public		
	Subtotal (Note 3): 2 sites		2.88	2 340 (Public: 2 340)
Wan Chai	Lui Kee Education Services Centre and Wan Chai Polyclinic	Private	0.25	302
	Subtotal (Note 3): 1 site		0.25	300 (Private: 300)
Kwun Tong	Choi Hing Road and Choi Hing Lane, Ngau Tau Kok	Public	1.23	1 358
	Choi Wing Road, Ngau Tau Kok	Public	0.67	1 110
	Wang Chiu Road, Kowloon Bay (previously known as Opposite to Richland Gardens)	Public	2.68	4 100
	Subtotal (Note 3): 3 sites		4.58	6 570 (Public: 6 570)
Kwai Tsing	Tai Wo Hau Road Phase 1, Kwai Chung	Public	0.32	400
	Tai Wo Hau Road Phase 2, Kwai Chung	Public	0.31	400
	San Kwai Street, Kwai Chung	Public	0.55	650
	Lai Kong Street, Kwai Chung	Private	0.38	410
	Subtotal (Note 3): 4 sites		1.56	1 860 (Public: 1 450; Private: 410)
Sai Kung	Near Ho Chung New Village, Ho Chung	Private	0.35	100
	Nam Wai (Eastern Portion), Hebe Haven, Sai Kung	Private	0.70	130
	Subtotal (Note 3): 2 sites		1.05	230 (Private: 230)
Total (Note 3): 12 sites			10.32	11 300 (Public: 10 400 Private: 900)

Notes:

- 1: The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.
- 2: The estimated site area and 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.
- 3: The figures may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)068

(Question Serial No. 0040)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2020-21, it is mentioned that the Administration will “oversee the assessment by the PlanD of brownfield sites that might have potential for developing public housing but had not been covered by new development areas or other development projects, and the subsequent detailed studies to be conducted” and “oversee the conduct of a market sounding-out exercise to assist the formulation of policy strategies and implementation measures for accommodating operations on brownfield sites in a more land-efficient manner in light of the needs of economic development”. In this regard, does the Administration have the statistics for the distribution, location, size and condition of all brownfield sites in Hong Kong? If yes, of the details; if no, of the reasons. What are the criteria for brownfield sites which will be considered for the construction of public housing? What kind of support or measure will the Administration introduce so as to stimulate private development of local brownfield sites?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 31)

Reply:

Planning Department (PlanD) released the findings of “Study on Existing Profile and Operations of Brownfield Sites in the New Territories” (“the Brownfield Study”) in November 2019. Development Bureau also briefed the Panel on Development on the findings of the Brownfield Study and Government’s follow-up actions on 26 November 2019. For statistics and information asked for about brownfield sites in the New Territories, please refer to LC Paper No. CB(1)160/19-20(06) (<https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/dev20191126cb1-160-6-e.pdf>).

As shown in the Brownfield Study, there are 450 hectares (ha) of brownfield sites in the New Territories that are not covered by new development areas or other development projects, but might have relatively higher possible development potential in view of the proximity to existing new towns and major highways, as well as the larger size of land in each site. As announced in the 2019 Policy Address, PlanD is assessing, by phases, how many of the 450 ha brownfield sites would be suitable for public housing development, taking into account such considerations as land use compatibility and site constraints. In this regard, PlanD has completed the first-phase review of 160 ha of brownfield sites closer to existing infrastructure, and shortlisted eight brownfield clusters respectively located in Yuen Long, Tuen Mun and Tai Po suitable for engineering feasibility studies in relation to public housing development. Details about the shortlisted clusters are set out in an information note issued to the Panel on Development on 18 March 2020. Please refer to LC Paper No. CB(1)463/19-20(01) (<https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-463-1-e.pdf>). PlanD is continuing the examination of the remaining 290 ha of brownfield sites in the next phase of review, with a view to completing the assessment by the end of this year.

Meanwhile, we are finalising details of the Land Sharing Pilot Scheme in light of the comments received in the past few months, with a view to launching the scheme in the first half of 2020. The scheme is aimed at tapping the market force in planning and construction, with a view to releasing as soon as possible the development potential of private lots (including brownfield sites not already earmarked for public housing developments and other public purposes) with consolidated ownership and located in eligible geographical areas, so as to speed up short- to medium-term housing supply.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)069

(Question Serial No. 0041)

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

Subhead (No. & title): (700) General non-recurrent
(Item 878 Building Maintenance Grant Scheme for Needy Owners)

Programme: (2) Building, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2020-21, the Administration mentions that it will “launch the Building Maintenance Grant Scheme for Needy Owners upon finalisation of the details of the scheme”. In this regard, when will the Administration report to this Council for the details of this scheme? What are the timetable and target of this scheme? How many needy owners will be benefited from this scheme?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 32)

Reply:

The Government launched the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) in partnership with the Hong Kong Housing Society (HKHS) at a total commitment of \$1 billion in 2008. Under BMGSEO, elderly owner-occupiers aged 60 or above who satisfy the prescribed means tests may apply for a maximum grant of \$40,000 for undertaking a wide range of specified repair and maintenance works within their premises and/or for the common areas of their buildings.

In view of general public support for the scheme and its effectiveness in achieving its objective, the Government proposed in October 2019 to inject an additional \$2 billion into BMGSEO and introduce a number of enhancements to the scheme. The proposed enhancements include expanding the scope of beneficiaries to include owner-occupiers who are recipients of Comprehensive Social Security Assistance or the Disability Allowance (subject to income and asset tests); raising the asset limit for elderly applicants from two to three times of the asset limit of the Normal Old Age Living Allowance; and increasing the maximum amount of grant from \$40,000 to \$80,000 per case. To reflect its enhanced

scope, the scheme will be rechristened as the “Building Maintenance Grant Scheme for Needy Owners” (BMGSNO). In view of the evolvement of the roles of HKHS and the Urban Renewal Authority (URA), and to provide more integrated services to owners who may benefit from various building subsidy schemes, URA will take over the administration of BMGSNO. It is expected that the additional \$2 billion funding injection would benefit about 25 000 needy owner-occupiers.

We consulted the Legislative Council Panel on Development on the details of BMGSNO on 16 December 2019 via LC paper no. CB(1)230/19-20(06), and Members indicated support for our proposal. Currently, URA is working with HKHS in preparation of the launch of the new scheme. Meanwhile, HKHS will continue to accept applications under BMGSEO until the launch of BMGSNO to ensure a smooth transition. The funding injection of \$2 billion is being sought via the Appropriation Bill 2020. Subject to funding approval, we plan to launch the scheme in the 3rd quarter of 2020.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)070

(Question Serial No. 3012)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In view of the sale of sites by tender in Kai Tak, applications had been abandoned and rejected. Will the Administration consider amending the land use of these sites for commercial use and hotels to private residential housing? If yes, when? If no, why not?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 79)

Reply:

Taking into account the potential commercial land supply in the coming few years and the past tender results of commercial sites located in Kai Tak runway tip, the Government is studying the feasibility of converting three commercial sites at the runway tip (namely Kai Tak Area 4B Site 5 (NKIL 6592), Kai Tak Area 4C Site 4 (NKIL 6546) and Kai Tak Area 4C Site 5 (NKIL 6547)) for housing use. The Government will further consider the way forward of these three sites taking account of the results of the abovementioned study.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)071

(Question Serial No. 3098)

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 Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the “\$1 billion funding scheme to support the use of vacant government sites by non-governmental organisations for non-profit-making community purposes”:

1. What are the number of approved applications, name of the respective organisation, nature of use, completion date, tenancy term, and the grant amount to each approved project since the scheme was launched?
2. What are the number of rejected applications, name of the respective organisation, nature of use and the reasons for rejection since the scheme was launched?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 311)

Reply:

We issued an information note entitled “Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20” (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (<https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf>). Details about the applications processed are included in the information note.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)072

(Question Serial No. 0778)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget Speech that, to meet the needs of economic development, the Government will include six commercial sites in the Land Sale Programme, estimated to provide about 830 000 square metres of floor area. Will the Government inform this Committee of the following:

1. the floor area to be made available to the wholesale and retail trades (by site in tabular form), and
2. the floor area that were made available to the wholesale and retail trades in each of the past ten years (by year in tabular form).

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 5)

Reply:

In general, the buildings to be constructed on commercial sites and their type of users (including whether some floor areas will be devoted to office/wholesale/retail/hotel use) are subject to the statutory planning control of individual sites, the development requirements in the Conditions of Sale and, where flexibility is allowed as to the types of commercial uses to be provided, the preferences of the purchasers.

1. The 2020-21 Land Sale Programme includes six commercial sites, capable of providing about 833 700 square metres of gross floor area (GFA) in total. The specific development requirements to be set out in the Conditions of Sale will be announced in the context of tender invitation. Meanwhile, the site details are set out in the table below:

Item	Location (Lot number)	User (Note 1 and Note 2)	Site area (hectares) (Note 3)	Estimated total maximum GFA (square metres) (about) (Note 4)
1.	Caroline Hill Road, Causeway Bay, Hong Kong (IL 8945)	Commercial	1.4800	100 000
2.	Man Yiu Street, New Central Harbourfront, Hong Kong (IL 9088)	Commercial	4.7967	171 200
3.	Kai Tak Area 4D Site 2, Kowloon (NKIL 6578)	Commercial	5.9400	229 400
4.	Kai Tak Area 2A Site 1, Kowloon (NKIL 6589)	Commercial	1.9800	130 680
5.	Kai Tak Area 2A Site 2 and Area 2A Site 3, Kowloon (NKIL 6590)	Commercial	1.2300	85 520
6.	Area 57, Tung Chung, Lantau Island (TCTL 45)	Commercial	1.2300	116 900

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

Note 2: The details of commercial uses to be provided on site are subject to the factors set out in the preamble of this reply.

Note 3: Actual site area is subject to survey.

Note 4: Estimated total maximum GFA is subject to the statutory planning control of individual sites and the development requirements to be incorporated in the respective Conditions of Sale.

- There is no specific GFA requirement for retail and wholesale uses under the leases for the commercial sites sold under the Land Sale Programme in the past five financial years (i.e. from 1 April 2015 up to 31 March 2020). We do not have readily available information on the GFA that has eventually been used for retail and wholesale on these sites.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)073****(Question Serial No. 1744)**

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

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

Programme: (1) Director of Bureau's Office

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

Director of Bureau: Secretary for Development

Question:

Regarding the salaries, allowances, job-related allowances and related expenses to be incurred by the Office of the Secretary for Development in 2020-21, please tabulate the following information:

- (1) the estimated expenditures on the (i) salaries, (ii) benefits and allowances, (iii) job-related allowances, (iv) Mandatory Provident Fund (MPF) contribution and (v) other allowances and contribution (please specify) of (a) the Secretary for Development (SDEV), (b) the Under Secretary for Development (USDEV) and (c) the Political Assistant (PA) to SDEV in this financial year. If the above estimated expenditures of the three politically appointed officials are not included in their personal emoluments but are part of the estimated operating expenditure of the Bureau, please provide (d) the estimated expenditure of the Bureau on the items above;

	(i) Salaries	(ii) Benefits and allowances	(iii) Job-related allowances	(iv) MPF contribution	(v) Other allowances and contribution (please specify)
(a) SDEV					
(b) USDEV					
(c) PA to SDEV					
(d) Total estimated expenditure of the Bureau					

- (2) the estimated expenditures on the benefits and allowances for (a) SDEV, (b) USDEV and (c) PA to SDEV in this financial year, including the following four categories of expenditures: (i) their medical and dental benefits, (ii) the medical and dental benefits of their spouses, (iii) their leave passage allowances and (iv) the leave passage allowances of their spouses. If the above estimated expenditures of the three politically appointed officials are not included in their personal emoluments but are part of the estimated operating expenditure of the Bureau, please provide (d) the estimated expenditure of the Bureau on the items above;

	(i) Medical and dental benefits	(ii) Medical and dental benefits of spouses	(iii) Leave passage allowances	(iv) Leave passage allowances of spouses
(a) SDEV				
(b) USDEV				
(c) PA to SDEV				
(d) Total estimated expenditure of the Bureau				

- (3) the estimated expenditures on the (i) government vehicle services and (ii) security arrangements for (a) SDEV, (b) USDEV and (c) PA to SDEV in this financial year. If the above estimated expenditures of the three politically appointed officials are not included in their personal emoluments but are part of the estimated operating expenditure of the Bureau, please provide (d) the estimated expenditure of the Bureau on the items above;

	(i) Cars and chauffeur services	(ii) Security arrangements
(a) SDEV		
(b) USDEV		
(c) PA to SDEV		
(d) Total estimated expenditure of the Bureau		

- (4) the estimated expenditures on the job-related allowances for (a) SDEV, (b) USDEV and (c) PA to SDEV in this financial year, including the following two categories of expenditures: (i) official entertainment and (ii) passage for duty visits. If the above estimated expenditures of the three politically appointed officials are not included in their personal emoluments but are part of the estimated operating expenditure of the Bureau, please provide (d) the estimated expenditure of the Bureau on the items above; and

	(i) Official entertainment	(ii) Passage for duty visits
(a) SDEV		
(b) USDEV		
(c) PA to SDEV		
(d) Total estimated expenditure of the Bureau		

- (5) the estimated expenditures on the end-of-contract gratuity for (a) SDEV, (b) USDEV and (c) PA to SDEV upon the completion of their term of office, including the following two categories of expenditures: (i) end-of-contract gratuity and (ii) related allowances. If the above estimated expenditures of the three politically appointed officials are not included in their personal emoluments but are part of the estimated operating expenditure of the Bureau, please provide (d) the estimated expenditure of the Bureau on the items above.

	(i) End-of-contract gratuity	(ii) Related allowances
(a) SDEV		
(b) USDEV		
(c) PA to SDEV		
(d) Total estimated expenditure of the Bureau		

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 4)

Reply:

In the 2020-21 estimates, the provisions for the salary in respect of the positions of Secretary for Development (SDEV), Under Secretary for Development (USDEV) and Political Assistant (PA) to SDEV are \$4.18 million, \$3.13 million and \$1.46 million respectively. A sum of \$18,000 has been earmarked for the Mandatory Provident Fund contribution for each of the above-mentioned positions.

SDEV, USDEV and PA to SDEV and their families are entitled to the medical and dental benefits available to civil servants and their families. SDEV is provided with the free use at his discretion of a car and driver in Hong Kong, while the use of government car by USDEV and PA to SDEV is governed by rules and regulations applicable to civil servants at comparable levels. According to the remuneration package for politically appointed officials, SDEV, USDEV and PA to SDEV are not entitled to any end-of-contract gratuity and related allowances other than the Mandatory Provident Fund contribution by the Government.

The provisions in the 2020-21 estimates for official entertainment and for the passage for duty visits for the Planning and Lands Branch of Development Bureau (including the provision for the Office of SDEV) are \$0.32 million and \$0.33 million respectively. There is no breakdown on the estimated expenditures on these two items solely for the Office of SDEV.

Our Bureau has no funding earmarked for SDEV, USDEV and PA to SDEV on other benefits and allowances including job-related allowances, leave passage allowance and security arrangements.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)074****(Question Serial No. 1770)**

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

With reference to the private housing land supply analysis in the land sale programme briefings, please further inform this Committee of the lot number, address/location, site area, maximum gross floor area (GFA) and estimated number of units to be produced of each site in the past five years, broken down by the source of land supply (government land sale, railway property development projects, Urban Renewal Authority projects, private development/redevelopment projects subject to lease modification/land exchange, private development projects not subject to lease modification/land exchange). Please set out the reply as shown in the following table:

Year	Source of Land Supply	Lot Number	Address/Location	Site Area	Maximum GFA	Number of Units

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 30)

Reply:

Details of the residential sites/projects in the past five financial years (from 2015-16 up to end of February 2020 for Financial Year 2020-21) by different sources of private housing land supply are set out in the table below.

I. Government land sale ^(Note 1)

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) (Note 2)	Estimated Flat Number ^(Note 3)
2015-16				
1	Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories (TMTL 539)	0.4831	Not specified	530
2	Kwun Chui Road, Area 56, Tuen Mun, New Territories (TMTL 500)	2.4336	72 960 m ²	1 220
3	Fa Peng Road, Cheung Chau, New Territories (Lot 1872 in DD Cheung Chau)	0.3410	2 728 m ²	40
4	So Kwun Wat Road, Area 56, Tuen Mun, New Territories (TMTL 541)	2.7000	78 200 m ²	1 290
5	Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories (Lot 2115 in DD 105)	0.8754	4 201 m ²	60
6	Chong San Road, Pak Shek Kok, Tai Po, New Territories (TPTL 226)	1.7121	61 635 m ²	730
7	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories (TMTL 542)	0.8190	10 647 m ²	180
8	Yin Ping Road, Tai Wo Ping, Kowloon (NKIL 6542)	2.0401	58 750 m ²	980
9	Shan Tong Road, Lai Chi Shan, Tai Po, New Territories (TPTL 221)	3.7696	107 100 m ²	1 790
10	So Kwun Wat Road, Area 56, Tuen Mun, New Territories (TMTL 497)	0.6800	24 480 m ²	410
11	Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon (NKIL 6534)	0.3173	28 557 m ²	480
12	Sheung Shing Street, Ho Man Tin, Kowloon (KIL 11257)	0.9074	54 444 m ²	910

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) (Note 2)	Estimated Flat Number (Note 3)
13	Wong Ma Kok Road, Stanley, Hong Kong (RBL 1201)	2.5300	21 000 m ²	210
14	Tai Po Road - Sha Tin Heights, Sha Tin, New Territories (STTL 610)	0.3300	8 250 m ²	140
2016-17				
1	Chong San Road, Pak Shek Kok, Tai Po, New Territories (TPTL 227)	2.8685	103 266 m ²	1 220
2	Sai Shan Road, Tsing Yi, New Territories (TYTL 190)	0.6200	Not specified	740
3	Castle Peak Road - Tai Lam, Tuen Mun, New Territories (TMTL 523)	0.7578	27 280 m ²	450
4	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories (TPTL 228)	1.0646	38 325 m ²	450
5	Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories (TPTL 230)	2.7735	24 128 m ²	350
6	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon (YTIL 44)	1.0530	52 650 m ²	730
7	To Shek, Sha Tin, New Territories (STTL 609)	1.3500	40 320 m ²	670
8	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories (TMTL 547)	1.5400	61 600 m ²	1 030
9	Tsing Ha Lane, Area 20, Tuen Mun, New Territories (TMTL 516)	0.5317	19 141 m ²	320
10	Au Tau, Yuen Long, New Territories (Lot 1066 in DD 103)	2.8457	34 148 m ²	490
11	Lai Ping Road, Kau To, Sha Tin, New Territories (STTL 614)	0.6299	22 676 m ²	380
12	Lung Cheung Road, Beacon Hill, Kowloon (NKIL 6533)	2.1849	31 844 m ²	350

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) (Note 2)	Estimated Flat Number (Note 3)
13	Kai Tak Area 1K Site 3, Kai Tak, Kowloon (NKIL 6565)	1.1262	60 814 m ²	680
14	Off Sin Fat Road, Kwun Tong, Kowloon (NKIL 6584)	1.8261	76 788 m ²	1 280
15	Lo Fai Road, Tai Po, New Territories (TPTL 223)	2.1448	31 223 m ²	450
16	Lo Fai Road, Tai Po, New Territories (TPTL 229)	1.0288	14 977 m ²	210
17	Kai Tak Area 1L Site 3, Kai Tak, Kowloon (NKIL 6562)	0.8803	36 972 m ²	620
18	Kai Tak Area 1K Site 2, Kai Tak, Kowloon (NKIL 6566)	0.9700	53 350 m ²	870
19	Kai Tak Area 1L Site 1, Kai Tak, Kowloon (NKIL 6564)	0.7318	39 517 m ²	660
20	Lee Nam Road, Ap Lei Chau, Hong Kong (APIL 136)	1.1761	70 800 m ²	1 420
21	Kai Tak Area 1L Site 2, Kai Tak, Kowloon (NKIL 6563)	0.9482	51 202 m ²	850
2017-18				
1	Kai Tak Area 1K Site 1, Kai Tak, Kowloon (NKIL 6567)	0.9721	53 465 m ²	870
2	Kwun Chui Road, Area 56, Tuen Mun, New Territories (TMTL 520)	1.2205	43 938 m ²	730
3	Whitehead, Ma On Shan, Sha Tin, New Territories (STTL 611)	0.4620	11 088 m ²	190
4	Cheung Sha, Lantau Island, New Territories (Lot 763 in DD 332 Lantau)	0.2480	992 m ²	15
5	Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories (TPTL 231)	0.7660	5 450 m ²	80

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) (Note 2)	Estimated Flat Number (Note 3)
6	Off Hing Wah Street West, Cheung Sha Wan, Kowloon (NKIL 6549)	1.9348	91 770 m ²	1 260
7	San Lok Street, Sheung Shui, New Territories (FSSTL 270)	0.0201	866 m ²	15
8	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon (NKIL 6579)	1.1262	40 543 m ²	680
9	Off Anderson Road, Kwun Tong, Kowloon (Lot 1068 in SD 3)	0.5354	24 093 m ²	400
10	Junction of Liu To Road and Hang Mei Street, Tsing Yi, New Territories (TYTL 192)	0.1336	Not specified	130
11	Kai Tak Area 1F, Site 1, Kai Tak, Kowloon (NKIL 6568)	1.6556	131 495 m ²	1 470
2018-19				
1	Ko Chiu Road, Yau Tong, Kowloon (NKIL 6593)	0.3680	33 120 m ²	500
2	Fuk Hang Tsuen Lane, Lam Tei, Tuen Mun, New Territories (Lot 2883 in DD 130)	0.1748	943.9 m ²	20
3	Kai Tak Area 4B Site 3, Kai Tak, Kowloon (NKIL 6574)	0.9706	53 383 m ²	710
4	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 766 in DD 332)	0.5503	2 201 m ²	30
5	Kai Tak Area 4B Site 4, Kai Tak, Kowloon (NKIL 6591)	0.9708	53 394 m ²	710
6	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 765 in DD 332)	0.2692	1 076 m ²	15
7	Kai Tak Area 4B Site 2, Kai Tak, Kowloon (NKIL 6575)	0.9048	55 192 m ²	740

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) (Note 2)	Estimated Flat Number (Note 3)
8	Kai Tak Area 4C Site 3, Kai Tak, Kowloon (NKIL 6551)	1.0956	60 258 m ²	770
9	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories (TPTL 244)	3.2900	88 200 m ²	1 110
10	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 738 in DD 332)	2.0600	8 240 m ²	120
11	Tai Kei Leng, Yuen Long, New Territories (Lot 5382 in DD 116)	0.1119	3 916.5 m ²	80
12	Kai Tak Area 4B Site 1, Kai Tak, Kowloon (NKIL 6576)	0.9583	67 081 m ²	890
13	Kai Tak Area 4C Site 2, Kai Tak, Kowloon (NKIL 6552)	0.9765	59 566 m ²	770
2019-20 (up to end of February 2020)				
1	Kai Tak Area 4C Site 1, Kai Tak, Kowloon (NKIL 6553)	0.9481	66 367 m ²	860
2	Kai Tak Area 4A Site 1, Kai Tak, Kowloon (NKIL 6577)	1.6385	99 948 m ²	1 250
3	Junction of King Sau Lane and King Fung Path, Tuen Mun, New Territories (TMTL 549)	0.1058	3 490.7 m ²	60
4	Kai Tak Area 4A Site 2, Kai Tak, Kowloon (NKIL 6554)	1.8353	111 953 m ² (108 281 m ²)	1 290
5	135 Tai Hang Road, Hong Kong (IL 9076)	0.3990	11 970 m ²	80
6	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories (TMTL 518)	1.3538	54 152 m ²	900

II. Railway property development projects (including projects of the MTR Corporation Limited (MTRCL) and Kowloon-Canton Railway Corporation (KCRC))
(Note 1)

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
2015-16				
1	Tseung Kwan O Area 86 Package 7 (TKOTL 70 S.A & RP)	5.0275	114 760 m ²	1 250
2	Yuen Long Station (YLTL 510)	3.9100	137 990m ²	1 880
3	Tseung Kwan O Area 86 Package 8 (TKOTL 70 S.A and R.P.)	1.6638	97 000 m ²	1 430
4	Tseung Kwan O Area 86 Package 9 (TKOTL 70 S.A and R.P.)	1.2865	104 110 m ²	1 780
5	Tseung Kwan O Area 86 Package 10 (TKOTL 70 S.A and R.P.)	0.7975	75 400 m ²	1 170
2016-17				
1	Ho Man Tin Station Package 1 (KIL 11264)	2.1634	69 000 m ²	1 000
2	Wong Chuk Hang Station - Package 1 (AIL 467)	1.1199	53 600 m ²	800
2017-18				
1	West Rail Kam Sheung Road Station Package 1 (Lot 1040 in DD 103)	4.1687	114 896 m ²	2 000
2	Wong Chuk Hang Station - Package 2 (AIL 467)	0.8572	45 800 m ²	600
2018-19				
1	Yau Tong Ventilation Building, Ko Chiu Road, Yau Tong (NKIL 6602)	0.4030	30 225 m ²	500
2	Wong Chuk Hang Station - Package 3 (AIL 467)	2.2383	139 900m ²	1 200
3	Ho Man Tin Station Package 2 (KIL 11264)	1.2042	59 400 m ²	1 000
4	Tseung Kwan O Area 86 Package 11 (TKOTL 70 S.A & R.P.)	1.1794	88 858 m ²	1 850

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
2019-20 (up to end of February 2020)				
1	Wong Chuk Hang Station - Package 4 (AIL 467)	0.6040	59 300 m ²	800
2	Tseung Kwan O Area 86 Package 12 (TKOTL 70 S.A and R.P.)	1.6019	89 290 m ²	2 000

III. Projects of Urban Renewal Authority (URA) ^(Note 1)

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
2015-16				
1	Ma Tau Wai Road/Chun Tin Street, Ma Tau Kok (KIL 11244)	0.2711	24 399 m ²	490
2	Sai Wan Ho Street, Shau Kei Wan (SIL 853)	0.071	Not specified	120
3	205-211A Hai Tan Street, Sham Shui Po (NKIL 6545)	0.042	3 804 m ²	70
4	Pak Tai Street/San Shan Road, Ma Tau Kok (KIL 11245)	0.1087	9 783 m ²	160
5	Kowloon City Road/Sheung Heung Road, Ma Tau Kok (KIL 11246)	0.1384	12 456 m ²	220
2016-17				
1	Pine Street/Oak Street, Tai Kok Tsui (KIL 11251)	0.0767	6 905 m ²	120
2	Kowloon Road/Kiu Yam Street, Sham Shui Po (NKIL 6558)	0.0542	4 884 m ²	80
3	Peel Street/Graham Street, Central (IL 9064)	0.0892	9 283 m ²	120
2017-18				
1	Reclamation Street/Shantung Street, Mong Kok (KIL 11254)	0.139	12 509 m ²	190
2	Fuk Chak Street/Li Tak Street, Tai Kok Tsui (KIL 11259)	0.0768	6 123 m ²	100

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
2018-19				
1	Ash Street, Tai Kok Tsui (KIL 11269)	0.0418	3 757 m ²	70
2	Hang On Street, Kwun Tong (KTIL 764)	0.079	7 107 m ²	140
3	Castle Peak Road/Un Chau Street, Sham Shui Po (NKIL 6585)	0.1649	14 841 m ²	260
4	Tung Chau Street/Kweilin Street, Sham Shui Po (NKIL 6559)	0.149	13 410 m ²	210
2019-20 (up to end of February 2020)				
	Nil (Note 4)			

IV. Private development projects involving residential use subject to land exchange/lease modification (other than MTRCL, KCRC and URA projects) (Note 5)

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
2015-16				
1	47 Barker Road, The Peak, Hong Kong (RBL 544)	0.0721	393.2 m ²	2
2	31-69 Chai Wan Road, Shau Kei Wan, Hong Kong (SIL 634)	0.5314	44 014 m ²	470
3	Lung Ma Road, Fanling (Lot 2517 in DD 83)	0.0592	118 m ²	1
4	Tong Yan San Tsuen, Yuen Long (Lot 1752 in DD 122)	0.2589	2 589 m ²	20
5	45 Tai Tam Road, Stanley, Hong Kong (RBL 442)	0.3009	2 708 m ²	10
6	101 Tai Mong Tsai Road, Sai Kung (Lot 859 in DD 216)	0.0618	309 m ²	4
7	Portland Street, Mong Kok, Kowloon (KIL 11243)	0.0329	2 963 m ²	70

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
8	279, 279A, 279B and 279C Prince Edward Road West, Kowloon City, Kowloon (KIL 2453)	0.0711	3 662 m ²	20
9	San Tam Road, San Tin, Yuen Long (Lot 4823 in DD 104)	0.0736	294.5 m ²	1
10	Tai Kei Leng, Yuen Long (YLTL 527)	0.0570	1 993 m ²	60
11	Tuen Mun Heung Sze Wui Road, Tuen Mun (TMTL 99 and CPTL 18)	0.0743	7 808 m ²	100
12	Discovery Bay Development (Lot 385 R.P. & Ext. in DD 352)	0.6242793	217 278 m ²	200
2016-17				
1	78-80 Maidstone Road, To Kwa Wan (KIL 9692)	0.0479	4 310 m ²	90
2	Tai Tong, Yuen Long (YLTL 524)	0.4546	15 911 m ²	500
3	340-342 Fuk Wing Street, 27-29 Tonkin Street and 249-263 Un Chau Street, Cheung Sha Wan (NKIL 4178)	0.2403	21 631 m ²	410
2017-18				
1	Area 85, Tseung Kwan O, Sai Kung (TKOTL 121)	0.9635	48 200 m ²	1 520
2	Siu Hong, Area 54, Tuen Mun (TMTL 483)	4.2856	Not specified	4 540
3	Hung Shui Kiu, Yuen Long (Lot 4328 in DD 124)	1.0240	12 902 m ²	180
4	301, 301A-C Prince Edward Road West, Kowloon City (KIL 2320)	0.0749	3 744 m ²	80
5	195 Prince Edward Road West, Kowloon City (KIL 2341 S.E.)	0.0843	4 212 m ²	30
6	30A San Shek Wan, Lantau Island (Lot 687 in DD 329)	0.1940	776 m ²	3
7	13 and 15 Sze Shan Street, Yau Tong (YTIL 41)	0.3816	25 264 m ²	330

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
8	Shap Pat Heung Road, Yuen Long (Lot 4056 in DD 120)	0.2251	Not specified	270
9	Fo Tan, Sha Tin (STTL 576)	2.0038	84 306 m ²	910
10	Sai Sha, Shap Sze Heung, Tai Po (TPTL 157)	62.3232	462 335 m ²	4 780
11	Ha Yeung, Clear Water Bay, Sai Kung (Lot 264 in DD 233)	0.3750	1 500 m ²	5
12	Tong Yan San Tsuen, Yuen Long (Lot 2168 in DD 121)	0.1020	1 020 m ²	15
13	Chau Tsai, Pak A Village, Sai Kung (Lot 339 in DD 362)	0.0113	148.4 m ²	1
14	Areas 24 and 25, Kwu Tung, Sheung Shui (FSSTL 263)	0.5250	31 500 m ² (26 250 m ²)	810
15	Ping Shan, Yuen Long (Lot 2128 in DD 121)	0.3506	3 506 m ²	20
16	Ma Sik Road, Area 18, Fanling (FSSTL 262)	1.6187	56 654 m ²	1 580
17	139, 141, 143, 145 and 147 Argyle Street, Kowloon City (KIL 6005, KIL 6035 R.P., KIL 6036 R.P., KIL 6037 R.P. and KIL 6038 R.P.)	0.5755	31 649.5 m ²	170
18	48A and 50 La Salle Road, Kowloon Tong (NKIL 3851 S.D & S.E)	0.0883	1 588 m ²	2
2018-19				
1	Wai Yi Street, Tai Po (TPTL 233)	0.0217	Not specified	10
2	Man Sau Sun Tsuen, Sai Kung (Lot 1179 in DD 215)	0.0486	195 m ²	1
3	Mo Tat, Lamma Island (Lot 524 in DD 7, Lamma Island)	0.4552	2 731.2 m ²	10
4	233 and 235 Prince Edward Road West, Kowloon City (KIL 11230)	0.1340	6 700 m ²	50
5	14-20 Inverness Road, Kowloon City (NKIL 6573)	0.1440	4 320 m ²	60

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number ^(Note 3)
6	Kwu Tung South, Sheung Shui (Lot 2579 in DD 92)	3.7560	15 024 m ²	90
7	Castle Peak Road – So Kwun Wat, Siu Sau, Tuen Mun (TMTL 463)	2.4800	32 240 m ²	570
8	1 Wang Tak Street, Happy Valley (IL 9045)	0.0540	5 403 m ²	160
9	10-12A La Salle Road, 168-168C Boundary Street, Kowloon (KIL 3275 and KIL 3276)	0.0839	4 197 m ²	70
10	16 Bowen Road, Hong Kong (IL 2304 & Ext.)	0.1435	1 382.39 m ²	2
2019-20 (up to end of February 2020)				
1	Shek Wu Wai, San Tin, Yuen Long (Lot 2091 in DD 105)	11.2993	45 197 m ²	300
2	Tung Yuen Street and Shung Yiu Street, Yau Tong (YTIL 45)	0.7773	38 865 m ²	540
3	13-23 Wang Wo Tsai Street, Tsuen Wan (TWTL 160)	0.3114	15 570.5 m ²	330
4	Nam Pin Wai, Sai Kung (Lot 2189 in DD 244)	1.3866	9 604 m ²	90

V. Private development projects involving residential use not subject to land exchange/lease modification ^(Note 6) ^(Note 7)

Item	Location (Lot number)	Estimated Flat Number ^(Note 8)
2015-16		
1	2 Serenity Path, Silverstrand (DD 224 Lot 379)	3
2	18 Po Shan Road (IL 5487)	38
3	45 Castle Peak Road, Tuen Mun (TMTL 113)	7
4	7 Victory Avenue (KIL 1322 sC, sD, sE, sF, sG, sH, sI & RP)	250
5	6 Moorsom Road (IL 7863 sB ss1)	1

Item	Location (Lot number)	Estimated Flat Number ^(Note 8)
6	16 and 18 Cape Road (RBL 837)	4
7	55-57 Bisney Road (IL 623 s10 RP & s11 RP)	21
8	63 Pok Fu Lam Road (IL 5846 RP, IL 5847 RP, IL 5848 RP, IL 5849 RP, IL 5850 RP, IL 5851 RP, IL 6013 RP, IL 6014 RP, IL 6015, IL 6016 and IL 6017)	350
9	9 Lok To Street (DD 381 Lot 951 sI)	1
10	48 Caine Road (IL 150 sA ss3)	84
11	2 and 2A Henderson Road (IL 6930)	1
12	17 Shek O Road (RBL 270 and Garden Lot No 153)	1
13	245-247 Tai Kok Tsui Road (KILs 6587 & 6382)	76
14	62 Shanghai Street (KILs 1504 RP, 1503 sB, sD, sA & RP)	88
15	420-422 Prince Edward Road West (NKILs 2271 RP & 1814)	33
16	18-24 Ko Shan Road (KIL 4307 sL ss1 & ss2)	50
17	460 Queen's Road West (IL 834 sA RP)	645
18	68 Wan Fung Street (NKIL 5035)	234
19	4 Yin Chong Street (KILs 6909 & 6910)	18
20	8 Chung Ching Street (IL3863 RP, IL3864 RP, IL3865 RP, IL3866 RP , IL3867 RP, IL3868 RP, IL3869 RP, IL3870 RP and IL3871 RP)	240
21	204-214 Tung Chau Street (NKIL 48 sB RP, sB ss1 RP, RP, sI & sH)	161
22	46 Fuk Lo Tsun Road (NKIL 3529 sB RP)	2
23	6-16 Peel Rise (RBL 730)	4
24	34 Mount Kellett Road (RBL 117 sA and RP)	2

Item	Location (Lot number)	Estimated Flat Number ^(Note 8)
25	3 Macdonnell Road (IL 1381 sK & sL)	24
26	297-299 Kwun Tong Road (NKIL 5164)	7
27	13 Ho Man Tin Street (KIL 2500)	6
28	8 Pollock's Path, Hong Kong (RBL 540 RP)	2
29	31 Argyle Street (KIL 1265 RP)	36
2016-17		
1	1 Yuet Yuen Street (ILs 7512, 7513, 7514 and 7515)	128
2	5 Henderson Road (IL 7334)	1
3	145 Waterloo Road and 2 York Road (NKIL 806 & 821)	1
4	856 King's Road (QBIL4 sC ss2 sA ss1, sC ss2 sA RP, sC ss2 sB ss1, sC ss2 sB RP, sC ss2 RP, sC RP, sD ss1 sA ss1, sD ss1 sA RP, sD ss1 sB ss1, sD ss1 sB RP, sD ss1 sC ss1, sD ss1 sC RP, sD ss1 sD, sD ss1 RP)	464
5	1 Kai Yuen Street (IL 5044 sG ss1, IL 5044 sG RP, IL 5044 sH ss1 sA, IL 5044 sH ss1 RP, IL 5044 sH ss2, IL 5044 sH RP, IL 5044 sI ss1, IL 5044 sI RP, IL 5044 sP ss1, IL 5044 sP RP, IL 5044 sQ ss1, IL 5044 sQ ss2)	611
6	3 Pun Shan Chau, Tai Po (DD 21 Lot 604)	1
7	138 Pok Fu Lam Road (RBL 757)	3
8	18 Fei Ngo Shan Road, House No. 4, Custom Pass, Sai Kung (DD 228 LOT 31)	1
9	1-19 Nam Cheong Street (NKIL 46 RP, sG, sF, sA RP, sA ss1, sE, sD, sC & sB)	129
10	36 Severn Road (RBL 616)	1
11	17 Yik Yam Street (IL 3352 & IL 3089 sA)	68

Item	Location (Lot number)	Estimated Flat Number ^(Note 8)
12	6 Sha Tseng Road (DD 121 Lot 1882)	1
13	115-125 Castle Peak Road (NKIL 3822-3827)	123
14	180 Shau Kei Wan Road (SIL 496 RP, sD ss1, sD RP and SIL 406)	57
15	18 and 20 Caine Road (IL 83 sA, sB, RP and IL 1486 RP)	292
16	49-55 Kai Tak Road (NKIL 499 sB ss1, sB ss2, sB ss3 & sB RP)	88
17	310 Un Chau Street (NKIL 2797 sA RP, sA ss1, sB & sC)	104
18	25 Wong Nai Chung Road (IL 8701)	22
19	7 Headland Road (RBL 685)	4
20	8 Mosque Street (IL 58 sA ss3 sA RP, sB ss3, sA ss3 sA ss1 and sB ss2)	99
21	2 Beacon Hill Road (NKIL 5271)	1
22	Cheung Chau (CCIL 11)	1
23	23 Po Shan Road (IL 6435 & Ext)	15
24	50 Ki Lung Street (KILs 2455, 2456, 2547, 3070, 3372)	138
25	3 Fei Ngo Shan Road (SD 2 Lot 1982)	5
26	16 Perkins Road (IL 7365)	1
27	23 Jupiter Street (IL 1366 sT, sU, sV RP, sV ss1, RP and sW RP)	216
2017-18		
1	3 Marble Road (IL 2918 sA ss7 RP, sA ss8 RP, sA ss9 RP, sA ss10 RP, sA ss11 RP, sA ss12 RP, sA ss13 RP, sA ss14 RP, sA ss15 RP, sA ss16 RP, sA ss17 RP, sA ss18 RP, sA ss30 sA RP & sA ss31 RP and sA ss30 RP & sA ss31 sA RP)	281
2	28 Discovery Valley Road, Lantau Island (DD 352 Lot 385 RP& the Ext thereto)	21

Item	Location (Lot number)	Estimated Flat Number ^(Note 8)
3	12-18 Tin Wan Street (AIL 254, AIL 255, AIL 256 and AIL 257)	142
4	146 Waterloo Road (NKIL 3548 sV)	2
5	8-12 Peak Road (IL 7878)	1
6	30 Po Shan Road (IL 6070)	1
7	342-356 Un Chau Street (NKIL 2866 sB ss1, sB RP, sC ss1, sC RP, sE ss1, sE RP & sD ss1, sD RP)	200
8	4 Dorset Crescent (NKIL 919)	1
9	12 Hereford Road (NKIL 4329)	1
10	72 Repulse Bay Road (RBL 707)	1
11	75 Peak Road (Site A) (RBL 670 sA)	14
12	75 Peak Road (Site B) (RBL 670 RP)	13
13	51-61 Tai Po Road (NKIL 1556 sA, sB, sC & RP)	138
14	63 Ma Tau Wai Road (KIL 1151)	551
15	1-19 Chung Ching Street and 21 Ki Ling Lane (IL 3872, IL 3873, IL 3874, IL 3875, IL 3876, IL 3877, IL 3878, IL 3879, IL 3880 and IL 3881)	264
2018-19		
1	48 Lion Rock Road (NKIL 5118 & 5119)	60
2	38 Fuk Chak Street (KML 28 sM ss3 RP)	488
3	33-47 Cathick Street (ML 243)	173
4	5-17 Western Street (IL 747 sB ss1 RP, sB ss3, sB ss2 RP, sB ss2 sA RP, sB ss2 sB, sB RP and sB ss1 sA)	104
5	411 Chatham Road North (KILs 7561 & 7560)	54
6	58-68 Ma Tau Wai Road (KILs 6400, 6401, 6402, 6403, 6404 & 6405)	132

Item	Location (Lot number)	Estimated Flat Number ^(Note 8)
7	22 Barker Road (RBL 735 & Exts)	1
8	2 Grampian Road (NKIL 2577)	5
9	25-29 Kok Cheung Street (KML 28 sM ss2 RP & sK RP)	570
10	Lee Kung Street (HHIL 552)	309
11	228 Tai Nan Street (NKILs 274, 325, 410, 411, 415, & 1064)	160
12	15-25 Yau Moon Street and 74, 74A, 74B & 74C Waterloo Road (KIL 3903 sG, ss1, sG RP, sH, sI, sJ, sM, sN & RP & Ext)	240
13	10 & 10A Wang Fung Terrace (IL 6408 sE & RP)	3
14	6 Seymour Terrace & 62C Robinson Road (IL 588 sB ss1 sA RP and sB ss1 RP)	90
15	Ngan Ying Road, Clear Water Bay (DD 229 Lots 217 & 218 (To be known as DD 229 Lot 244))	1
2019-20 (up to the end of February 2020)		
1	103-105 Caroline Hill Road, Hong Kong (IL 1946 sA ss1 sD, sA ss2 sA, sA ss3 sA & RP)	1
2	6 Goldsmith Road (IL 7189)	1
3	201-203A Yee Kuk Street (NKIL 179 sE RP, sE ss 2, s E ss 3 & s E ss4)	95
4	24-26A Davis Street (IL 905 sA ss11 RP sA ss11 sA & sA RP)	67
5	34-38 Belcher's Street and 1A-1C Rock Hill Street (IL 953 sB RP)	328
6	21-31 Wing Fung Street (IL 526 sA ss1 sC, sA ss1 sB RP, sA ss1 sB ss1, sA ss2, sA ss3 and sA RP)	31
7	150-162 Queen's Road West (IL4549, IL 4550, IL 4551 RP, IL 4552 RP, IL 4553, IL 4554 and IL 4555)	136
8	5A-D Victory Avenue (KIL 1327 RP)	69
9	73-73E Caine Road (IL 120 sB ss1 and IL 122 sB ss1)	142

Item	Location (Lot number)	Estimated Flat Number ^(Note 8)
10	7, 7A, 9 & 9A Cheung Wah Street (NKIL 2196 RP & sB & sC & NKIL 2197 RP & sB & sC & NKIL 2198 RP & sB & sC)	50
11	42-46 Tung Street (IL 238A sA, RP,sB RP & RP)	14
12	20-26 Old Bailey Street and 11 Chancery Lane (IL 4417 and IL 4418 RP)	100
13	322 Prince Edward Road West (NKIL 1903 sA RP)	1
14	30-50 Gillies Avenue South, 75-81 Baker Street, 23-41 Whampoa Street and 12A - 22A Bulkeley Street (Sites D, E & G) (HHML 1 s A ss 2 sA,sA ss2 sB, sA ss2 sC, sA ss2 sD, sA ss2 sE, sA ss2 sF, sA ss2 RP, sA ss4 sA, sA ss4 sB, sA ss4 RP, sA ss7, sA ss3 RP, sA ss3 sB, sA ss3 sC, sA ss3 sD, sA ss3 sI, sA ss3 SH, sA ss3 sG)	635

Notes:

1. Based on the date of tender invitation by Government/MTRCL/URA.
2. Maximum GFA figures specified in the land documents.
3. Based on the estimate as at the date of tender invitation/execution of land document. The actual flat number will be subject to the actual design of the proposed development.
4. One project at Tonkin Street/Fuk Wing Street, Sham Shui Po (with an estimated flat number of 175 units) is being tendered for closing on 7 April 2020.
5. Based on the date of execution of land document.
6. Based on the date when commencement of project works was made known to the Transport and Housing Bureau.
7. The Development Bureau has not kept information on site area and maximum gross floor area of private development projects involving residential use not subject to lease modification/land exchange. The information is set out in the relevant leases and/or approved building plans for the lots concerned.
8. Based on the building plans approved by the Building Authority.

CONTROLLING OFFICER'S REPLY

DEVB(PL)075

(Question Serial No. 1356)

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 Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government has implemented a \$1 billion funding scheme to support the use of vacant government sites by non-governmental organisations for non-profit-making community purposes. How many applications have been received under the scheme so far? Please advise on the applicant organisations, sites, uses involved and amounts of funding approved; as well as the respective numbers of applications rejected and pending approval during the period.

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

Reply:

We issued an information note entitled “Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20” (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (<https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf>). Details about the applications processed are included in the information note.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)076

(Question Serial No. 2457)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the \$6.5 billion expenditure on harbourfront enhancement in the Budget of the new financial year, please advise on the following:

1. the harbourfront development projects to be funded by the provision.
2. the expenditure involved and estimated completion date of each project.

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 29)

Reply:

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

- (a) Open Space at Eastern Street North in Sai Ying Pun: technical feasibility study is completed. Design work is underway with construction expected to commence in 2021-22;
- (b) Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre: the waterfront section of the promenade was open in October 2019. Its opening helps to link up the longest promenade along the Victoria Harbour by far, which amounts to about 4.5 kilometres in length in total. The remaining works at the hinterland section of the site is expected to complete within 2020;

- (c) Celebration Precinct in Wan Chai North: a design competition would be organised in 2020-21 for encouraging more innovative design ideas from the community. Current target is to commence construction around 2024;
- (d) Pierside Precinct in Wan Chai North: construction of the promenade section from Expo Drive East to Marsh Road is underway. Its western portion is targeted for opening within 2020 and the remaining parts next year. In addition, a design competition and construction programme for the entire site similar to (c) above are being planned;
- (e) Water Sports and Recreation Precinct in Wan Chai North: the western part of the waterfront section would be open within this year, with the rest to follow by end 2021. The HC and Wan Chai District Council (DC) would be consulted on the design shortly. The water sports sector has been engaged from end 2019 onwards and ad-hoc water sports events are being planned for the near future to optimise the site usage pending long-term development;
- (f) Revitalised Typhoon Shelter Precinct in Causeway Bay: the promenade near Victoria Park Road would be enhanced and new Harbour Steps would be introduced for bringing people closer to the water. To collect stakeholders' comments, a site visit involving relevant representatives of the HC and Wan Chai DC, amongst others, was conducted in September 2019. We have been engaging stakeholders on the detailed design. Construction works is expected to commence in 2020-21;
- (g) East Coast Park Precinct in Fortress Hill: although the site is still serving as the works area for the remaining works of the Central and Wan Chai Bypass project, efforts are being made to release the waterfront section for earlier beautification and opening for public use. As regards the long-term development, feasibility study has been completed and detailed design is being arranged;
- (h) Boardwalk underneath the Island Eastern Corridor: following the completion of the Stage 3 community engagement exercise in April 2019, a consultant was engaged in December the same year for carrying out detailed study and design. The target is to commence works in 2021 for completion in 2025. The Government would explore room for further compressing this timetable in consultation with the consultant;

- (i) Tsuen Wan Waterfront Enhancement: the promenade along Hoi On Road fronting Serenade Cove was enhanced and open to the public in September 2019. Uplifting for the section between Bayview Garden to Belvedere Garden Phase 3 is expected to complete within 2020. As regards the portion from Hoi On Road to Hoi Hing Road, a place-making exercise and a brainstorming session with professionals were conducted in May 2019. These have provided insightful ideas for carrying out a technical feasibility study in 2020-21 and commencing works in 2022-23. Separately, the University of Hong Kong has been engaged to study suitable means for enhancing the bio-diversity along the seawall there;
- (j) Kai Tak Metro Park: although majority of the site still needs to serve as works area until 2024-25, efforts have been made to minimise the works area and shorten the occupation period so that individual land parcels could be released for beautification and subsequent opening to the public as soon as possible. With such efforts, it is expected that certain parts of the project area designated as Dining Cove and promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public in 2023-24;
- (k) Cha Kwo Ling Waterfront: preparation is being made to formulate a design for the area, with a view to commencing the first phase of construction in 2024;
- (l) Hung Hom Urban Park: a market sounding exercise (MSE) was conducted last year. In the meantime, the site has been open for public use after the relocation of the public transport interchange thereon in January 2019. The Administration is considering the long-term development and mode of operation of the site, taking into account the comments received during the MSE and the experience gained from the open use during the past year. The HC and DC would be consulted again before the final arrangement is confirmed; and
- (m) Consultancy studies on Enhancing Visitors' Experience and Connectivity from the Hinterland to and within Harbourfront Areas, and Design Guidelines for Promenades and Measures for Better Water-land Interface: consultants were appointed in July 2019. Following several exchange sessions, the two inception reports have been completed. Remaining researches are expected to be completed in 2021.

When the detailed project scopes of the various phases of works are confirmed, we would be in a better position to ascertain the funding requirements for each project.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)077

(Question Serial No. 2458)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the \$6.5 billion expenditure on harbourfront enhancement in the Budget of the new financial year, please advise on the following:

- 1) the enhancement projects to be carried out in Kowloon East.
- 2) the location of the one kilometre harbourfront promenade to be opened up this year.
- 3) the expected completion date of the harbourfront promenade linking up the harbourfront at Laguna City in Lam Tin, Cha Kwo Ling, Yau Tong and Lei Yue Mun.

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

Reply:

1) and 3)

With the support of the Harbourfront Commission, the Government has been actively taking forward various projects with total funding amounting to \$6.5 billion earmarked for harbourfront enhancement. Two of these projects are located in Kowloon East. The first one is the proposed Kai Tak Metro Park. Although majority of the site still needs to serve as works area until 2024-25, efforts have been made to minimise the works area and shorten the occupation period so that individual land parcels could be released for beautification and subsequent opening to the public as soon as possible. With such efforts, it is expected that certain parts of the project area designated as Dining Cove and promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public in 2023-24. The second project is the Cha Kwo Ling waterfront. Preparation is being made to formulate a design for the area, with a view to commencing the first phase of construction in 2024.

To the east of the Cha Kwo Ling waterfront is the Lei Yue Mun area, which is mainly covered by various private lots in Yau Tong Bay and Yau Tong Industrial Area intended for comprehensive development/redevelopment for residential and/or commercial use. The concerned Outline Zoning Plan has required the provision of a public waterfront promenade of not less than 15 metres wide when these areas are re-developed. The Harbour Office under the Development Bureau will provide the needed facilitation to enable the early implementation of the planned promenade as and when the private development projects are taken forward. To the further east is the Lei Yue Mun waterfront where the Tourism Commission will implement an enhancement project with a view to further enhancing the attractiveness of the area as a popular tourist attraction. Enhancement works include development of a waterfront promenade and related improvement works, and construction of a public landing facility. Subject to the approval of the Finance Committee of the Legislative Council, the construction works will commence in the fourth quarter of 2020 for completion in phases from the second quarter of 2022 to the fourth quarter of 2024.

2)

We target to open up another kilometre or so of new promenades this year. Locations of the new promenades are as follows –

- (a) from Expo Drive East to Wan Chai Ferry Pier;
- (b) at the Water Sports and Recreation Precinct in Wan Chai North; and
- (c) adjacent to the Hong Kong Children's Hospital.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)078

(Question Serial No. 2459)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Financial Secretary has set aside \$22 billion to take forward projects under the “single site, multiple use” initiative, under which a joint-user building for community facilities will be developed at the former Anderson Road Quarry site. Please advise on the expected time of completion and commissioning of the building.

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

Reply:

In March 2020, we consulted the Sai Kung District Council (DC) about the proposed joint-user complex at the Anderson Road Quarry site. Members generally supported the proposal of constructing a seven-storey joint user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of welfare services including residential care home for elderly. We will put the same proposal to Kwun Tong DC for consultation in April/May 2020. Thereafter we plan to complete within two years several tasks, including seeking Town Planning Board's approval for minor relaxation of building height restriction to optimise the site potential; completing the detailed design of the complex; and seeking Legislative Council's funding approval for construction. Our target is to start construction in 2022 to dovetail with the completion of site formation works in 2021.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)079

(Question Serial No. 3023)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the medium to long term, various new development area projects will bring about over 210 000 housing units; these include Tung Chung East reclamation works, Kwu Tung North/Fanling North new development areas (NDAs), Hung Shui Kiu/Ha Tsuen NDA and Yuen Long South development. The various NDAs will bring in hundreds of thousands of new population to the respective communities and hence massive demand for community facilities.

Regarding the planning of the NDAs, will the Government inform this Committee of the following:

- (a) the numbers of the following types of education facilities and their expected dates of completion in each of the NDA project: (1) kindergartens; (2) primary schools; (3) secondary schools;
- (b) the numbers of the following types of medical and health facilities and their expected dates of completion: (1) hospitals; (2) hospital beds; (3) specialist clinics/polyclinics; (4) general out-patient clinics/health centres in each of the NDA project;
- (c) the numbers of community halls and social welfare facilities and their expected dates of completion in each of the NDA project;
- (d) the traffic and transport arrangements within and across the NDAs.

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

Reply:

Having consulted the relevant bureaux and departments, our reply is as follows:

Parts (a) to (c)

The information on education facilities, medical and health facilities, community halls and social welfare facilities^(a) currently planned for each new development area project is shown in the table below:

Tung Chung New Town Extension

Planned Public Facility		Number of Planned Facility (capacity)
Education facilities	Kindergartens	13 (78 classrooms in total)
	Primary Schools	6 (180 classrooms in total)
	Secondary Schools	2 (60 classrooms in total)
Medical and Health Facilities	Hospitals	-
	Polyclinic/Specialist Clinic	-
	Clinics/Health Centres	1
Community Halls		- ^(b)
Social Welfare Facilities	Residential Care Homes for the Elderly	2 (300 subsidised beds in total)
	Day Care Centres for the Elderly	1 (40 subsidised places in total)
	Neighbourhood Elderly Centres	3
	District Elderly Community Centres	-
	Integrated Home Care Services	1
	Integrated Family Service Centres	1
	Integrated Children and Youth Services Centres	3

^(a) The social welfare facilities with population-based provision standard according to the Hong Kong Planning Standard and Guidelines (HKPSG).

^(b) There is one existing community hall in Area 17 and another one has been planned for Area 107. The population in the new town extension will be served by these two community halls.

Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA)

Planned Public Facility		Number of Planned Facility (capacity)
Education facilities	Kindergartens	21 (126 classrooms in total)
	Primary Schools	12 (360 classrooms in total)
	Secondary Schools	8 (240 classrooms in total)
Medical and Health Facilities	Hospitals	1 ^(c)
	Polyclinic/Specialist Clinic	1
	Clinics/Health Centres	2
Community Halls		3
Social Welfare Facilities	Residential Care Homes for the Elderly	5 (1 250 subsidised beds in total) ^(d)
	Day Care Centres for the Elderly	3 (160 subsidised places in total)
	Neighbourhood Elderly Centres	1
	District Elderly Community Centres	3
	Integrated Home Care Services	1
	Integrated Family Service Centres	2
	Integrated Children and Youth Services Centres	3

(c) A site of four hectares is reserved in KTN NDA for the provision of a hospital (no. of beds to be determined) with polyclinic/general clinic/health centre.

(d) The figure does not include seven RCHEs (with 1 750 residential care places in total) to be provided in the Multi-welfare Services Complex being constructed at KTN Area 29 (part of the residential care places will accommodate the existing elderly residents in the RCHEs at Dills Corner Garden).

Hung Shui Kiu/Ha Tsuen NDA

Planned Public Facility		Number of Planned Facility (capacity)
Education facilities	Kindergartens	16 (96 classrooms in total)
	Primary Schools	15 (450 classrooms in total)
	Secondary Schools	10 (300 classrooms in total)
Medical and Health Facilities	Hospitals	1 (around 1 000 beds in total)
	Polyclinic/Specialist Clinic	1
	Clinics/Health Centres	2
Community Halls		3
Social Welfare Facilities	Residential Care Homes for the Elderly	3 (600 subsidised beds in total)
	Day Care Centres for the Elderly	1 (60 subsidised places in total)
	Neighbourhood Elderly Centres	1
	District Elderly Community Centres	1
	Integrated Home Care Services	-
	Integrated Family Service Centres	1
	Integrated Children and Youth Services Centres	2

Yuen Long South Development^(e)

Planned Public Facility		Number of Planned Facility (capacity)
Education facilities	Kindergartens	4 (56 classrooms in total)
	Primary Schools	8 (240 classrooms in total)
	Secondary Schools	-
Medical and Health Facilities	Hospitals	-
	Polyclinic/Specialist Clinic	-
	Clinics/Health Centres	1
Community Halls		1
Social Welfare Facilities	Residential Care Homes for the Elderly	2 (450 subsidised beds in total)
	Day Care Centres for the Elderly	2 (60 subsidised places in total)
	Neighbourhood Elderly Centres	1
	District Elderly Community Centres	-
	Integrated Home Care Services	-
	Integrated Family Service Centres	1
	Integrated Children and Youth Services Centres	1

(e) The provision figures are based on the Recommended Outline Development Plan promulgated in 2017. Having regard to the public comments received, we are reviewing the provision of elderly and other facilities of Yuen Long South development.

Relevant B/Ds would take into account the pace of population intake hence the service demand in formulating the implementation programmes and seeking requisite resources to take forward the projects.

Part (d)

We have conducted traffic and transport impact assessments for each of the NDAs, which will assess the traffic impacts of the NDAs on the district and local road networks and when necessary, propose road improvement works. According to the assessments, the proposed transport network and road improvement works will be able to cope with additional traffic generated by relevant NDA developments. The Government will continue to monitor the changes in traffic demand within the NDAs, and to timely formulate appropriate traffic mitigation measures to support the overall development of the NDAs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)080

(Question Serial No. 3024)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

As for rezoning sites for housing development, the Government has rezoned 135 sites for providing over 147 000 public housing units and approximately 44 000 private housing units over the past six years. Rezoning for another 12 sites are in progress to provide some 11 000 housing units, over 90 per cent of which will be public housing. The Government will gradually commence the rezoning procedures for another 25 sites in the coming year involving nearly 85 000 units, over 90 per cent of which will be public housing.

In this connection, will the Government inform this Committee of the following:

(a) Details of the 135 sites that have been rezoned, including (1) the district (by the 18 districts); (2) location; (3) site area (hectares (ha)); (4) proposed domestic plot ratio; (5) housing type (public/private; for public housing, please indicate whether it is public rental housing (PRH)/Green Form Subsidised Home Ownership Scheme (GSH) or Home Ownership Scheme (HOS)); (6) estimated number of units; (7) estimated completion date.

(b) Details of the 12 sites with rezoning in progress, including (1) the district (by the 18 districts); (2) location; (3) site area (ha); (4) proposed domestic plot ratio; (5) housing type (public/private; for public housing, please indicate whether it is PRH/GSH or HOS); (6) estimated number of units; (7) estimated completion date.

(c) Details of the 25 sites with rezoning procedures to be commenced in 2021, including (1) the district (by the 18 districts); (2) location; (3) site area (ha); (4) proposed domestic plot ratio; (5) housing type (public/private; for public housing, please indicate whether it is PRH/GSH or HOS)); (6) estimated number of units; (7) estimated completion date.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 2)

Reply:

As part of the multi-pronged strategy to increase land supply, the Government has identified, through on-going land use reviews in the last few years, over 210 sites with housing development potential in the short to medium term, capable of providing over 310 000 flats in total (over 70% for public housing). As at early March 2020, 135 sites have been rezoned or allocated for housing development, while another 12 sites are undergoing rezoning procedures. The information of these 147 sites is set out at the **Annex**.

As for the sites to be rezoned in the coming year, upon completion of the necessary technical studies/assessments, the Government will consult relevant District Councils and other stakeholders on the rezoning proposals as appropriate, setting out the relevant development details including land area and flat number, in accordance with the established procedures and prior to submitting the proposals for consideration by the Town Planning Board.

The estimated completion dates for individual sites are subject to a host of factors such as progress of feasibility studies, rezoning, consultation, funding approval, land resumption/clearance, reprovisioning of affected facilities, complexity of works, etc. Relevant Government departments will closely monitor the progress of the above, with a view to securing completion of the building works as soon as practicable.

**Information on 147 Potential Housing Sites
with rezoning procedures completed/ in progress (as at early March 2020)**

(I) 135 potential housing sites completed with rezoning/ allocated for residential use

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
Eastern	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan	Public (GSH)	2021-22	PR: 10 (Note 4)	0.33	800
	Java Road, North Point	Public (SSF)	2023-24	PR: 10	0.12	240
	Subtotal (Note 5): 2 sites				0.45	1 040 (Public: 1 040)
Southern	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Shouson Hill	Private	(Note 2)	PR: 0.75 (Note 4)	1.27	32
	West of Wong Ma Kok Road (near Regalia Bay), Stanley	Private	(Note 2)	PR: 0.9 (Note 4)	2.55	210
	Lee Nam Road, Ap Lei Chau	Private	(Note 2)	GFA: 70 800m ² (Note 4)	1.18	1 416
	Wah Fu North, Pok Fu Lam	Public	(Note 2)	GFA: 500 000m ² (Note 4)	2	1 890
	Wah King Street, Pok Fu Lam	Public			0.68	1 360
	Wah Lok Path, Pok Fu Lam	Public			0.36	360
	Kai Lung Wan, Pok Fu Lam	Public			5.54	5 310
	Subtotal (Note 5): 7 sites				13.58	10 580 (Public: 8 920 Private: 1 660)
Kowloon City	Sheung Shing Street, Ho Man Tin	Private	(Note 2)	PR: 6 (Note 4)	0.91	910
	Mok Cheong Street, Ma Tau Kok	Public	(Note 2)	PR: 7.5	0.41	600
	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong	Private	(Note 2)	PR: 3.6 (Note 4)	1.13	680
	Ko Shan Road, To Kwa Wan	Public (SSF)	2023-24	PR: 7.5	0.3	450
	Subtotal (Note 5): 4 sites				2.75	2 640 (Public: 1 050 Private: 1 590)
Kwun Tong	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong	Public	(Note 2)	PR: 7.5	0.72	860
	Lei Yue Mun Path, Lei Yue Mun	Private	(Note 2)	PR: 7.5	0.32	375
	Sau Ming Road, Kwun Tong	Public (PRH/GSH)	2019-20	PR: 4.5	0.28	325

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong	Private	(Note 2)	PR: 5 (Note 4)	1.06	730
	Hui Ming Street/Hui Kwong Street, Kwun Tong	Public	(Note 2)	PR: 7.5	1.13	1 080
	Ko Chiu Road, Yau Tong	Private	(Note 2)	PR: 7.5	0.37	500
	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong	Public	(Note 2)	PR: 7.5	1.11	2 000
	Ex-Cha Kwo Ling Kaolin Mine Site (private housing)	Private	(Note 2)	PR: 4.5 (Note 4)	1.83	1 220
	Ex-Cha Kwo Ling Kaolin Mine Site (public housing)	Public	(Note 2)	PR: 3.3 to 5 (Note 4)	1.41	1 125
	Public Transport Interchange near Kwong Tin Estate, Lam Tin	To be confirmed	To be confirmed	To be Confirmed	To be confirmed	To be confirmed
	Public Transport Interchange near Lam Tin Estate, Lam Tin	To be confirmed	To be confirmed	To be Confirmed	To be confirmed	To be confirmed
	Ting On Street, Ngau Tau Kok	Public	(Note 2)	PR: 7.5	0.22	378
	Subtotal (Note 5): 12 sites				8.45	8 600 (Public: 5 770 Private: 2 830)
Sham Shui Po	Junction of Fuk Wa Street/Fuk Wing Street (East of Camp Street), Sham Shui Po	Private	(Note 2)	PR: 7.5	0.31	475
	Junction of Fat Tseung Street West and Sham Mong Road, Sham Shui Po	Public (SSF)	2019-20	PR: 6.5	0.62	800
	North of Yin Ping Road, Tai Wo Ping	Private	(Note 2)	GFA: 58 750m ² (Note 4)	2.04	980
	Subtotal (Note 5): 3 sites				2.97	2 260 (Public: 800 Private: 1 460)
Kwai Tsing	Sai Shan Road, Tsing Yi (previously known as Near Mayfair Gardens)	Private	(Note 2)	PR: 6	0.62	740
	Near Cheung Wang Estate, Tsing Yi	Private	(Note 2)	PR: 6	0.14	153
	Junction of Tsing Yi Road and Tsing Hung Road, Area 22B, Tsing Yi	Public (GSH)	2022-23	PR: 6	2.29	2 800
	Public Transport Interchange near Lai Yiu Estate, Kwai Chung	To be confirmed	To be confirmed	To be Confirmed	To be confirmed	To be confirmed

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi cum Ching Hong Road North project Phase 3	Public	(Note 2)	PR: 5	1.17	1 680
	Subtotal (Note 5): 5 sites				4.22	5 370 (Public: 4 480 Private: 890)
Tsuen Wan	Tsing Lung Tau, Sham Tseng, Tsuen Wan	Private	(Note 2)	PR: 2.1 (Note 4)	0.49	175
	Sha Tsui Road, Tsuen Wan	Public (SSF)	2016-17	PR: 4.5	1.02	970
	Four “CDA” sites between Sha Tsui Road and Yeung Uk Road, Tsuen Wan	Private	(Note 2)	PR: 4.5	3.61	3 550
	Subtotal (Note 5): 6 sites				5.12	4 700 (Public: 970 Private: 3 730)
Yau Tsim Mong	Junction of Soy Street and Shanghai Street, Mong Kok	Private	(Note 2)	PR: 7.5	0.06	93
	322-324 Reclamation Street/ 445-447 Shanghai Street, Mong Kok	Private	(Note 2)	PR: 7.5	0.03	37
	Junction of Anchor Street and Elm Street, Tai Kok Tsui	Private	(Note 2)	PR: 7.5	0.23	180
	Subtotal (Note 5): 3 sites				0.32	310 (Private: 310)
Islands	Ex-Peng Chau Chi Yan Public School (northern portion), Peng Chau	Private	(Note 2)	PR: 0.75 (Note 4)	0.16	16
	Ngan Kwong Wan Road West, Mui Wo	Public (SSF)	2018-19	PR: 3.6 (Note 4)	0.77	500
	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung	Public (SSF)	2020-21	PR: 6	0.92	1 200
	Subtotal (Note 5): 3 sites				1.85	1 720 (Public: 1 700 Private: 20)
Sai Kung	Junction of Pik Sha Road & Clear Water Bay Road	Private	(Note 2)	PR: 0.6 (Note 4)	0.13	4
	Tui Min Hoi, Hong Kin Road, Sai Kung	Private	(Note 2)	PR: 1.4 (Note 4)	0.35	61
	Hong Tsuen Road, Sai Kung Tuk	Private	(Note 2)	PR: 2 (Note 4)	0.87	318

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	Anderson Road Quarry (Site 1) (including Sites RS-1, R2-2, R2-3, R2-4, R2-5, R2-6, R2-7 and R2-8)	Public (SSF (RS-1))	(Note 2)	PR: 3.5 to 6.5 (Note 4)	9.51	8 610
	Anderson Road Quarry (Site 2) (including Sites R2-1, R2-9 and R2-10)	Private (R2-1) Starter Homes (R2-9&10)	(Note 2)	PR: 4.5 to 5.5 (Note 4)	2.55	2 121
	South of Chiu Shun Road, Tseung Kwan O	Public (SSF)	2023-24	PR: 6	0.46	600
	East of Movie City, Tseung Kwan O (also known as Pak Shing Kok Road)	Public	(Note 2)	PR: 6	2.26	3 140
	Northwest of Ying Yip Road, Tseung Kwan O	Public	(Note 2)	PR: 6	1.59	1 730
	West of Yau Yue Wan Village, Tseung Kwan O	Public	(Note 2)	PR: 6	2.95	2 700
	Subtotal (Note 5): 9 sites				20.67	19 280 (Public: 16 780 Private: 2 500)
Sha Tin	Pik Tin Street, Area 4D, Shatin	Public (SSF)	2016-17	PR: 5 (Note 4)	0.29	270
	Mei Tin Estate, Area 4C, Shatin	Public (SSF)	2016-17	PR: 5 (Note 4)	0.24	220
	Whitehead, Ma On Shan	Private	(Note 2)	GFA: 36 000m ² to 40 000m ² (Note 4)	6.12	1 050
	Shui Chuen O, Shatin	Public (PRH)	2014-17	GFA: 501 800m ² (Note 4)	12.45	11 123
	Hang Kwong Street, Ma On Shan	Private	(Note 2)	GFA: 10 692m ² (Note 4)	0.35	178
	Ma Kam Street, Ma On Shan	Private	(Note 2)	GFA: 18 600m ² (Note 4)	0.31	310
	Kwei Tei Street, Fo Tan	Public (PRH/GSH)	2019-20	GFA: 237 290m ² (Note 4)	4.09	4 850
	Wo Sheung Tun Street, Fo Tan	Public (SSF)	2020-21	GFA: 49 880m ² (Note 4)	0.86	806
	Lok Wo Sha Lane, Area 111, Ma On Shan	Private	(Note 2)	PR: 3.6 (Note 4)	0.83	422
	Au Pui Wan Street, Area 16B, Fo Tan	Public (SSF)	2020-21	GFA: 38 580m ² (Note 4)	0.7	810

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	North of Tai Po Road near Garden Villa, Tai Wai	Private	(Note 2)	PR: 2.5 (Note 4)	0.33	140
	North of To Shek Service Reservoir, Sha Tin	Private	(Note 2)	PR: 3.6 (Note 4)	1.13	680
	Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan	Public (SSF)	2020-21	PR: 6 (Note 4)	0.59	735
	Ma On Shan Road (Northern Portion)	Public (SSF)	2022-23	PR: 5.53	1.93	2 100
	Ma On Shan Road (Southern Portion)					
	North of Lai Ping Road near Yung Ping Path, Kau To	Private	(Note 2)	PR: 3.6 (Note 4)	0.67	400
	Whitehead, Ma On Shan	Private	(Note 2)	PR: 2.4 (Note 4)	0.46	180
	Hang Tai Road, Area 86B, Ma On Shan	Public	(Note 2)	PR: 6	1.9	1 900
	Shek Mun "O" site near Shek Mun Business Area, Sha Tin (Phase 1)	Public (SSF)	2022-23	GFA: 26 240m ² (Note 4)	0.43	560
	Subtotal (Note 5): 19 sites				33.68	26 730 (Public: 23 370 Private: 3 360)
Tai Po	Pak Shek Kok, Tai Po	Private	(Note 2)	PR: 3.5 (Note 4)	3.8	1 580
	Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po	Private	(Note 2)	PR: 3.6 (Note 4)	8	3 380
	Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po	Private				
	Site 1C, Chong San Road, Pak Shek Kok, Tai Po	Private				
	Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po	Private				
	Lo Fai Road (Eastern Portion)	Private	(Note 2)	GFA: 46 200m ² (Note 4)	4.13	660
	Lo Fai Road (Western Portion)					
	Shan Tong Road, Lai Chi Shan, Tai Po	Private	(Note 2)	GFA: 107 100m ² (Note 4)	4.25	1 785
	Chung Nga Road East, Tai Po	Public (PRH/GSH)	2020-21	PR: 6 (Note 4)	7.77	6 850

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	Area 9, Tai Po	Public (PRH/GSH)	2022-23			
	Chung Nga Road West, Tai Po	Public	(Note 2)	PR: 6 (Note 4)	1.78	950
	Near Cheung Shue Tan Road, Tai Po Kau	Private	(Note 2)	PR: 1.5 (Note 4)	1.08	150
	Tai Po Road, Tai Po Kau (previously known as Near Junction of Tai Po Road and Yat Yiu Avenue)	Private	(Note 2)	GFA: 20 000m ² (Note 4)	2.09	280
	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po	Private	(Note 2)	GFA: 88 200m ² (Note 4)	3.81	1 150
	Ma Wo Road near Classical Garden I & Chung Woo Ching Sai, Tai Po	Private	(Note 2)	GFA: 72 640m ² (Note 4)	2.28	1 210
	Subtotal (Note 5): 15 sites				38.99	18 000 (Public: 7 800 Private: 10 200)
North	Ex-Kin Tak Public School, Kwu Tung South	Private	(Note 2)	PR: 0.48 (Note 4)	0.64	43
	Choi Yuen Road, Fanling Area 27	Public (PRH/GSH)	2019-20	GFA: 83 400m ² (Note 4)	1.24	1 160
	South of Yung Shing Court, Fanling Area 49	Public (PRH/GSH)	2019-20	GFA: 45 000m ² (Note 4)	0.82	780
	Queen's Hill (Site 1), Lung Yeuk Tau	Public (PRH/GSH/SSF)	2020-22	PR: 6 (Note 4)	13.77	12 000
	Queen's Hill (Site 2), Lung Yeuk Tau	Public	(Note 2)	PR: 3.6 (Note 4)	3.97	2 200
	Pak Wo Road, Fanling	Public (PRH/SSF)	2023-24	PR: 6	1.14	1 467
	Area 48, Fanling/Sheung Shui	Public	(Note 2)	PR: 6	4	4 000
	Former Fanling Magistracy, Fanling	Public	(Note 2)	PR: 6	0.55	640
	Fanling/ Sheung Shui Areas 4 and 30 near Po Shek Wu Road	Public	(Note 2)	PR: 6	2.57	3 520
	Po Shek Wu Road, Fanling	Public	(Note 2)	PR: 6	1.38	1 800
	Subtotal (Note 5): 10 sites				30.08	27 610 (Public: 27 570 Private: 40)

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
Tuen Mun	Tseung Choi Street, Area 4, Tuen Mun	Private	(Note 2)	PR: 5	0.22	140
	East of So Kwun Wat Road, Area 56, Tuen Mun	Private	(Note 2)	GFA: 78 200m ² (Note 4)	2.68	1 290
	West of So Kwun Wat Road, Area 56, Tuen Mun	Private	(Note 2)	PR: 3.6 (Note 4)	0.75	390
	Tsun Wen Road, Tuen Mun	Private	(Note 2)	PR: 5	1.56	1 900
	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun	Private	(Note 2)	PR: 1.3 (Note 4)	1.1	190
	Tsing Ha Lane, Area 20, Tuen Mun	Private	(Note 2)	PR: 3.6 (Note 4)	0.61	370
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Western Portion)	Private	(Note 2)	GFA: 61 600m ² (Note 4)	2.4	1 160
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	Private	(Note 2)	PR: 6	0.88	530
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 1) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Phase 1), Area 39, Tuen Mun)	Public (PRH/GSH)	2023-24	PR: 6	0.67	950
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 2) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Remaining portion), Area 39, Tuen Mun)					
	Area 29 West, Tuen Mun	Public (PRH/GSH)	2023-24	PR: 6	1.32	830
	Area 2, Tuen Mun	Public (SSF)	2019-20	PR: 6	0.25	290
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Eastern Portion)	Private	(Note 2)	GFA: 95 180m ²	2.78	1 586

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	North of Jade Cove, So Kwun Wat, Tuen Mun	Private	(Note 2)	PR: 3.6 (Note 4)	6.03	2 000
	North of The Aegean, So Kwun Wat, Tuen Mun	Private				
	North of Fiona Garden, So Kwun Wat, Tuen Mun	Private				
	Area 54 Site 5, Tuen Mun	Public	(Note 2)	PR: 5	0.77	700
	Kei Lun Wei, Area 54, Tuen Mun	Public	(Note 2)	PR: 5	1	1 000
	South of Kwun Chui Road, Area 56, Tuen Mun	Private	(Note 2)	PR: 3.6 (Note 4)	1.22	720
	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun	Public (PRH/GSH)	(Note 2)	PR: 6	2.56	3 550
	Hang Fu Street, Area 16, Tuen Mun	Public (SSF)	2023-24	PR: 6	0.67	520
	Tseng Tau Sheung Tsuen South, Tuen Mun (previously known as East of Tuen Hing Road, Area 23, Tuen Mun)	Public	(Note 2)	PR: 6	4.24	2 700
	Wu Shan Recreational Park at Wu Shan Road and Lung Mun Road, Tuen Mun	Public	(Note 2)	PR: 6	2.33	2 940
	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	Private	(Note 2)	PR: 4 (Note 4)	2.46	940
	Subtotal (Note 5): 24 sites				36.5	24 700 (Public: 13 480 Private: 11 220)
Yuen Long	Ex-Au Tau Departmental Quarters at Yau Shin Street, Yuen Long	Public (PRH)	2015-16	GFA: 52 100m ² (Note 4)	3.71	1 240
	Tak Yip Street, Tung Tau, Yuen Long	Private	(Note 2)	PR: 5 (Note 4)	3.87	430
	Junction of Fu Yip Street and Wang Yip Street West, Yuen Long	Public (SSF)	2016-17			230
	Two "R(E)l" sites at Wang Yip Street West, Yuen Long	Private	(Note 2)			2 820
	Au Tau, Yuen Long (previously known as Ha Ko Po Tsuen, Kam Tin North)	Private	(Note 2)	PR: 1.2 (Note 4)	3.22	551

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	Wang Chau Phase 1, Yuen Long	Public	(Note 2)	PR: 6 (Note 4)	5.67	4 000
	Long Bin Interim Housing Phase 1, Yuen Long	Public	(Note 2)	PR: 6	10	2 800
	Long Bin Interim Housing Phase 2, Yuen Long					8 900
	Near Tan Kwai Tsuen (Southern Portion), Yuen Long	Public	(Note 2)	PR: 6	10.6	7 400
	Kam Sheung Road Site 1, Kam Tin South	Public	(Note 2)	PR: 3 (Note 4)	6.21	3 700
	Kam Sheung Road Site 4a, Kam Tin South	Public	(Note 2)	PR: 3 (Note 4)	7.06	3 750
	Kam Sheung Road Site 6, Kam Tin South	Public	(Note 2)	PR: 3 (Note 4)	2.76	1 550
	Subtotal (Note 5): 13 sites					53.1
Total (Note 5): 135 sites					252.73	190 900 (Public: 147 300 Private: 43 600)

Notes:

- 1: The information regarding the specific public housing type of public housing projects carried out by the Hong Kong Housing Authority (HKHA) is extracted from the various LegCo Papers on Public Housing Construction Programme covering the periods up to 2023-24 (LC Paper Nos. CB(1)289/14-15(05), CB(1)63/15-16(05), CB(1)110/16-17(02), CB(1)219/18-19(03) and CB(1)183/19-20(03) respectively). Information on the specific mix of public housing is yet available for those projects to be completed beyond 2023-24 or by Hong Kong Housing Society. The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.
- 2: The information regarding the estimated completion year of specific public housing projects carried out by the HKHA is extracted from the various LegCo Papers on Public Housing Construction Programme covering the periods up to 2023-24 (LC Paper Nos. CB(1)289/14-15(05), CB(1)63/15-16(05), CB(1)110/16-17(02), CB(1)284/17-18(03), CB(1)219/18-19(03) and CB(1)183/19-20(03) respectively). Information on the estimated completion year is yet available for those projects to be completed beyond 2023-24 or by Hong Kong Housing Society. For public housing sites, the estimated completion year is subject to a host of factors such as progress of feasibility studies, consultation, funding approval, land resumption/ clearance, reprovisioning of affected facilities, complexity of works, etc. For private housing sites, the estimated completion year of the development is subject to private initiatives or the construction programme of the developer in compliance with the requirements, including the building covenant, which will require completion of the development within a prescribed time limit, in the Conditions of Sale.

- 3: The estimated site area and 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.
- 4: The indicated plot ratio/gross floor area is the maximum plot ratio/gross floor area (including both domestic and non-domestic)
- 5: The figures may not add up to the total due to rounding.

(II) 12 potential housing sites with statutory rezoning procedures initiated/ in progress

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic PR/ GFA	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)	
Central and Western	Ka Wai Man Road Phase 1, Sai Wan	Public	(Note 2)	GFA: 120 000m ² (Note 4)	2.88	2 340	
	Ka Wai Man Road Phase 2, Sai Wan	Public	(Note 2)				
	Subtotal (Note 5): 2 sites					2.88	2 340 (Public: 2 340)
Wan Chai	Lui Kee Education Services Centre and Wan Chai Polyclinic	Private	(Note 2)	PR: 6.5	0.25	302	
	Subtotal (Note 5): 1 site					0.25	300 (Private: 300)
Kwun Tong	Choi Hing Road and Choi Hing Lane, Ngau Tau Kok	Public (SSF)	2018-19	PR: 6	1.23	1 358	
	Choi Wing Road, Ngau Tau Kok	Public (PRH/GSH)	2020-21	PR: 7.5	0.67	1 110	
	Wang Chiu Road, Kowloon Bay (previously known as Opposite to Richland Gardens)	Public	(Note 2)	PR: 7.5	2.68	4 100	
	Subtotal (Note 5): 3 sites					4.58	6 570 (Public: 6 570)
Kwai Tsing	Tai Wo Hau Road Phase 1, Kwai Chung	Public	(Note 2)	PR: 6	0.32	400	
	Tai Wo Hau Road Phase 2, Kwai Chung	Public (PRH/GSH)	2023-24	PR: 6	0.31	400	
	San Kwai Street, Kwai Chung	Public (PRH/GSH)	2023-24	PR: 6	0.55	650	
	Lai Kong Street, Kwai Chung	Private	(Note 2)	PR: 6	0.38	410	
	Subtotal (Note 5): 4 sites					1.56	1 860 (Public: 1 450; Private: 410)
Sai Kung	Near Ho Chung New Village, Ho Chung	Private	(Note 2)	PR: 1.5 (Note 4)	0.35	100	
	Nam Wai (Eastern Portion), Hebe Haven, Sai Kung	Private	(Note 2)	PR: 1.3 (Note 4)	0.70	130	
	Subtotal (Note 5): 2 sites					1.05	230 (Private: 230)
Total (Note 5): 12 sites					10.32	11 300 (Public: 10 400 Private: 900)	

Notes:

- 1: The information regarding the specific public housing type of public housing projects carried out by HKHA is extracted from the various LegCo Papers on Public Housing Construction Programme 2018-19 to 2022-23 and 2019-20 to 2023-24 (LC Paper Nos. CB(1)219/18-19(03) and CB(1)183/19-20(03) respectively). Information on the mix of public housing is yet available for those projects to be completed beyond 2023-24 or by Hong Kong Housing Society. The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.
- 2: The information regarding the estimated completion year of specific public housing projects carried out by HKHA is extracted from the various LegCo Papers on Public Housing Construction Programme 2018-19 to 2022-23 and 2019-20 to 2023-24 (LC Paper Nos. CB(1)219/18-19(03) and CB(1)183/19-20(03) respectively). Information on the estimated completion year is yet available for those projects to be completed beyond 2023-24. For public housing sites, the estimated completion year is subject to a host of factors such as progress of feasibility studies, rezoning, consultation, funding approval, land resumption/ clearance, reprovisioning of affected facilities, complexity of works, etc. For private housing sites, the estimated completion year of the development is subject to the construction programme of the developer in compliance with the requirements, including the building covenant, which will require completion of the development within a prescribed time limit, in the Conditions of Sale.
- 3: The estimated site area and 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.
- 4: The indicated plot ratio/gross floor area is the maximum plot ratio/gross floor area (including both domestic and non-domestic).
- 5: The figures may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)081

(Question Serial No. 3025)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is noted in the Budget Speech that “the Development Bureau is co-ordinating technical studies for the three urban squatter areas in Cha Kwo Ling, Ngau Chi Wan and Chuk Yuen for 6 300 public housing units.”

Will the Government inform this Committee of the details of the technical studies for the three urban squatter areas, including:

- (1) The progress and the specific timetable;
- (2) The number of surveyed/licenced domestic structures, surveyed/licenced non-domestic structures, as well as non-surveyed/non-licensed unauthorised structures;
- (3) When will the freezing survey be conducted?
- (4) What are the rehousing arrangements?
- (5) How many public rental housing units, Green Form Subsidised Home Ownership Scheme units and Home Ownership Scheme units are there among the 6 300 public housing units to be provided?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 3)

Reply:

(1) and (5)

The Government announced in the 2019 Policy Address the commissioning of the studies

on the land use and supporting infrastructure of the three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village. It is estimated that over 7 hectares (ha) of land in these three areas would be cleared for integrated planning and development of a new community comprising mainly public housing. Two Engineering Feasibility Studies (EFSs) were commissioned by the Civil Engineering and Development Department (CEDD), with the one covering Cha Kwo Ling Village commenced in mid- 2019 and the one for Ngau Chi Wan Village and Chuk Yuen United Village started in early 2020. These studies, covering formulation of the development options, detailed land use proposals (including the distribution of housing, Government, Institution or Community (GIC) facilities, open space and supporting infrastructure), implementation arrangements as well as technical assessments, etc. are aimed for completion in 2021. Subject to outcomes of the studies, we preliminarily estimate that these three squatter areas can altogether provide about 6 300 public housing units. In the course of the studies, we will engage the local community and stakeholders on the planning concept and preliminary development proposals.

(2) - (4)

Details of the structures, households and business undertakings to be affected by the proposed development of the squatter areas will be surveyed during the pre-clearance surveys (commonly known as “freezing surveys”) to be conducted in due course, normally after the planned land use, development boundary and implementation programme of the development project are confirmed. In accordance with the prevailing compensation and rehousing arrangements for domestic occupants of squatters which were significantly enhanced in 2018, eligible households will be offered non-means tested rehousing in the form of rental or subsidised sale flat units in Dedicated Rehousing Estates to be developed and managed by the Hong Kong Housing Society (one of which being planned in Kai Tak), in addition to the means-tested rehousing option offered by the Hong Kong Housing Authority.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)082

(Question Serial No. 3026)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The three-year Land Sharing Pilot Scheme (LSPS) will start receiving applications in the first half of this year. The area of land to be approved will be capped at 150 hectares. The Government believes that this can supplement the supply of public and private housing in the short to medium term.

In this connection, will the Government inform this Committee of the following:

- (a) Details of each Wetland Buffer Area in Hong Kong over the past five years, including (1) the location; (2) area; (3) whether there have been developers submitting applications to the Town Planning Board (TPB) for its development;
- (b) Please advise on the scope of study and progress made in respect of the study conducted on Agricultural Priority Areas (APAs) under the current New Agricultural Policy. When will the findings of the study be released? Will the Government consider waiting until the confirmation and retention of considerable agricultural land with potential to become APAs upon completion of the study report to commence the LSPS? If not, what are the reasons?
- (c) Being applicant-oriented, the LSPS will help developers release land in the adjacent areas. Is there any mechanism in place to ensure that the LSPS will not be tilted in favour of developers, and to address the suspicion of transfer of benefits? What is the role of the TPB in the LSPS? Can the general public make recommendations on or lodge claims against the application projects?
- (d) Who are the members of the Panel of Advisors? Will the Government consider recruiting Panel members from concern groups on environmental protection and land issues to allow public monitoring of the LSPS, so as to enhance the recognition and transparency of the Panel?

(e) Will the Government consider setting up a \$150 billion “Land Resumption Fund” to initiate a large-scale land resumption exercise, by invoking the Land Resumption Ordinance, to resume from developers holding agricultural land, brownfield sites in the New Territories and the agricultural land reserve they hold, as a source of land for public housing and transitional housing developments? If not, what are the reasons?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 4)

Reply:

While Government-led resumption is the mainstream, the Land Sharing Pilot Scheme (LSPS) is among one of the eight priority land supply measures recommended by the Task Force on Land Supply after an extensive public engagement exercise. LSPS is aimed at tapping the market force in planning and construction, with a view to releasing as soon as possible the development potential of private lots with consolidated ownership and falling within eligible areas, so as to speed up short- to medium-term housing supply. The Government is making final preparations with a view to launching the scheme to receive applications in the first half of 2020.

Our reply to various parts of question is as follows –

- (a) The Wetland Buffer Area (WBA) covers an area of approximately 1 230 hectares (ha). It is shown on Figure A of the Town Planning Board Guidelines No. TPB PG-No. 12C on “Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance” (https://www.info.gov.hk/tpb/en/forms/Guidelines/pg12c_e.pdf). In the past five years, the Town Planning Board (TPB) considered 11 planning applications under section 12A or 16 of the Town Planning Ordinance (Cap. 131) (TPO) for permanent residential and/or commercial developments in areas within or encroaching the WBA.
- (b) According to the latest survey by Agricultural, Fisheries and Conservation Department (AFCD), the total area of agricultural land in Hong Kong is around 4 300 ha, of which about 750 ha are under active farming and the remaining 3 550 ha are left fallow. To support the development of local agriculture, AFCD has commissioned a consultancy study on Agricultural Priority Areas (APAs) to identify quality agricultural land and explore suitable policies and measures to encourage landowners to put fallow agricultural land into long-term agricultural use. The consultant is currently reviewing existing farmland (including both government and privately owned farmland) in Hong Kong and studying overseas experience. Given that a considerable size of agricultural land is involved, it is estimated that the study will take several years to complete.

As agricultural land abounds in quantity and is scattered in location, efforts to develop agricultural land with development potential through measures including LSPS while facilitating agricultural activities in areas with good potential for agricultural rehabilitation through the APA study are not in conflict with each other and can be taken forward in tandem. Proposed changes in land uses under LSPS applications, including those involving land falling under the “agricultural” zone, will be subject to the scrutiny of the TPB as the gatekeeper.

(c) & (d)

Under the LSPS, the Government will facilitate infrastructural improvement that will enhance the development intensity of the private lots under application, with the condition that LSPS applicants should hand over to the Government part of the lots they own, in the form of formed land, capable of delivering at least 70% of the additional gross floor area gained for public housing or Starter Homes. The developer-lot owners will also be responsible for developing the necessary infrastructure and possibly other community facilities to support the whole public and private housing development.

Transparency will be upheld throughout the process of handling the LSPS projects, including publishing online key project details as soon as complete applications are first received. A multi-disciplinary Central Team set up under the Development Bureau will be responsible for vetting all applications received, in consultation with relevant bureaux/departments. In particular, the Central Team will ensure that the proposed scale of housing development meets the minimum requirements, and the proposed types and scale of the infrastructure and supporting facilities are cost effective as well as essential and proportionate to the whole public and private housing development. The vetting analyses by the Central Team, together with any public views received, will be submitted to a dedicated Panel of Advisors for consideration. The Panel of Advisors, comprising non-official members with expertise and experience from probably the legal, housing, development-related, environment, social services and financial sectors, will provide independent and third-party opinion on the applications. Only applications supported by the Panel of Advisors will be submitted to the Chief Executive-in-Council for endorsement, before proceeding to the statutory stages involving mainly the town planning process and gazettal of road/sewerage works.

The established public participation channels under the statutory processes, including public consultation on and/or lodging views or objections to the proposed amendments to statutory plans, land resumption or road/sewerage works, will continue to apply. As mentioned above, the TPB will be responsible for processing the land use changes by considering the proposed amendments to statutory plans or applications for planning permissions, taking into account relevant technical assessments and public views received during the consultation process, in accordance with the TPO.

- (e) As approved by the Finance Committee (FC), the costs of paying compensation and ex-gratia allowances for resuming and clearing land for government development projects are met by the provisions in the relevant block allocations, namely Subhead 1004CA and Subhead 1100CA, under Head 701 - Land Acquisition of the Capital Works Reserve Fund. As and when a project is ready to proceed with land resumption and clearance, the disbursements for compensation and ex-gratia allowances will be made under those funding accounts in accordance with the requirements under the relevant statutory provisions or formulae for ex-gratia allowances as approved by the FC. The mechanism has been working effectively and we do not see the need for setting up a separate fund for land acquisition.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)083

(Question Serial No. 3029)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

During 2020–21, the Planning and Lands Branch will continue to explore with the MTR Corporation Limited the development potential of stations and related sites along existing and future rail lines, with particular focus in taking forward the topside developments at Siu Ho Wan Depot site, Tung Chung Traction Substation and Pak Shing Kok Ventilation Building.

Will the Government please inform this Committee of the following:

1. Details of the railway property development projects over the past three financial years, including the project names, locations, estimated number of units, gross floor areas, developer names, and the building covenant period expiry dates;
2. The progress of taking forward the topside developments at Siu Ho Wan Depot site, Tung Chung Traction Substation and Pak Shing Kok Ventilation Building, and whether the Government will consider developing public housing or “Starter Homes” units for Hong Kong residents at the abovementioned railway-related sites.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 14)

Reply:

1. Information on railway property development projects in the past three financial years (i.e. from 1 April 2017 up to 29 February 2020) is set out below:

Railway property development projects ^(Note 1)				
Project Name (Lot No.)	Developer	Estimated flat number (Note 2)	Maximum Gross Floor Area (GFA) (square metres) (Note 3)	Building covenant expiry date ^(Note 4)
2017-18				
West Rail, Kam Sheung Road Station Package 1 (Lot No. 1040 in Demarcation District 103)	Grand Ample Limited	2 000	114 896	30 September 2025
Wong Chuk Hang Station Package 2 (Aberdeen Inland Lot No. 467)	High Crown Holdings Limited	600	45 800	16 January 2025
2018-19				
Yau Tong Ventilation Building, Ko Chiu Road, Yau Tong (New Kowloon Inland Lot No. 6602)	Top Oasis Limited	500	30 225	31 December 2026
Ho Man Tin Station Package 2 (Kowloon Inland Lot No. 11264)	Grace Castle Corporation Limited	1 000	59 400	12 March 2025
Wong Chuk Hang Station Package 3 (Aberdeen Inland Lot No. 467)	Queen Investments Limited	1 200	92 900	23 September 2026

Railway property development projects ^(Note 1)				
Project Name (Lot No.)	Developer	Estimated flat number ^(Note 2)	Maximum Gross Floor Area (GFA) (square metres) ^(Note 3)	Building covenant expiry date ^(Note 4)
LOHAS Park Package 11 (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Sky Castle Limited	1 850	88 858	31 December 2025
2019-20				
Wong Chuk Hang Station Package 4 (Aberdeen Inland Lot No. 467)	WCH Property Development Company Limited	800	59,300	10 December 2026
LOHAS Park Package 12 (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Cosmic Fortune Limited	2 000	89 290	30 September 2026 ^(Note 5)

Note 1: Based on the date of tender invitation by MTR Corporation Limited (MTRCL).

Note 2: Estimated flat number as at the date of tender invitation by MTRCL. Actual flat number is subject to the finalised design of the proposed development.

Note 3: Maximum GFA as specified in the Conditions of Grant/Modification Letter/Conditions of Exchange.

Note 4: Building covenant expiry date as specified in the Conditions of Grant/Modification Letter/Conditions of Exchange.

Note 5: Estimated date as the Modification Letter has not yet been executed.

2. The Government has been exploring with the MTRCL the development potential of railway-related sites with a view to unlocking their potential for residential and other developments, having regard to site-specific circumstances and other relevant factors.

The Siu Ho Wan Depot is a sizeable site estimated to provide no less than 14 000 residential units in the medium to long term. We intend to develop the site into a community with public and private housing as well as community facilities. In taking forward this large scale project, it is necessary to consider, among others, the interface between the depot operations and topside development in ensuring that normal operation of the existing workshop and depot will be maintained at all times to support the railway services. The details are being considered.

The Tung Chung Traction Substation and Pak Shing Kok Ventilation Building have been identified as being suitable for smaller scale topside private residential developments. We will soon initiate rezoning processes for these sites according to the established procedures.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)084

(Question Serial No. 3032)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is noted under the Programme that the Development Bureau will continue to oversee the implementation of major initiatives under the Urban Renewal Strategy, and support the Urban Renewal Authority ("URA") in conducting a planning study in Yau Ma Tei and Mong Kok districts with a view to identifying more effective and efficient ways for urban renewal.

Will the Government please inform this Committee of the following:

1. The progress of the planning study in Yau Ma Tei and Mong Kok districts, as well as the redevelopment schedule;
2. A commercial site removed from the application list of the Land Sale Programme for the current year may be granted to URA for other purposes. Please advise on the location and area of this commercial site. If the site is granted to URA, will the Government advise URA to use the site as rehousing blocks under the redevelopment plan of Yau Ma Tei and Mong Kok districts?
3. Will the Government consider re-positioning URA as a subsidised sale flats constructing organisation, which acquires land through government land allocation and resumes land with the sufficient resources received from the Government for the construction of subsidised sale flats (Starter Homes)?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 17)

Reply:

1. In May 2017, the Urban Renewal Authority (URA) commenced a district study for Yau Ma Tei and Mong Kok (“Yau Mong District Study”). The Yau Mong District Study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts. The findings would also serve as the basis for URA to identify more effective and efficient ways for urban renewal as well as practical and feasible ideas and modus operandi for adoption in the work strategy of urban renewal in future. The efficacy of various initiatives under the 2011 Urban Renewal Strategy would also be examined in the context of the study.

The Study is divided into three parts. The first part is a baseline review and data analysis; the second part comprises strategic studies on specific topics including the relevant policy framework, implementation mechanisms and development measures; and the third part is the formulation of various options for the Master Urban Renewal Concept Plans (“MRCPs”). The URA completed the first and second parts of the Study and reported the findings to the Legislative Council Joint Subcommittee to Follow Up Issues Relating to the Redevelopment, Maintenance and Management of Aged Buildings in November 2019. URA is now formulating various options for the MRCPs and will identify potential areas for urban renewal under the MRCPs. The Study is expected to be completed within 2020.

2. The commercial site at the junction of Argyle Street and Canton Road, Kowloon (with an area of about 1 240 square metres) included in the 2019-20 Land Sale Programme is not rolled over to the 2020-21 Land Sale Programme. The site is tentatively reserved for facilitating URA’s implementation of the urban renewal programme in the Yau Ma Tei and Mong Kok districts to be recommended under the Yau Mong District Study. The Government’s decision on whether to grant the site to URA will be subject to the submission of further details by URA to support the viability of the relevant proposal and the outcome of the public consultation to be conducted upon the completion of the Study.
3. URA, being the statutory body responsible for carrying out urban renewal, has all along maintained a division of responsibilities with the Hong Kong Housing Authority (HKHA) / Hong Kong Housing Society (HKHS) in terms of roles and functions, with HKHA / HKHS being tasked with the provision of subsidised sale flats (SSF) and public rental housing. That said, the Government has invited URA to provide SSFs in selected projects in the past such as its Kai Tak Development at 3 Muk Chui Street in 2015 and the Starter Homes (SH) Pilot Project “eResidence” in 2019. In view of the home ownership aspirations of the public and the encouraging response to “eResidence”, the URA, in the 2019 Policy Address, has been entrusted with a new mission to provide more SH or other types of SSFs in its redevelopment projects. URA is undertaking relevant studies and will submit the proposal to the URA Board for deliberation and approval when ready.

Furthermore, the Government, in the 2018 Policy Address, invited the URA to assist in the redevelopment of buildings under the Civil Servants' Co-operative Building Society Scheme (CBS). In this connection, URA has already identified two clusters of sites, involving more than 30 CBS buildings in Kowloon City suitable for redevelopment as a pilot project. The total number of flats upon redevelopment is expected to be about 3 000, which is about five times the existing number of CBS flats on the selected sites. Part of the resumed land under the pilot project will be earmarked for public housing development by the relevant agency.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)085

(Question Serial No. 3043)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Land (Compulsory Sale for Redevelopment) Ordinance (Chapter 545) was amended in 2010, in which the application threshold for compulsory sale orders in respect of some specified lots was lowered from an ownership of 90% of the property interests to 80%.

1. Please provide details of the development of the cases with compulsory sale orders granted in the past five years, including the information on: i) Lot number; ii) address of the property; iii) site area; iv) building age; v) percentage share of property interests under a unified ownership; vi) transaction price by auction (\$ million); vii) number of residential units before redevelopment; viii) number of residential units after redevelopment; ix) details of the combination of sites;
2. The number of applications discontinued/withdrawn/adjourned and the reasons for that;
3. By 18 districts, the average compensation amount per square foot paid to domestic occupants and business undertakings as a result of compulsory sale;
4. In 2011, the Government implemented a three-year Pilot Mediation Scheme under the Land (Compulsory Sale for Redevelopment) Ordinance ("PMS"). The PMS reported a success rate of about 70%. Will the Government consider reactivating the PMS or to assist property owners by mediating disputes arising out of or in relation to applications for compulsory sale of land lot that has been made or is intended to be submitted to the Lands Tribunal? What is the estimated expenditure involved?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 28)

Reply:

1. The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), which was enacted by the Legislative Council in 1998 and brought into operation in June 1999, enables persons who own a specified majority of the undivided shares in a lot to make an application to the Lands Tribunal for an order for sale of all the undivided shares in the lot for the purpose of redevelopment. Details of the development of the applications¹ filed in the past five years with compulsory sale orders granted are at **Annex A**.
2. Having consulted the Judiciary on the status of the applications, the number of applications which have been discontinued/withdrawn/adjourned in the past five years is set out at **Annex B**. However, there is no information on the reasons for discontinued/withdrawn/adjourned applications as applicants are not required to specify the reasons.
3. Under the Land (Compulsory Sale for Redevelopment) Ordinance, after the sale of the subject lot by the trustee appointed by the Lands Tribunal, the proceeds of sale and associated expenses are apportioned between the majority and minority owners on a pro rata basis after (a) deducting the expenses of the auction (or other means of sale) and legal costs on assignment of the lot; (b) discharging any liability due to the Government and incumbrance affecting the lot; and (c) paying off any compensation due to existing tenants (if so ordered by the Lands Tribunal). We have no information on the proceeds of sale apportioned to individual owners of domestic/commercial units.
4. The Pilot Mediation Scheme (PMS), operated by the Joint Mediation Helpline Office (JMHO)², was commissioned by the Development Bureau (DEVB) and launched in January 2011 after the lowering of the threshold for compulsory sale applications from 90% to 80% for three specified classes of lots³ in 2010, which was expected to induce an upsurge in the number of compulsory sale applications. The introduction of the PMS provided owners involved in land compulsory sale cases an alternative to resolve their disputes by reaching an agreement acceptable to them through the facilitation of an impartial third party during mediation.

¹ Information on site area and development parameters of granted orders are based on records available to the Buildings Department.

² The JMHO was founded by the Hong Kong Mediation Council, the Hong Kong Bar Association, the Law Society of Hong Kong, the Chartered Institute of Arbitrators (East Asia Branch), the Hong Kong Institute of Arbitrators, the Hong Kong Institute of Architects, the Hong Kong Institute of Surveyors and the Hong Kong Mediation Centre in 2010.

³ The three classes of lot are: (a) a lot with units each of which accounts for more than 10% of the undivided shares in the lot; (b) a lot with all buildings aged 50 years or above; and (c) a lot with all industrial buildings aged 30 years or above not located within an industrial zone.

DEVB subsequently commissioned in 2013 a consultancy review on the PMS after the pilot had run for two years. The findings submitted by the consultant in 2014 indicated that the PMS had served its historical mission in better informing the public, in particular the affected minority owners, on mediation as an alternative dispute resolution mechanism to hearings at the Lands Tribunal and that owners seemed to prefer using mediation service in the open market⁴. Taking into account the findings and given that there were already a large enough cohort of mediators trained on compulsory land sale, the PMS was wound down in 2014. There is no plan to reactivate the PMS and thus no estimated expenditure to be incurred by the Government in this regard. That said, the JMHO continues to provide mediation service and free consultation for compulsory land sale cases. The non-governmental organisation of Outreach Support Service for Minority Owners commissioned by DEVB has also been publicising mediation as an alternative to dispute resolution in its public education and outreach programmes.

⁴ Based on information from the Judiciary, of all the compulsory land sale cases during the period 15 February 2011 – 31 March 2013, there were 94 mediation attempts to resolve the disputes of which 12 were provided through the PMS

Case Number	Lot number	Address of the property	Site Area	Building age > (year)	Percentage share of property interests held by the applicant ^ (%)	Transaction price by auction (\$ million)	Number of residential flats before redevelopment	Number of residential flats after redevelopment	Details of the combination of sites
LDCS 1000/2015	Section A-C of Inland Lot No. 2244, Section C-F of Inland Lot No. 2245 and Inland Lot No. 2242	Nos. 2, 4, 6, 8, 10 and 12 Anton Street, Nos. 5, 7, 9 and 11 Landale Street, and Nos. 46, 48, 50, 52, 54, 56 Queen's Road East, No. 1A Landale Street and No. 2A Anton Street, Hong Kong	1 340.8 m ²	54-58	not less than 80	\$2,055	60	*	@
LDCS 3000/2015	Kowloon Inland Lot Nos. 9580 and 9251	Nos. 21 and 21A Ashley Road, Kowloon	753.166m ²	57	83.3	-- (Developer acquired the remaining property interests after the compulsory sale order was made, the public auction was thus cancelled.)	10	*	The redevelopment site covers Nos. 21-27 Ashley Road.
LDCS 6000/2015	Sub-section 1 of Section B of Inland Lot No. 120 and Sub-section 1 of Section B of Inland Lot No. 122	Feng Fong Building, Nos. 73 and 73A-E Caine Road, Hong Kong	629.989 m ²	59	81.4	\$1,049.3	38	*	@
LDCS 9000/2015	The Remaining Portion of Section A of Marine Lot No. 123 and Section B of Marine Lot No. 123	Cheung Lok Mansion at Nos. 222/224 and Nos. 226/228 Wanchai Road for the basements, Nos. 222, 224, 224A, 226, 228A, 228B and 228C Wanchai Road for ground floors, and No. 228 Wanchai Road Blocks A-I for the upper floors, Hong Kong	814.461m ²	51	89.9	\$1,620	81	*	The redevelopment site covers Nos. 222-228 Wan Chai Road
LDCS 14000/2015	The Remaining Portion of Kowloon Inland Lot No. 3903 and the extension thereto	Iau Moon Mansion, Nos. 15-25 Yau Moon Street, Kowloon	1 045.728m ² (Aggregate site area of Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road)	42	98.7	\$413	40 (Total no. of domestic flats of Nos. 15-25 Yau Moon Street)	*	The redevelopment site covers Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road
LDCS 17000/2015	Section Q and Section R of Inland Lot No. 730	Nos. 11 and 13 Matheson Street, Hong Kong	265.491m ²	50	85.7	\$441	8	*	The redevelopment site covers Nos. 11-15 Matheson Street
LDCS 1000/2016	Section B of Shaukiwan Marine Lot No. 2	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	1 198.837m ²	56	84.9	\$1,401	135	*	@
LDCS 2000/2016	Sub-section 10 of Section A, Section A, B and Remaining Portion of Sub-section 12 of Section A, and Sub-section 14 of Section A of Hung Hom Marine Lot No.1	Nos. 1, 1A, 3, 5, 7, 7A, 9, 9A, 11, 11A-C, 15, 15A, 17, 17A, 19, 21, 21A-C Whampoa Street and Nos. 80, 82, 84, 86 Baker Street, Kowloon	1 832.514m ²	59-60	Not less than 80	\$2,137	102	*	@
LDCS 4000/2016	The Remaining Portion of Section A and B, Sub-section 1 of Section B and the Remaining Portion of Kowloon Inland Lot No. 1693	No. 61, 63, 65 and 67 Soy Street, Kowloon	328.317m ²	61	90	\$386.4	15	*	@

Case Number	Lot number	Address of the property	Site Area	Building age > (year)	Percentage share of property interests held by the applicant ^ (%)	Transaction price by auction (\$ million)	Number of residential flats before redevelopment	Number of residential flats after redevelopment	Details of the combination of sites
LDCS 5000/2016	Section A-E and the Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No. 1, Kowloon	Nos. 30-44 (even nos.) Gillies Avenue South and Nos. 75-77 Baker Street, Kowloon	1 223.997m ²	60	not less than 80	\$1,445	42	*	@
LDCS 6000/2016	Section C and the Remaining Portion of Inland Lot No. 668, Section C of the Remaining Portion of Inland Lot No. 668A, Section D of Inland Lot No. 668 and Section D of Inland Lot No. 668A	Nos. 1 and 1A Wood Road, Hong Kong	410.736m ²	53	84.4	\$485	28	*	@
LDCS 9000/2016	The Remaining portion, Section I, H, G, A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1	Nos. 39 and 41 Whampoa Street and Nos. 12A, 12B, 14, 16, 18 and 20 Bulkeley Street, Kowloon	1 105.546m ²	59-60	not less than 80	\$626	73	*	@
LDCS 11000/2016	Kowloon Inland Lot No. 9934	No. 1 Ka Shin Street, No. 2 Pok Man Street and Nos. 39, 41, 43, 43A, 45, 45A, 47, 47A, 49, 49A, 51 and 53 Tai Kok Tsui Road, Kowloon	895.771m ²	59	83.4	\$1,145	74	*	@
LDCS 3000/2017	Inland Lot No. 5657	No. 153 Queen's Road East, Hong Kong	#	44	87.5	\$81.2	6	#	No information as no approved redevelopment proposal yet
LDCS 8000/2017	Sub-section 7 and the Remaining portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1	Nos. 79-81 Baker Street, Nos. 23-25 and 27-29 Whampoa Street, Kowloon	1 079.997 m ²	60-61	not less than 80	\$496	77	*	@
LDCS 13000/2017	New Kowloon Inland Lot No. 1744	Amoycan Industrial Centre, Block 1, No. 7 Ngau Tau Kok Road, Kowloon	1 923.1m ²	56	84.9	\$2,075.6	0	*	@
LDCS 3000/2018 (See also LDCS 4000/2018)	The Remaining Portion of Kowloon Inland Lot No. 1329	Nos. 13 and 13A Liberty Avenue, Kowloon	672.34m ² (The site area covers 9-13A Liberty Avenue encompassing the site area in LDCS 4000/2018)	54	95.2	\$249.1	15	*	The redevelopment site covers Nos. 9-13A Liberty Avenue
LDCS 4000/2018 (See also LDCS 3000/2018)	Kowloon Inland Lot No. 1309 and 1308	Nos. 9, 9A, 11 and 11A Liberty Avenue, Kowloon	672.34m ² (The site area covers 9-13A Liberty Avenue encompassing the site area in LDCS 3000/2018)	55	85.7	\$451	24	*	The redevelopment site covers Nos. 9-13A Liberty Avenue
LDCS 21000/2018	New Kowloon Inland Lot No. 4474	Wing Cheong Factory Building, No. 121 King Lam Street, Kowloon	#	48	86.36	\$395	0	#	No information as no approved redevelopment proposal yet

Legend :

- > Approximate building age from the year when occupation permit was issued to the year when the compulsory sale application was submitted.
- # Information is not available to Buildings Department since a redevelopment proposal has yet to be submitted/approved.
- * According to established practice, information on the number of residential flats and plot ratio cannot be disclosed under the obligation of confidence. The two pieces of information would be made available respectively in the Occupation Permit and the approved buildings plans deposited with Buildings Department after the redevelopment project is completed.
- ^ Based on information submitted by the applicant to the Land Registry.
- @ The case does not involve combination of sites.

Case number	Address of the Property	Application Status
2000/2015	No. 232 Wan Chai Road, Hong Kong	Adjourned
4000/2015	No. 210 and 212 Nam Cheong Street, Kowloon	Withdrawn
5000/2015	No. 12 and 14 Tin Wan Street, Hong Kong	Discontinued
7000/2015	Nos. 1A and 1B Marble Road, Hong Kong	Discontinued
8000/2015	Nos. 1E and 1F Marble Road, Hong Kong	Discontinued
10000/2015	No. 41, 43 and 45 Pau Chung Street, Kowloon	Discontinued
11000/2015	Nos. 89 and 91 Shek Pai Wan Road (formerly known as No. 89A and 91A Island Road), Hong Kong	Discontinued
12000/2015	Nos. 85 and 87 Shek Pai Wan Road (formerly known as No. 85A and 87A Island Road), Hong Kong	Discontinued
13000/2015	Nos. 23 and 25 Tai Nan Street, Kowloon	Discontinued
15000/2015	Nos. 74, 74A, 74B and 74C Waterloo Road, Kowloon	Discontinued
16000/2015	Nos. 49 and 51 Kai Tak Road, Kowloon	Discontinued
3000/2016	Nos. 13, 15 & 17 Chung Ching Street, Hong Kong	Withdrawn
7000/2016	Nos. 5 and 7 Chung Ching Street, Hong Kong	Withdrawn
8000/2016	No. 46, 48 and 50 Gillies Avenue South, Kowloon	Discontinued
10000/2016	Nos. 238 and 240 Wan Chai Road, Hong Kong	Discontinued
1000/2017	Nos. 153 and 153A Queen's Road East, Hong Kong	Discontinued
2000/2017	Nos. 153A Queen's Road East, Hong Kong	Withdrawn
5000/2017	Nos. 2 and 2A Humphreys Avenue, Kowloon	Discontinued
7000/2017	Nos. 5A, 5B, 5C and 5D Victory Avenue, Kowloon	Withdrawn
9000/2017	Nos. 35-37 Whampoa Street, Kowloon	Discontinued
11000/2017	Nos. 13, 13A and 15 Wood Road, Hong Kong	Withdrawn
12000/2017	Tien Shing Industrial Building, No. 38 Belcher's Street, Hong Kong	Discontinued
15000/2017	Tin Fung Industrial Mansion, No. 63 Wong Chuk Hang Road, Hong Kong	Discontinued
10000/2018	Nos. 160 and 162, Queen's Road West, Hong Kong	Discontinued
12000/2018	Nos. 24 & 26 Bonham Road, Bonham Terrace, Hong Kong	Discontinued
13000/2018	Sung Wah Mansion, 28-30 Bonham Road, Hong Kong	Discontinued
17000/2018	No. 35 Cameron Road, Kowloon	Discontinued
18000/2018	Delite Mansion, No. 3 Granville Circuit, Kowloon	Discontinued
22000/2018	Tsang Chiu Ho Building, Nos. 160/164 Wellington Street and Nos. 1/2 Wa On Lane, Hong Kong	Discontinued

Case number	Address of the Property	Application Status
26000/2018	Jaffe Mansion, Nos. 216, 216A, 218, 220, 222 and 222A Jaffe Road, Hong Kong	Withdrawn
33000/2018	Nos. 260 and 260A Hai Tan Street, Kowloon	Discontinued
37000/2018	Nos. 274 and 276 Hai Tan Street, Kowloon	Discontinued
38000/2018	Nos. 50 and 52 Larch Street, Kowloon	Discontinued
6000/2019	No. 189 Johnston Road, and No. 110 Thomson Road, Hong Kong	Discontinued
9000/2019	Nos. 16 & 18 Man On Street, Kowloon	Discontinued
22000/2019	Good Year Industrial Building, Nos. 119-121 How Ming Street, Kowloon	Discontinued

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)086

(Question Serial No. 0558)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the studies on development of the three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village", please inform this Committee of the following:

1. The district planning works related to the development of the above-mentioned three squatter areas currently carried out by the Planning Department (PlanD), as well as the staff establishment and estimated expenditure in this respect.
2. Whether it knows if there are any other departments apart from the PlanD that also undertake related work for the development of the three squatter areas; if yes, of the details.
3. The progress made by the PlanD and other government departments on the planning and other studies conducted for the three squatter areas; the anticipated time by which consultation with the public and local residents or presentation on further development concept and timetable will be made.
4. The current planning intentions of the PlanD and various government departments with regard to the development of the three squatter areas; whether these areas are planned for other uses apart from public housing development; and regarding the planned public housing development of the three squatter areas, please advise on the initial proposed housing mix (e.g. the numbers of Home Ownership Scheme flats and public rental housing units) thereof.
5. Whether the PlanD or other government departments have prepared statistics on the number of affectees, such as landowners and tenants, in the three squatter areas.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 41)

Reply:

1. to 4.

The Government announced in the 2019 Policy Address the commissioning of studies on the land use and supporting infrastructure of the three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village. It is estimated that over 7 hectares of land in the three areas would be cleared for integrated planning and development of a new community comprising mainly public housing.

Two Engineering Feasibility Studies (EFSs) were commissioned by the Civil Engineering and Development Department (CEDD), with the one covering Cha Kwo Ling Village commenced in mid-2019 and the one for Ngau Chi Wan Village and Chuk Yuen United Village started in early 2020. These studies, covering formulation of the development options, detailed land use proposals (including the distribution of housing, Government, Institution or Community (GIC) facilities, open space and supporting infrastructure), implementation arrangements as well as technical assessments, etc. are aimed for completion in 2021. Subject to outcomes of the studies, we preliminarily estimate that these three squatter areas can altogether provide about 6 300 public housing units. In the course of the studies, we will engage the local community and stakeholders on the planning concept and preliminary development proposals.

Relevant departments will provide inputs and advice to the above-mentioned EFSs. For example, the Planning Department will provide planning inputs and district planning comments on the formulation of development options, requirements on the provision of GIC facilities and open space, etc. Meanwhile, the Lands Department will advise on matters relating to land acquisition, clearance and land administration.

The two EFSs are being undertaken by CEDD and other relevant departments as part of their overall duties. We are unable to provide a breakdown on the manpower expenditure incurred solely for this area of work. The total estimated costs of the two EFSs are \$13.2 million.

5.

Details of the structures, households and business undertakings to be affected by the proposed developments of the squatter areas will be surveyed during the pre-clearance surveys (commonly known as “freezing surveys”) to be conducted in due course, normally after the planned land use, development boundary and implementation programme of the development project are confirmed.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)087

(Question Serial No. 0988)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

With regard to “increasing land supply in the short, medium and long term”, the entire Anderson Road Development (ARD) (including the quarry site) is a major source of land and housing supply. Regarding the planning and land supply of the entire ARD, please advise on the following:

1. the supply of public and private housing from various sites at present. Please set out the respective site area, readily available/estimated developable land area, and number of units readily available/to be provided, under the categories of (a) land already developed/to be developed into public housing; (b) housing land already auctioned; (c) housing land planned to be auctioned in 2020-21 and (d) remaining land pending development;
2. the updated projections on the estimated residential population for the ARD made by the Planning Department or various departments;
3. details of the development of other sites reserved for community facilities within the ARD apart from housing development for the land; please set out the development plans by each reserved site.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 35)

Reply:

The new housing developments on the Anderson Road concern mainly two areas. The first covers the On Tai Estate and On Tat Estate completed in 2016 and 2017 that provide 18 000 public housing units to house a population of approximately 48 800. The other area concerns the Development of Anderson Road Quarry (ARQ) project, comprising a total of 11 housing sites being developed in phases for first population intake in 2023-24. Of

these 11 sites at ARQ, eight are for public housing, two for combined private housing and starter homes being tendered for sale, and the remaining one disposed of in January 2018 for private housing development. Upon full completion of the ARQ developments, there would be some 10 730 housing units to accommodate an additional population of some 30 000. Details of the housing developments at On Tai Estate, On Tat Estate and ARQ sites are at **Annex A**.

The developments on the Anderson Road have been planned with a range of community facilities to support the additional population arising from the housing developments, with reference to the Hong Kong Planning Standards and Guidelines and the requests from the relevant bureaux/departments to meet the needs of the district and the local community. Major Government, Institution or Community (GIC) facilities to be provided as part of the housing developments or on standalone sites at the area including ARQ are set out at **Annex B**. Some of the facilities have been completed and commenced operation including a primary school in On Tat Estate and a social welfare block in On Tai Estate, while others are in different planning and implementation stages. For example, for the joint-user complex at ARQ, we consulted Sai Kung District Council (DC) in March 2020 about a seven-storey development on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of social welfare services. We will put the same proposal to Kwun Tong DC for consultation in April/May 2020.

Housing Developments on Anderson Road

Housing Site	Site Area (hectare) (about)	Flat Number (as at Mar 2020) (about)	Type of Housing/ Progress
On Tat Estate			
Sites 1 - 2	5.79	9 400	Public Housing; Completed in 2016
On Tai Estate			
Sites 1 - 3	5.64	8 600	Public Housing; Completed in 2017
Development of Anderson Road Quarry (ARQ)			
1	1.42	1 900	Public Housing; To be completed in phases between 2024 and 2026
2	1.06	960	
3	1.75	1 400	
4	0.6	420	
5	1.42	1 140	
6	0.9	990	
7	0.6	420	
8	1.69	1 380	
9	0.5	400	Private Housing; Sold in January 2018 for completion in 2023-24 or earlier
10	1.06	1 720 (including 1 000 starter homes units)	Private Housing/starter homes; Being tendered for closing on 15 May 2020
11	0.95		
Sub-total for ARQ:	11.95	10 730	-
Total:	23.38	28 730	-

Major GIC Facilities to be provided on Anderson Road

Major Planned Facilities		Number of sites reserved	Site Area (hectare) (about)
Educational Facilities	Primary Schools	5	3.3
	Secondary School	2	1.61
Medical Facilities	Clinic	1	0.24
Social Welfare and Community Facilities	Social Welfare block	1	0.21
	Joint-user complex with community hall, sports centre, library, social welfare facilities and underground public carpark	1	0.83
	Refuse collection point and community recycling centre	1	0.07
	Flood Lake Park	1	17.5
	Quarry Park	1	
Transport Facilities	Public Transport Terminus	1	0.60

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)088

(Question Serial No. 1463)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Provision for 2020-21 is \$165.8 million, including that for 106 posts, higher than the revised estimate for the previous year. In this connection, would the Department list the following:

- 1) the distribution of ranks and job nature of the 106 posts;
- 2) the numbers of water seepage complaints received and prosecutions instigated last year; and
- 3) the estimated expenditure and manpower allocated to enhance the efficiency and effectiveness of the Joint Office with the Food and Environmental Hygiene Department in handling public reports about water seepage problem?

Asked by: Hon CHAN Chun-ying (LegCo internal reference no.: 9)

Reply:

- 1) The net increase of 106 posts in the Buildings Department (BD) in 2020-21 involves the creation of 109 non-directorate posts, to be offset by the expiry of three time-limited posts. The 109 posts to be created in 2020-21 comprise 43 professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer) and 66 technical posts (Senior Survey Officer (Building)/Senior Technical Officer (Structural)/Survey Officer (Building)/Technical Officer (Structural)).

Among the 109 posts, 24 posts will be engaged in implementing Operation Building Bright 2.0; 15 posts will be engaged in enhancing the efficiency of enforcement actions against unauthorised/dangerous/abandoned signboards; 38 posts will be engaged in enhancing departmental enforcement efforts on slope safety, window safety, control on unauthorised building works and construction site safety; eight posts will be engaged in coping with the increased workload arising from processing building plan submissions; four posts will be engaged in supporting the development of a Self-certification system by Authorized Persons under various licensing regimes; one post will be engaged in expediting the processing of applications under the Private Columbaria Ordinance and the remaining 19 posts will be engaged in implementing the Fire Safety (Industrial Buildings) Ordinance.

- 2) In 2019, the Joint Office (JO) set up by the Food and Environmental Hygiene Department and BD received 34 169 water seepage reports and instigated 126 prosecutions against building owners for their non-compliance with the nuisance notices issued under the Public Health and Municipal Services Ordinance (Cap. 132). The number of prosecutions instigated does not necessarily correspond to the number of water seepage reports received in the same year.
- 3) In 2020-21, the estimated additional expenditure of BD allocated to JO in handling water seepage reports is \$26.3 million and the staff establishment of BD in JO remains as 82 professional and technical staff. To enhance the efficiency and effectiveness of JO, the additional expenditure will be used for employing contract staff and engaging outsourced consultants for further extension of the use of new testing technologies for investigation of water seepages in other pilot districts.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)089****(Question Serial No. 1702)**Head: (82) Buildings DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Buildings and Building WorksControlling Officer: Director of Buildings (YU Tak-cheung)Director of Bureau: Secretary for DevelopmentQuestion:

- (1) It is mentioned in the Programme that the Buildings Department (BD) conducted surveys of New Territories Exempted Houses. Please provide information for the past three years in table form;

District Council district	Number of targeted villages to be inspected	Number of villages inspected	Number of cases with removal orders issued	Number of cases with irregularities rectified
North				
Tai Po				
Sai Kung				
Sha Tin				
Tuen Mun				
Yuen Long				
Tsuen Wan				
Kwai Tsing				
Islands				

- (2) tabulate the respective numbers of villages to be inspected this year, broken down by district of the New Territories District Councils;
- (3) provide an estimated time for completing the identification of the First Round Targets, based on BD's current projection.

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 15)

Reply:

- (1) In line with the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs), the Buildings Department (BD) has been conducting village by village surveys of NTEHs to identify UBWs that constitute serious contravention action of the law and pose higher potential risks to building safety (i.e. the First Round Targets) for priority enforcement action. The numbers of targeted villages to be inspected, villages inspected, removal orders issued and cases with irregularities rectified in the past three years by districts are tabulated below –

District	Number of targeted villages to be inspected	Number of villages inspected ⁽¹⁾	Number of removal orders issued ⁽²⁾	Number of cases with irregularities rectified ⁽³⁾
North	14	14	118	38
Tai Po	14	14	228	98
Sai Kung	14	14	117	46
Sha Tin	14	14	45	27
Tuen Mun	9	9	69	47
Yuen Long	14	14	307	92
Tsuen Wan	13	13	16	6
Kwai Tsing	0	0	0	0
Islands	14	14	12	10
Total	106	106	912	364

Note ⁽¹⁾: Surveys of the target villages selected in the past three years have commenced and the follow-up actions are ongoing.

Note ⁽²⁾: The figures do not necessarily correspond to the number of villages inspected in the same year.

Note ⁽³⁾: The figures do not necessarily correspond to the number of removal orders issued in the same year.

- (2) A breakdown of the numbers of targeted villages to be inspected in 2020 under village by village surveys by districts is set out below –

District	Number of targeted villages to be inspected
North	5
Tai Po	5
Sai Kung	5
Sha Tin	5
Tuen Mun	0
Yuen Long	7
Tsuen Wan	3
Kwai Tsing	0
Islands	5
Total	35

- (3) According to the “List of Recognised Villages under the New Territories Small House Policy” published by Lands Department in 2009, there are a total of 642 approved recognised villages in the territory. Among the 642 recognised villages, BD had surveyed 226 villages as of end 2019. Since the large number of NTEHs are scattered over an extensive area in the New Territories, BD has not conducted a detailed survey on the UBWs in all NTEHs and is unable to assess at this stage the time required for completing the identification of First Round Targets.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)090****(Question Serial No. 1704)**Head: (82) Buildings DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Buildings and Building WorksControlling Officer: Director of Buildings (YU Tak-cheung)Director of Bureau: Secretary for DevelopmentQuestion:

With reference to the written reply (Reply Serial No. DEVB(PL)273) regarding the consultancy study on water seepage in buildings from the Department to the Special Meetings of the Finance Committee last year, it is stated that the Department would “progressively extend the use of the new testing methods to other pilot districts in the third quarter of 2019”. In this connection, would the Government inform this Committee of the following:

- (1) the latest progress of the initiative given that it is not mentioned in its Head of Expenditure;
- (2) the information regarding the pilot programme since 2018, with a breakdown by District Council district in the table below;

District Council district	Number of cases adopting conventional testing methods	Number of cases adopting new testing methods

- (3) the number of cases adopting the five new testing methods as per the consultancy study since 2018; and
- (4) whether the Department has a schedule for general adoption of the new testing methods; if so, of the details; if not, of the reasons.

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 17)

Reply:

- (1), (3) & (4) Since the second half of June 2018, the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department (BD) has applied new testing technologies, mainly infrared thermography (IT) and microwave tomography (MT), in three pilot districts (i.e. Central and Western, Kowloon City and Wanchai), where applicable. With the experience gained and data obtained through pilot application of the new testing technologies, JO has since September 2019 extended these new testing technologies to another five pilot districts (i.e. Sham Shui Po, Kwai Tsing, Tuen Mun, Tai Po and the North District). JO is refining the technical guidelines and procedures relating to the use of the new testing technologies and is planning to gradually extend such technologies to other districts. While IT and MT could be effective in investigating seepage through concrete slabs, they could not be effectively applied under some circumstances such as cases involving ceilings with concrete spalling, ceilings with tile finishes and blockage by pipes/building services. In these cases, JO has to resort to conventional testing methods.

Apart from IT and MT, the consultancy study commissioned by BD recommended that new testing methods, such as radar scanning survey (RSS), static pressure test (SPT) and material analysis by micro-spectroscopy inspection (MAMI) may also be applied in JO professional investigation. As at 31 December 2019, the numbers of cases in the eight pilot districts using IT, MT, RSS and SPT were 1 131, 1 131, 1 and 22 respectively. JO has yet to apply MAMI in seepage investigation as JO is now identifying service providers in the market and preparing to commission a consultant to pilot its use.

- (2) As at 31 December 2019, the numbers of cases with conventional testing methods and new testing methods conducted in professional investigation in the eight pilot districts are tabulated as follows –

Districts	Number of cases adopting conventional testing methods	Number of cases adopting new testing methods
Central and Western ⁽¹⁾	67	255
Wan Chai ⁽¹⁾	51	249
Kowloon City ⁽¹⁾	638	394
Sham Shui Po ⁽²⁾	17	77
Kwai Tsing ⁽²⁾	4	61
Tuen Mun ⁽²⁾	17	59
Tai Po ⁽²⁾	3	27
North ⁽²⁾	6	18

Note ⁽¹⁾: New testing methods have been adopted since the second half of June 2018.

Note ⁽²⁾: New testing methods have been adopted since September 2019.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)091

(Question Serial No. 2825)

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

Question:

Regarding the New Territories Exempted Houses inspected under the village by village surveys for identification of unauthorised building works that constitute serious contravention of the law and pose higher potential risks for priority enforcement action, under one of the key performance measures in respect of buildings and building works with regard to Existing Buildings, according to the Government reply to the members of the Legislative Council [1], only 2 543 removal orders were issued in the past five years, among which only 1 437 were complied with. There were as many as 1 352 non-compliant removal orders (nearly half of the total). In addition, according to its written reply, the Buildings Department (BD) issued 8 846 warning letters and instigated 30 prosecutions against building owners who failed to comply with the mandatory building inspection notices four years ago [2]. Please inform this Committee of the following information regarding BD in the past five years:

- (a) the concrete follow-up actions taken against the non-compliant cases;
- (b) the departmental expenditure involved in the follow-up work; and
- (c) the actual outcome of the follow-up actions (Please provide in table form the numbers of cases and the time involved, with a breakdown by the stages from non-compliant, issue of warning letters, instigation of prosecutions, to compliance of orders or successful prosecutions).

[1]

<https://www.bd.gov.hk/doc/en/resources/codes-and-references/notices-and-reports/SFCQ2019/PL120.pdf>

[2]

<https://www.bd.gov.hk/doc/en/resources/codes-and-references/notices-and-reports/SFCQ2017/PL297.pdf>

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2004)

Reply:

- (a) & (c) Regarding non-compliance with removal orders issued against unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) under the village by village surveys and non-compliance with notices issued under the Mandatory Building Inspection Scheme (MBIS), the Buildings Department (BD) has been taking follow up actions including issuing warning letters and instigating prosecutions against the owners concerned. The numbers of orders/notices issued, orders/notices complied with, warning letters issued, prosecutions instigated and convictions in the past five years are tabulated below –

	Village by village surveys for UBWs in NTEHs					MBIS				
Year	2015	2016	2017	2018	2019	2015	2016	2017	2018	2019
No. of orders/ notices issued	219	132	230	216	466	11 519	5 571	12 384	10 943	8 840
No. of orders/ notices complied with (¹)	119	124	117	113	134	4 247	8 281	7 975	12 519	10 390
No. of warning letters issued (²)	135	145	47	67	80	3 434	8 846	6 397	4 680	9 664
No. of prosecutions instigated (³)	31	92	74	38	39	0	30	44	65	1 102
No. of convictions (⁴)	23	42	57	29	31	0	4	25	17	459

Note⁽¹⁾: The figures do not necessarily correspond to the removal orders/MBIS notices issued in the same year.

Note⁽²⁾: The figures do not necessarily correspond to the removal orders/MBIS notices issued in the same year.

Note⁽³⁾: The figures do not necessarily correspond to the removal orders/MBIS notices issued or warning letters issued in the same year.

Note⁽⁴⁾: The figures do not necessarily correspond to the removal orders/MBIS notices issued, warning letters issued and prosecutions instigated in the same year.

The timing for taking follow-up actions against non-compliance with statutory orders/notices depends on many factors, including the time allowed for compliance with such orders/notices, whether the owners concerned have lodged appeals against the orders/notices according to the Buildings Ordinance and the appeal progress, whether extension of time has been granted by BD in justifiable cases, etc. BD does not compile statistics on the time involved in handling each order/notice.

- (b) Enforcement actions against non-compliance with removal orders for UBWs in NTEHs and non-compliance with MBIS notices are carried out by the Village Houses Section and the Mandatory Building Inspection Sections of BD respectively as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD is not able to provide a breakdown of the expenditure solely for this task.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)092

(Question Serial No. 2826)

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

Question:

With regard to two items under Existing Buildings, namely mandatory building inspection notices issued and discharged respectively, both estimated numbers for 2020 have decreased substantially, with the former decreasing over 50% to an estimated 5 000 from 10 943 in 2018, and the latter to 9 000 from 12 519 in 2018. It is stated in the remarks that the decreases are due to reduction in the number of exterior projections and in the number of outstanding notices. With another reference to a Government reply [1] to members of the Legislative Council two years ago, it was expected that these types of notices would increase, and appropriate follow-up actions would be taken if additional manpower was required to handle these notices. Please inform this Committee that in the past two years:

- (a) what appropriate actions were taken by the Department?
- (b) what were the increased manpower and expenditure?
- (c) what are the manpower and expenditure that can be reduced in the Estimates for 2020 in response to the decreased workload at present? If no manpower or expenditure can be reduced under this condition, what are the value for money standards adopted by the management?

[1] [https://www.thb.gov.hk/eng/legislative/housing/expenditure/2018/THB\(H\)-2-e1.pdf](https://www.thb.gov.hk/eng/legislative/housing/expenditure/2018/THB(H)-2-e1.pdf)
(Reply Serial No. THB(H)014)

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2005)

Reply:

- (a) & (b) The Mandatory Building Inspection Scheme (MBIS), which was introduced on 30 June 2012, covers all private buildings aged 30 years or above, except domestic buildings not exceeding three storeys in height. Under the current arrangement, the Independent Checking Unit (ICU) under the Office of the Permanent Secretary for Transport and Housing (Housing) is delegated with the authority from the Building Authority to implement the MBIS in accordance with the Buildings Ordinance with regard to buildings developed by the Hong Kong Housing Authority that have been sold or divested while the Buildings Department (BD) is responsible for implementing the MBIS in respect of all other private buildings. The previous Government reply quoted in the question is related to the work of ICU, and such work is not covered in the two performance indicators in the Director of Buildings' Controlling Officer's Report referred to in the question.
- (c) The decrease in the number of MBIS notices discharged from 2018 to 2020 under the purview of BD is due to the reduction in the number of outstanding notices as a result of continuous efforts to clear backlog in the last few years, as shown in the table below –

	As of end 2017	As of end 2019
Number of outstanding MBIS notices	39 883	36 757

As regards the projected decrease in the number of MBIS notice to be issued by BD in 2020, this is due to the anticipated reduction in the number of projections on the exteriors of target buildings requiring inspection by property owners under MBIS. In terms of target buildings to be served with MBIS notices by BD, it should be emphasised that the number is actually targeted to increase by 50% from 400 in 2019 to 600 in 2020. Further, with the stepping up of the implementation of Operation Building Bright 2.0 (OBB 2.0)^(Note), BD plans to proactively select 300 target buildings for inspection and repair as default works under OBB 2.0, representing an increase of 20% over 250 target buildings in 2019. With the increase in the number of target buildings and default works to be undertaken by BD, there will be increase in workload arising from the implementation of MBIS.

Note : To safeguard public safety from hazards caused by building neglect, the Government announced in October 2017 the OBB 2.0 to provide technical and financial assistance to eligible building owners for carrying out prescribed inspection and repair works under the MBIS.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)093

(Question Serial No. 2833)

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

Question:

As regards new buildings, the Buildings Department (BD) scrutinises and approves building plans, carries out audit checks on construction works and site safety, and issues occupation permits upon completion of new buildings. According to BD's reply last year, BD had seconded a Buildings Ordinance (BO) Team to the Highways Department to handle matters related to the building safety standards, practices and procedures of BD for the Shatin to Central Link (SCL) Project and the Express Rail Link Project. The BO Team consisted of one Senior Structural Engineer, one Senior Building Surveyor, two Structural Engineers and two Building Surveyors, with a total staff cost of about \$6 million in 2018-19. Since problems have arisen from the works at Hung Hom Station and Wan Chai Station, please inform this Committee of the following:

- (a) What are the actual and estimated numbers of staff and expenditure of the BO Team in 2019-20 and 2020-21? What are the reasons behind the changes?
- (b) BD did not respond to part (c) of last year's question. The question was about the numbers of site audits carried out by BD for the Hung Hom Station works under the SCL Project in each of the past five years. It is only mentioned in the reply that regular site visits were conducted 29 times by the Monitoring and Verification Consultant under Contract No. 1112 "Hung Hom Station and Stabling Sidings". Please reply again: regarding the Hung Hom Station works under the SCL Project, what are the numbers of site audits conducted by the one Senior Structural Engineer, one Senior Building Surveyor, two Structural Engineers and two Building Surveyors of the BO Team, the numbers and ranks of staff involved and departmental expenditure in each of the past five years?

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2012)

Reply:

- (a) The Highways Department (HyD) oversees the implementation of the Shatin to Central Link (SCL) Project. Specifically, HyD is involved in planning, monitoring and coordinating various activities associated with the implementation of the SCL Project. The Buildings Department (BD) has seconded a Buildings Ordinance (BO) Team to HyD to handle matters related to the building safety standards, practices and procedures of BD for the SCL Project and the Express Rail Link Project. HyD has employed a Monitoring and Verification Consultant (M&V Consultant) to support HyD in monitoring the works of Mass Transit Railway Corporation Limited and assist the BO Team in respect of the compliance with the BO and other relevant requirements.

According to the information provided by HyD, the numbers of staff and expenditure of the BO Team in 2019-20 and 2020-21 are tabulated as follows –

	2019-20	2020-21
Number of Staff in BO Team ⁽¹⁾	6	6
Salaries (\$ million)	6.0 (estimated)	6.3 (estimated)

Note ⁽¹⁾: The BO Team comprises one senior building surveyor, one senior structural engineer, two building surveyors and two structural engineers.

- (b) The numbers of site audits on the building works at Hung Hom Station Extension conducted by professional grade staff of the BO Team with the assistance of the M&V Consultant in the past five years are tabulated as follows –

Year	2015	2016	2017	2018	2019	Total
Number of Site Audits	32	22	18	28	106	206

Conducting site audits forms part of the overall duties of the BO Team and we are not able to provide a breakdown of the manpower and expenditure incurred solely for this task.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)094

(Question Serial No. 2488)

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

Question:

Regarding the Joint Office for Investigation of Water Seepage Complaints (JO) set up by the Buildings Department (BD) and the Food and Environmental Hygiene Department (FEHD) to handle problems caused by water seepage in buildings, please inform this Committee of the following:

- a). the manpower ratio of staff from FEHD and BD in JO;
- b). the detailed division of labour between FEHD and BD in JO; and
- c). the numbers of water seepage complaints received and cases successfully handled by JO in the past three years.

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 28)

Reply:

- a). In 2019-20, the manpower ratio of staff from the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD) stationed at the Joint Office (JO) set up by the two departments in handling water seepage reports in buildings is around 3:1 (i.e. 236 investigation and co-ordination staff of FEHD and 82 professional and technical staff of BD).

- b). Generally speaking, the FEHD staff are responsible for carrying out initial investigation of the source of seepage as well as undertaking enforcement action against nuisance arisen by seepage such as issuing nuisance notices and instigating prosecutions in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) where necessary. The BD staff are responsible for carrying out professional investigation with the assistance of outsourced consultants in cases where the source of seepage cannot be identified by the initial investigation.
- c). Statistics on water seepage reports received and handled by JO in the past three years are tabulated below –

Number of Cases	2017	2018	2019
Reports received	36 002	36 684	34 169
Reports handled ⁽¹⁾	30 605	28 221	28 096
• Cases screened out ⁽²⁾	14 732	14 571	13 867
• Cases with investigation concluded	15 873	13 650	14 229
- Cases with source of water seepage identified	6 253	5 729	5 663
- Cases with source of water seepage not identified and investigation terminated	4 172	3 164	2 891
- Cases with seepage ceased during investigation	5 448	4 757	5 675

Note ⁽¹⁾: The figures do not necessarily correspond to the reports received in the same year.

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

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)095

(Question Serial No. 2490)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

With regard to handling water seepage problem in buildings, please inform this Committee of the following:

- a). the staff establishment and estimated expenditure of the Buildings Department (BD) for identifying sources of water seepage in buildings in the past three years;
- b). the numbers of cases that BD handled to identify sources of water seepage in buildings in the past three years; and
- c). the numbers of prosecutions instigated by BD by invoking relevant ordinances against cases of water seepage in buildings in the past three years.

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 26)

Reply:

- a). Reports on water seepage in buildings are handled by the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD). The staff establishment and the expenditure of BD in connection with JO's operation in the past three years are tabulated below –

BD	2017-18	2018-19	2019-20
Number of professional and technical staff	64	76	82
Staff cost and departmental expenses (\$ million)	34.3	42.6	53.7 (estimated)
Expenditure for engaging outsourced consultants (\$ million)	36.6	36.7	26.0 (estimated)

- b). Generally speaking, the FEHD staff are responsible for carrying out initial investigation of the source of seepage as well as undertaking enforcement action against nuisance arisen by seepage such as issuing nuisance notices and instigating prosecutions in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) where necessary. The BD staff are responsible for carrying out professional investigation with the assistance of outsourced consultants in cases where the source of seepage cannot be identified by the initial investigation. Statistics of water seepage cases requiring professional investigation by BD staff in the past three years are tabulated below –

	2017	2018	2019
Number of cases handled by BD staff of JO for professional investigation	11 190	9 716	10 078

- c). Statistics on prosecutions instigated by JO in the past three years are tabulated below –

	2017	2018	2019
Number of prosecutions instigated	114	82	126

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)096

(Question Serial No. 1562)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Provision for 2020-21 is \$165.8 million (9.7%) higher than the revised estimate for 2019-20, mainly due to the increased provision for enhancing the efficiency and effectiveness of the Joint Office (JO) with the Food and Environmental Hygiene Department (FEHD) in handling public reports about water seepage problem.

Would the Government inform this Committee of the following:

- 1) The staff establishment and expenditure of the Buildings Department and FEHD respectively, and the posts and duties of the increased manpower in the past five years;
- 2) The average handling time of cases investigated by JO in the past five years;
- 3) The success rate in identifying sources of water seepage has long been unsatisfactory. JO once replied that the cost of new technologies is high, yet will it be a bigger waste of money and time and therefore cost-ineffectiveness if conventional technologies fail to identify sources of water seepage? Will the Department purchase additional testing equipment and pledge a full application of new technologies to handle water seepage?
- 4) Over 10 000 water seepage cases are screened out a year. What are the reasons for screening out these cases?
- 5) Some members of the public reflected that it is unreasonable to use “35% moisture content” as the threshold for carrying out investigations, as moisture content at the level of 10% to 20% already affects the walls of the units. Will the Government review this standard?

- 6) Some members of the public reflected that the existing procedure for handling complaints is unclear and that co-ordination between departments is unsatisfactory. Will the Government consider establishing a better mechanism for building owners to lodge complaints or conduct litigation?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 19)

Reply:

- 1) The staff establishment and expenditure of the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD) in the past five years are tabulated below –

FEHD	2015-16	2016-17	2017-18	2018-19	2019-20
Number of investigation and co-ordinating staff	219	220	224	227	236
Staff cost and departmental expenses (\$ million)	80.7	86.3	99.7	109.2	134.8 (estimated)

BD	2015-16	2016-17	2017-18	2018-19	2019-20
Number of professional and technical staff	64	64	64	76	82
Staff cost and departmental expenses (\$ million)	31	32	34.3	42.6	53.7 (estimated)
Expenditure for engaging outsourced consultants (\$ million)	30	31	36.6	36.7	26.0 (estimated)

Generally speaking, the FEHD staff are responsible for carrying out initial investigation of the source of seepage as well as undertaking enforcement action against nuisance arising from seepage, such as issuing nuisance notices and instigating prosecutions in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) where necessary. The BD staff are responsible for carrying out professional investigation with the assistance of outsourced consultants in cases where the source of seepage cannot be identified in the initial investigation.

The increased manpower of FEHD comprised Senior Superintendent, Superintendent, Chief Health Inspector, Senior Health Inspector and Health Inspector. Senior Superintendent is responsible for formulating practices relating to JO operation, while Superintendent, Chief Health Inspector and Senior Health Inspector are responsible for management and supervision of JO. Health Inspector is responsible for carrying out initial investigation of the source of seepage as well as undertaking enforcement action and instigating prosecutions in accordance with the Public Health and Municipal Services Ordinance.

The increased manpower of BD comprised Senior Building Surveyor, Senior Structural Engineer, Building Surveyor, Structural Engineer, Senior Survey Officer (Building), Senior Technical Officer (Structural), Survey Officer (Building) and Technical Officer (Structural) for monitoring the work of consultants and coordinating professional investigations of water seepage cases.

- 2) The time spent on investigating a water seepage case depends on a number of factors, including the nature and complexity of the case and whether the relevant owners or occupants are cooperative as JO staff have to enter the premises concerned for carrying out non-destructive tests to identify the source of seepage. Generally speaking, JO could complete the investigation and inform the informant of the result within 90 working days with the co-operation of the concerned owners/occupants. If the investigation could not be completed within 90 working days, JO will notify the informant of the progress of the investigation.
- 3) Since the second half of June 2018, JO has applied new testing technologies, such as infrared thermography and microwave tomography, in three pilot districts (i.e. Wanchai, Central and Western and Kowloon City), where applicable. With experience gained and data obtained through pilot application of the new testing technologies, JO has since September 2019 extended the new testing technologies to another five pilot districts (i.e. Sham Shui Po, Kwai Tsing, Tuen Mun, Tai Po and North District). JO is refining the technical guidelines and procedures relating to the use of the new testing technologies and is planning to gradually extend the use of new testing technologies in other pilot districts. In this connection, there will be an increase in expenditure of \$26.3 million for employing contract staff and engaging outsourced consultants to assist in the investigation of water seepage reports including the use of new testing technologies with a view to enhancing the success rate in identifying the source of seepage.
- 4) The main reasons for screened out cases include cases with low moisture content (MC) level, cases voluntarily withdrawn by informants etc.

- 5) Under normal circumstances, the surface of concrete or plaster contains moisture due to the ambient relative humidity. The ambient relative humidity of rooms with water borne facilities will usually be higher thus affecting the basic MC level of concrete or plaster surface in such rooms. Making reference to experience, the source of water seepage cannot be identified if the MC level of a concrete or plaster surface is not substantially higher than that basic level. In this connection, JO has set the MC level at 35% or above as the threshold for initiating investigation for the effective use of the resources.
- 6) To further improve the handling of water seepage reports, a task force comprising representatives from Food and Health Bureau, Development Bureau, FEHD, BD and Water Supplies Department was formed in early 2018 to review the operation of JO. While the review is underway, to strengthen communication between JO staff of FEHD and BD thereby enhancing work efficiency, JO plans to set up four regional joint offices (RJOs) in Hong Kong, Kowloon, New Territories East and New Territories West. The Hong Kong RJO, located in Wong Chuk Hang, came into operation in early January 2020. The remaining three RJOs are expected to be set up progressively in the 2020-21 financial year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)097

(Question Serial No. 2015)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- (i) Regarding unauthorised building works (UBWs) in various types of buildings in the urban area, what were the numbers of removal orders and closure orders issued and prosecutions instigated in the past five years? What was the total amount of fines for non-compliance with removal orders in each year?
- (ii) Regarding UBWs in New Territories village houses, what were the numbers of removal orders and closure orders issued and prosecutions instigated in the past five years? What was the total amount of fines for non-compliance with removal orders in each year?
- (iii) Regarding UBWs on rooftops, flat roofs, yards and lanes, what were the numbers of removal orders and closure orders issued, and what was the distribution of the prosecution cases in the past five years? What was the total amount of fines for non-compliance with removal orders in each year?
- (iv) Regarding UBWs in squatters, what were the numbers of removal orders and closure orders issued, and what was the distribution of the prosecution cases in the past five years? What was the total amount of fines for non-compliance with removal orders in each year?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 14)

Reply:

- (i) As regards the enforcement actions against unauthorised building works (UBWs) in buildings other than New Territories Exempted Houses (NTEHs), the numbers of removal orders issued, closure orders issued, prosecutions instigated and the total amount of fines for non-compliance with removal orders in the past five years are tabulated as follows –

Year	Number of removal orders issued ⁽¹⁾	Number of closure orders issued ⁽¹⁾	Number of prosecutions instigated ⁽¹⁾	Total amount of fines ⁽¹⁾ (\$ million)
2015	12 503	12	2 933	14.33
2016	12 372	10	3 161	11.07
2017	12 610	9	3 139	12.53
2018	12 246	6	3 207	15.71
2019	11 384	6	3 481	13.94

The figures do not necessarily correspond to those in other columns.

- (ii) Regarding the enforcement actions against UBWs in NTEHs, the numbers of removal orders issued, closure orders issued, prosecutions instigated, and the total amount of fines for non-compliance with removal orders in the past five years are tabulated as follows –

Year	Number of removal orders issued ⁽¹⁾	Number of closure orders issued ^{(1), (2)}	Number of prosecutions instigated ⁽¹⁾	Total amount of fines ⁽¹⁾ (\$ million)
2015	415	0	97	1.17
2016	529	0	201	1.17
2017	572	0	230	1.44
2018	573	0	153	1.24
2019	802	0	161	0.95

Note ⁽¹⁾: The figures do not necessarily correspond to those in other columns.

Note ⁽²⁾: BD will normally only apply to the Court for issuing a closure order if the UBW concerned is causing imminent danger. There was no case requiring the application of closure order for NTEHs during the above period.

- (iii) The numbers of removal orders and closure orders issued for UBWs on rooftops, flat roofs, yards and lanes in the past five years are tabulated as follows –

Year	Number of removal orders issued	Number of closure orders issued ⁽¹⁾
2015	3 319	9
2016	3 519	7
2017	3 201	5
2018	3 376	6
2019	2 920	4

Note ⁽¹⁾: The number of closure orders issued does not necessarily correspond to the removal orders issued in the same year.

The distribution of prosecutions instigated and the total amount of fines against non-compliance with removal orders for UBWs on rooftops, flat roofs, yards and lanes in the past five years are tabulated as follows –

Year	UBWs on rooftops		UBWs on flat roofs		UBWs on yards/lanes	
	Number of prosecutions instigated ⁽¹⁾	Total amount of fines ⁽¹⁾ (\$ million)	Number of prosecutions instigated ⁽¹⁾	Total amount of fines ⁽¹⁾ (\$ million)	Number of prosecutions instigated ⁽¹⁾	Total amount of fines ⁽¹⁾ (\$ million)
2015	555	5.07	852	5.11	194	1.33
2016	623	3.84	720	3.93	221	0.98
2017	649	4.03	807	4.75	218	1.01
2018	636	5.34	867	5.59	203	1.59
2019	595	4.10	895	4.59	285	1.25

Note ⁽¹⁾: The figures do not necessarily correspond to those in other columns.

- (iv) Squatter control work is carried out by staff in Squatter Control Offices of the Lands Department (LandsD). Under LandsD's current squatter control policy, squatter structures which were erected on Government land and leased agricultural land before June 1982 and had been surveyed and recorded by the Government in the 1982 Squatter Control Survey (SCS) are regarded as surveyed squatter structures (SSS). The 1982 SCS recorded the locations, dimension, building materials and uses of the SSSs. SSS is tolerated to remain on a temporary basis, provided the location, dimensions, building materials and use are the same as the record in the 1982 Survey, until the SSS has to be cleared for development by the Government, environmental improvement or safety reasons or until the SSS is phased out through natural wastage

(e.g. when the structure is not occupied or ceases to exist). Such tolerance does not create any legal rights or interests or obligations and does not confer on any person the right of occupation of land. Extension, new erection, addition, change of use or alteration with materials that do not conform with the SCS record are not allowed. An SSS with extension, new erection, addition, change of use or alteration with materials that do not conform with the record of the 1982 Survey will be subject to squatter control actions, including deletion of the SCS record.

The numbers of different types of control actions against squatters taken in the past five years are tabulated as follows –

Year	Number of warning letters issued	Number of survey numbers deleted
2015	841	1 306
2016	1 325	1 610
2017	1 326	1 363
2018	964	1 641
2019	587	1 171

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)098

(Question Serial No. 1844)

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

Question:

In 2019, the Buildings Department issued 12 186 removal orders against unauthorised building works (UBWs) and instigated 3 642 prosecutions against failure to comply with removal orders. In this connection, would the Government inform this Committee:

1. removal orders issued and prosecutions instigated, broken down by the urban areas and New Territories Exempted Houses (NTEHs);
2. removal orders issued and prosecutions instigated against NTEHs, broken down by district;
3. the number of court convictions among the 3 642 prosecutions; and
4. the estimated expenditure and manpower allocated for enforcement against UBWs in the coming year.

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 64)

Reply:

The Buildings Department (BD) is responsible for taking enforcement actions against unauthorised building works (UBWs) in accordance with the Buildings Ordinance (BO). BD has been handling UBWs cases in both urban areas and New Territories Exempted Houses (NTEHs) in accordance with the BO and BD's enforcement policy. BD has adopted a "risk-based" approach in determining the priority of enforcement actions against UBWs and targeted "actionable" UBWs for actions when dealing with UBWs in both urban areas and NTEHs.

The numbers of removal orders issued against UBWs and prosecutions instigated in 2019 in urban areas and NTEHS are tabulated below –

	Number of removal orders issued	Number of prosecutions instigated⁽¹⁾
Urban areas	11 384	3 481
NTEHS	802	161
Total	12 186	3 642

Note ⁽¹⁾: The figures do not necessarily correspond to the number of removal orders issued in the same year.

A breakdown of the numbers of removal orders issued and prosecutions instigated in connection with non-compliance with removal orders against UBWs in NTEHS in 2019 by districts is tabulated below –

District	Number of removal orders issued	Number of prosecutions Instigated⁽¹⁾
Islands	9	10
Kwai Tsing	0	0
North	111	28
Sai Kung	63	31
Sha Tin	37	12
Tai Po	169	23
Tsuen Wan	20	8
Tuen Mun	46	18
Yuen Long	347	31
Total	802	161

Note ⁽¹⁾: The figures do not necessarily correspond to the number of removal orders issued in the same year.

Among the 3 642 prosecutions instigated in 2019, 1 505 defendants were convicted, and hearing for 1 690 cases were pending.

In 2020-21, the enforcement actions against UBWs will be carried out by 748 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD is not able to provide a breakdown of the manpower and expenditure involved solely for enforcement actions against UBWs.

CONTROLLING OFFICER'S REPLY

DEVB(PL)099

(Question Serial No. 1893)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

According to the past figures provided by the Development Bureau, there are currently almost 10 000 private buildings of three storeys or above that are 40 years old or above in the territory. As published by the Buildings Department (BD), as at 2019, it had attended to reports from members of the public and issued repair or investigation orders for over 18 000 of the existing dilapidated or dangerous buildings. However, fewer than 1 300 of the buildings had been repaired or rectified, i.e. only 7% of the dilapidated or dangerous buildings had been enhanced. These old buildings may involve hundreds of thousands of occupants and pose serious threat to their personal safety. The guidelines of BD also seem to be not deterrent enough.

- (a) Under the prevailing policy, while attending to reports or issuing repair or investigation orders, has BD considered setting a time limit for which the occupants must complete the required inspection or repair? If not, what are the reasons? Has BD considered any other ways to encourage the occupants to rectify condition of the buildings?
- (b) Does BD define “dilapidated or dangerous buildings” in terms of their urgency (including whether they have caused any accidents recently)? If so, please provide the detailed information. If not, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 21)

Reply:

- (a) Under the Buildings Ordinance (BO), the Buildings Department (BD) may issue an investigation order or a repair order, requiring the owners to conduct investigation or repair the dilapidations/defects identified in their building respectively. The time within which the required investigation or repair should be completed would be specified in the orders.

Applying the principle that prevention is better than cure, BD implements the Mandatory Building Inspection Scheme (MBIS) since 2012 to tackle building decay at its root by requiring owners of target buildings to inspect and repair their buildings. Owners are primarily responsible for the proper maintenance of their properties.

Nevertheless, the Government recognises that some owners may have difficulties in fulfilling their responsibility in maintaining their properties due to the lack of financial means and technical knowledge, and/or the ability to coordinate the works. Therefore, the Government has rolled out various building maintenance assistance schemes to assist eligible owners to maintain their properties. Specifically, BD is responsible for implementing the Building Safety Loan Scheme, which provides low interest loans to individual owners of private buildings for carrying out works related to the improvement of building safety and hygiene or for compliance with the statutory orders, including the investigation orders and repair orders.

BD also undertakes a series of public education and publicity activities to promote building safety and foster on building safety culture. With the implementation of the MBIS and the efforts in promoting a culture of building care, it is anticipated that more building owners will carry out repair and maintenance works under the MBIS or out of their own initiatives.

- (b) The number of reports on dilapidated/dangerous buildings attended to by BD depends on the actual number of reports received from members of the public, which fluctuates from time to time. In 2019, BD attended to 17 499 such reports and the increase was due to a high number of repeated reports in connection with particular locations. When attending to reports from members of the public on dilapidations/defects in a premises/building and determining whether enforcement action should be taken under the BO to remove potential danger posed to the occupants and general public, BD will assess the condition of the premises/building based on the findings of the site inspection. If it is considered that the premises/building is liable to become dangerous or the overall stability of the building is in doubt, BD will issue repair or investigation order as appropriate. However, not every case attended to would warrant the issue of repair/investigation orders. In 2019, BD issued 938 repair/investigation orders. Within the same period, 1 297 buildings/premises were repaired/rectified (the

buildings/premises repaired/rectified do not necessarily correspond to the reports attended to and the repair/investigation orders issued in the same year). For emergency, if the owners are not able to act immediately, BD will step in and arrange the government contractor to carry out emergency works to remove the danger on behalf of the owners and recover the cost of works from them.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)100****(Question Serial No. 1188)**Head: (82) Buildings DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Buildings and Building WorksControlling Officer: Director of Buildings (YU Tak-cheung)Director of Bureau: Secretary for DevelopmentQuestion:

Building Safety Loan Scheme provides loans to individual owners of private buildings who may wish to obtain financial assistance in carrying out maintenance and repair works to reinstate or improve the safety conditions of their buildings and/or private slopes. Regarding the loan scheme, what were the numbers of applications received, the total amount of financial assistance involved, the numbers of buildings benefited, the duration between submission of application and release of loan in general, the numbers of applications rejected, and the general reasons for rejection in each of the past three years?

Asked by: Hon LEE Wai-king, Starry (LegCo internal reference no.: 15)Reply:

In the past three years, the number of applications received, the number of applications approved, the total amount of loan approved and the number of buildings benefited under the Building Safety Loan Scheme are tabulated as follows –

Year	Number of applications received	Number of applications approved^{Note}	Total amount of loan approved^{Note} (\$million)	Number of buildings benefited^{Note}
2017	725	578	41.3	223
2018	514	460	38	201
2019	574	423	41.8	142

Note: Figures do not necessarily correspond to the applications received in the same year.

Approved loans will be released to the applicants based on the progress of works and submission of corresponding certification. In 2017, 2018 and 2019, the average duration between submission of application and release of loan were about ten months, seven months and seven months respectively.

In 2017, 2018 and 2019, the numbers of applications rejected were 29, 121 and 52 respectively. The major reason for rejecting applications was that the applicants did not provide the required information. In 2018 and 2019, the Buildings Department took the initiative to clear backlog cases where applicants had failed to provide information in support of their applications for an extended period of time, which explains the higher number of rejected applications in 2018 and 2019.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)101

(Question Serial No. 0532)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

1. In respect of the work regarding the “New Territories Exempted Houses (NTEHs) inspected under the village by village surveys for identification of unauthorised building works (UBWs) that constitute serious contravention of the law and pose higher potential risks for priority enforcement action”, what is the number of NTEHs that could be surveyed in targeted villages and were selected as at the end of 2019? What is the estimated number of remaining NTEHs that could be surveyed in targeted villages to be selected in the territory?
2. The Department has set a planned target of 4 000 NTEHs for 2020 for the work mentioned in (1.) above, compared to the actual number of 5 175 NTEHs handled in 2019. What is the reason for not raising the target concerned?
3. In 2019, there were 91 “buildings targeted for removal of UBWs on rooftops, flat roofs, yards and lanes”, while the planned target for 2020 remains at 80. What is the reason for not raising the target to expedite the removal of UBWs?

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 13)

Reply:

1. As at end 2019, the Buildings Department (BD) had inspected about 39 800 New Territories Exempted Houses (NTEHs) under the village by village surveys for identification of unauthorised building works (UBWs) that constitute serious contravention of the law and pose higher potential risks to building safety (i.e. First

Round Targets) for priority enforcement action. Among the 642 recognised villages ⁽¹⁾, BD had surveyed 226 villages as of end 2019. As the total number of NTEHs to be surveyed in a recognised village can only be ascertained upon completion of the survey of the village, BD does not possess information on the actual number of NTEHs in the recognised villages to be surveyed under the village-by-village surveys.

2. Surveys on NTEHs for identification of First Round Targets were carried out on a village by village basis. The total number of NTEHs surveyed in a recognised village can only be ascertained upon completion of the survey of the village. As BD has to continue to follow up enforcement action against First Round Targets identified in 2019 due to the higher-than-expected number of NTEHs surveyed under the village by village surveys, the planned target for 2020 remains unchanged to ensure that the follow-up enforcement action can be taken in a timely manner.
3. BD has been conducting large scale operations (LSOs) against target buildings for comprehensive clearance of UBWs, including but not limited to those UBWs on rooftops, flat roofs, yards and lanes. BD adopts a risk-based approach in selecting target buildings for LSOs taking into account a number of factors including public reports received. In 2019, 91 buildings were selected as target buildings. As the workload associated with the identification of and the follow-up enforcement action against actionable UBWs in the target buildings selected in 2019 is substantial, the planned target for 2020 remains unchanged to ensure that the LSOs and enforcement action can be undertaken in a timely manner.

Note ⁽¹⁾: According to the “List of Recognised Villages under the New Territories Small House Policy” published by Lands Department in 2009, there are a total of 642 approved recognised villages in the territory.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)102

(Question Serial No. 0533)

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

Question:

There will be a net increase of 106 posts in 2020-21 for the Department. What are the distribution and main duties of these new posts?

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 14)

Reply:

The net increase of 106 posts in the Buildings Department in 2020-21 involves the creation of 109 non-directorate posts, to be offset by the expiry of three time-limited posts. The 109 posts to be created in 2020-21 comprise 43 professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer) and 66 technical posts (Senior Survey Officer (Building)/Senior Technical Officer (Structural)/Survey Officer (Building)/Technical Officer (Structural)).

Among the 109 posts, 24 posts will be engaged in implementing Operation Building Bright 2.0; 15 posts will be engaged in enhancing the efficiency of enforcement actions against unauthorised/dangerous/abandoned signboards; 38 posts will be engaged in enhancing departmental enforcement efforts on slope safety, window safety, control on unauthorised building works and construction site safety; eight posts will be engaged in coping with the increased workload arising from processing building plan submissions; four posts will be engaged in supporting the development of a Self-certification System by Authorized Persons under various licensing regimes; one post will be engaged in expediting the processing of applications under the Private Columnaria Ordinance and the remaining 19 posts will be engaged in implementing the Fire Safety (Industrial Buildings) Ordinance.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)103

(Question Serial No. 0939)

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

Question:

With regard to the handling of sub-divided flats (SDFs) problem, would the Government inform this Committee:

- a). whether the Buildings Department has compiled statistics on SDFs, including the number of SDFs and rent level; if yes, what are the details?
- b). of the current percentage and number of SDFs not complying with the requirements on structural safety and fire safety?
- c). whether the Government has defined the terms, structure and fire safety involving SDFs; if yes, what are the details?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 39)

Reply:

- a). The Buildings Department (BD) does not compile statistics on the number and rent level of sub-divided flats (SDFs).
- b) & c). SDFs are not defined under the Buildings Ordinance (Cap. 123). For the purpose of 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 SDFs. The commonly found building irregularities on structural safety and fire safety associated with SDFs 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.

In 2019, 420 SDFs were identified with building irregularities. As BD does not compile statistics on the number of SDFs, we are unable to provide the percentage of SDFs identified with building irregularities out of the total number of SDFs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)104

(Question Serial No. 2039)

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

Question:

It is mentioned in the Estimates that the Department “continued to take enforcement action against unauthorised building works (UBWs) and to require building owners to carry out necessary repairs to dilapidated buildings”. Please advise on:

the number of UBWs successfully removed in each of the past three years;

the expenditure earmarked for this purpose in this financial year.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 14)

Reply:

In 2017, 2018 and 2019, 27 683, 27 534 and 28 374 unauthorised building works (UBWs) were removed respectively.

In 2020-21, enforcement action against UBWs will be carried out by 748 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of the Buildings Department (BD) as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the expenditure involved solely for enforcement action against UBWs.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)105****(Question Serial No. 2046)**Head: (82) Buildings DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Buildings and Building WorksControlling Officer: Director of Buildings (YU Tak-cheung)Director of Bureau: Secretary for DevelopmentQuestion:

It is mentioned in the Programme that the Government will continue to oversee the implementation of the multi-pronged package of measures to enhance building safety, covering legislation, enforcement, support and assistance for owners as well as publicity and public education. In this connection, would the Government provide:

- (1) the numbers of complaints received and summonses in respect of building safety in the past two years; and
- (2) the expenditure involved in the support and assistance for owners as well as publicity and public education in respect of building safety in the past two years.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 21)Reply:

- (1) In the past two years, the numbers of reports received and summonses served for offences under the Buildings Ordinance in respect of building safety including non-compliance with statutory orders/notices issued are tabulated below –

Year	Number of reports received ⁽¹⁾	Number of summonses served
2018	49 346	3 572
2019	64 621	4 993

Note ⁽¹⁾: Reports received from the public on dangerous buildings, hillsides, advertising signs, unauthorised building works and defective drains.

- (2) There are a number of schemes providing financial and technical assistance to owners of buildings in conducting maintenance and repair of their buildings. Specifically, the Buildings Department (BD) is responsible for implementing the Building Safety Loan Scheme (BSLS), which provides low interest loans to individual owners of private buildings for carrying out works related to the improvement of building safety and hygiene or for compliance with statutory orders. The amounts of loan approved under BSLS in 2018 and 2019 are as follows –

Year	Amount of loan approved (\$ million)
2018	38.0
2019	41.8

Apart from BSLS, other assistance schemes funded by the Government under the Development Bureau include Operation Building Bright 2.0 (OBB 2.0) (which is administered by Urban Renewal Authority (URA) and funded by an approved commitment of \$3 billion by the Government), the Lift Modernisation Subsidy Scheme (LIMSS) (which is administered by URA and funded by an approved commitment of \$2.5 billion by the Government), the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) (which is administered by Hong Kong Housing Society (HKHS) and funded by an approved commitment of \$1 billion by the Government), and a scheme to allow property owners to participate in “Smart Tender” Building Rehabilitation Facilitating Services Scheme at a concessionary rate (which is administered by URA and funded by an approved commitment of \$300 million by the Government).

To further strengthen assistance to owners in need, the Government announced in October 2019 its plan to inject an additional funding of \$3 billion, \$2 billion and \$2 billion respectively into OBB 2.0, LIMSS and BMGSEO (administration of the last scheme will be taken up by URA and the scheme will be rechristened as “Building Maintenance Grant Scheme for Needy Owners”) and to introduce various enhancement measures. Details are set out in LegCo Paper No. CB(1)230/19-20(06). The proposed funding injection is being sought in the context of the Appropriation Bill 2020.

The expenditure involved in publicity and public education by BD for printing of publicity materials, producing and broadcasting Announcements of Public Interest, and employing outsourced contractors and service providers in 2018-19 and 2019-20 were about \$17.2 million and \$24.6 million (estimated) respectively.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)106****(Question Serial No. 2055)**Head: (82) Buildings DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Buildings and Building WorksControlling Officer: Director of Buildings (YU Tak-cheung)Director of Bureau: Secretary for DevelopmentQuestion:

It is mentioned in the Estimates that provision for 2020-21 is \$165.8 million (9.7%) higher than the revised estimate for 2019-20, mainly due to the increased provision for enhancing the efficiency and effectiveness of the Joint Office with the Food and Environmental Hygiene Department in handling public reports about water seepage problem, stepping up the implementation of Operation Building Bright 2.0 and the enforcement action to enhance building safety. What are the numbers of water seepage reports/complaints received in each of the past three years? How many of these cases were completed?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 30)

Reply:

Statistics on the water seepage reports received and handled by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and Buildings Department in the past three years are tabulated below –

Number of Cases	2017	2018	2019
Reports received	36 002	36 684	34 169
Reports handled ⁽¹⁾	30 605	28 221	28 096
• Cases screened out ⁽²⁾	14 732	14 571	13 867
• Cases with investigation concluded	15 873	13 650	14 229
- Cases with source of water seepage identified	6 253	5 729	5 663
- Cases with source of water seepage not identified and investigation terminated	4 172	3 164	2 891
- Cases with seepage ceased during investigation	5 448	4 757	5 675

Note ⁽¹⁾: The figures do not necessarily correspond to the reports received in the same year.

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

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)107

(Question Serial No. 2071)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

With regard to the inspection of sub-divided flats (SDFs) by the Buildings Department, would the Government inform this Committee of the following:

- (a) the number of SDFs with irregularities identified and the number of removal orders issued against irregularities associated with such SDFs in 2019; and
- (b) the numbers of outstanding removal orders issued in the past three years and the numbers of prosecutions instigated against building owners who failed to comply with removal orders.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 47)

Reply:

- (a) In 2019, the number of sub-divided flats (SDFs) with building irregularities identified and the number of removal orders issued in relation to building irregularities associated with such SDFs are 420 and 395 respectively.
- (b) The numbers of removal orders issued in 2017, 2018 and 2019 in relation to building irregularities associated with SDFs which were outstanding as at the end of 2019 were 172, 325 and 381 respectively. The numbers of prosecutions instigated against failure to comply with removal orders in relation to building irregularities in SDFs in 2017, 2018 and 2019 are 76, 131 and 112 respectively. The number of prosecutions instigated may not necessarily correspond to the number of removal orders issued in the same years.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)108****(Question Serial No. 2347)**Head: (82) Buildings DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Buildings and Building WorksControlling Officer: Director of Buildings (YU Tak-cheung)Director of Bureau: Secretary for DevelopmentQuestion:

With regard to sub-divided flats (SDFs) used for domestic purpose in industrial buildings (IBs), please inform this Committee of the following:

In the table below, please provide information on the enforcement action against building irregularities of SDFs in IBs.

Enforcement action against building irregularities of SDFs in IBs/Year	2017 (Actual)	2018 (Actual)	2019 (Actual)	2020 (Plan)
Number of inspections				
Number of discontinuation orders issued				Not applicable
Number of prosecutions instigated against non-compliance with discontinuation orders				Not applicable
Number of premises with irregularities for which closure orders were applied from the court				Not applicable
Number of premises for which government contractors were arranged to carry out the necessary rectification works				Not applicable

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 46)

Reply:

Apart from responding to reports, the Buildings Department (BD) has been taking enforcement actions against illegal domestic use in industrial buildings (IBs) in an orderly and systematic manner through large scale operations (LSOs) since April 2012. Such enforcement actions against illegal domestic use in IBs may involve subdivided flats (SDFs).

Information on the numbers of premises (including SDFs) inspected, discontinuation orders issued, prosecutions instigated against non-compliance with discontinuation orders, premises where closure orders were applied from the court and premises where government contractors were arranged to rectify the irregularities in the past three years are tabulated below –

Enforcement action against illegal domestic use in IB premises (including SDFs) /Year	2017 (Actual)	2018 (Actual)	2019 (Actual)	2020 (Plan)
Number of premises inspected	587	331	414	Not applicable ⁽¹⁾
Number of discontinuation orders issued ⁽²⁾	33	39	35	
Number of prosecutions instigated against non-compliance with discontinuation orders ⁽²⁾	0	0	2	
Number of premises with irregularities for which closure orders were applied from the court	0	0	0	
Number of premises for which government contractors were arranged to carry out the necessary rectification works	0	0	0	

Note ⁽¹⁾: Apart from responding to reports, 20 IBs will be targeted for LSOs against illegal domestic use in 2020. BD is however unable to provide an estimate on the number of premises to be inspected and number of enforcement actions to be taken during the year.

Note ⁽²⁾: The figures do not necessarily correspond to the IB premises inspected in the same period.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)109

(Question Serial No. 0005)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

In “Matters Requiring Special Attention in 2020-21”, the Administration states that it will continue to oversee the review of regulations under the Buildings Ordinance with a view to modernising the relevant provisions and standards, including taking forward the exercises to update the Building (Construction) Regulations and the Building (Minor Works) Regulation and formulate a new Code of Practice for seismic-resistant building design. In this connection, will the Administration inform this Council the manpower and resources allocated for the aforementioned update? What are the latest progress and the timetable for completion for the relevant update? Also, please update this Council the progress for formulating a new Code of Practice for seismic-resistant building design.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 5)

Reply:

We consulted the Legislative Council (LegCo) Panel on Development on 26 February 2019 on the technical amendments to the Building (Construction) Regulations (B(C)R) and the Building (Minor Works) Regulation (B(MW)R), and Members generally supported the amendments. We published the revamped B(C)R and the associated amendments in the Gazette on 10 January 2020, and the regulations will come into operation on 1 February 2021. The Buildings Department (BD) is finalising the amendments to the extant B(MW)R with a view to gazetting the amendments within the current LegCo session.

As regards seismic-resistant design for buildings in Hong Kong, BD has commissioned a consultancy study to formulate a new code of practice for seismic-resistant building design standards in Hong Kong (Code). BD is seeking preliminary views on the draft Code from stakeholders of the building industry in accordance with its established consultation mechanism with a view to preparing the final draft of the Code.

- 2 -

BD is responsible for the review of the various building regulations, standards and codes of practice as part of its overall duties. BD could not provide a breakdown of the manpower and expenditure solely for these tasks.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)110****(Question Serial No. 0019)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

The Buildings Department stated that the number of non-directorate posts will be increased by 106 posts to 2 102 posts as at 31 March 2021. Please inform this Council of the nature of work, ranks and salaries of these new posts.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 16)

Reply:

The net increase of 106 posts in the Buildings Department in 2020-21 involves the creation of 109 non-directorate posts, to be offset by the expiry of three time-limited posts. The 109 posts to be created in 2020-21 comprise 43 professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer) and 66 technical posts (Senior Survey Officer (Building)/Senior Technical Officer (Structural)/Survey Officer (Building)/Technical Officer (Structural)). The salaries of the posts are tabulated below –

Grade	Salary (\$)
Building Surveyor/Structural Engineer	64,270 - 135,470
Survey Officer (Building)/Technical Officer (Structural)	22,725 - 61,415

Among the 109 posts, 24 posts will be engaged in implementing Operation Building Bright 2.0; 15 posts will be engaged in enhancing the efficiency of enforcement actions against unauthorised/dangerous/abandoned signboards; 38 posts will be engaged in enhancing departmental enforcement efforts on slope safety, window safety, control on unauthorised building works and construction site safety; eight posts will be engaged in coping with the increased workload arising from processing building plan submissions; four posts will be

engaged in supporting the development of a Self-certification System by Authorized Persons under various licensing regimes; one post will be engaged in expediting the processing of applications under the Private Columbaria Ordinance and the remaining 19 posts will be engaged in implementing the Fire Safety (Industrial Buildings) Ordinance.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)111

(Question Serial No. 3014)

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

Question:

Among the 106 posts increased in the Buildings Department this financial year, how will the works of the Buildings Department be improved? Are there any plans for these posts increased? Are there any new policy initiative planned in relation to these increased posts? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 76)

Reply:

The net increase of 106 posts in the Buildings Department (BD) in 2020-21 involves the creation of 109 non-directorate posts, to be offset by the expiry of three time-limited posts. The 109 posts to be created in 2020-21 comprise 43 professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer) and 66 technical posts (Senior Survey Officer (Building)/Senior Technical Officer (Structural)/Survey Officer (Building)/Technical Officer (Structural)).

Among the 109 posts, 24 posts will be engaged in implementing Operation Building Bright 2.0; 15 posts will be engaged in enhancing the efficiency of enforcement actions against unauthorised/dangerous/abandoned signboards; 38 posts will be engaged in enhancing departmental enforcement efforts on slope safety, window safety, control on unauthorised building works and construction site safety; eight posts will be engaged in coping with the increased workload arising from processing building plan submissions; four posts will be engaged in supporting the development of a Self-certification System by Authorized Persons under various licensing regimes; one post will be engaged in expediting

the processing of applications under the Private Columbaria Ordinance and the remaining 19 posts will be engaged in implementing the Fire Safety (Industrial Buildings) Ordinance. It is expected that the proposed increase in manpower resources would strengthen BD's work efficiency in general.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)112

(Question Serial No. 0840)

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

Question:

In 2020-21, the Buildings Department plans to continue the legislative exercise to amend the Building (Construction) Regulations (Cap. 123B) and Building (Minor Works) Regulation (Cap. 123N), and the review of various building regulations, standards and codes of practice with a view to modernising building design and construction standards. Would the Government provide the details, the implementation timetable and the expenditure involved?

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 8)

Reply:

The Buildings Department (BD) reviews, from time to time, the Buildings Ordinance, its subsidiary legislations as well as codes of practices to ensure that they continue to meet modern day standards and latest building technology.

We consulted the Legislative Council (LegCo) Panel on Development on 26 February 2019 on the technical amendments to the Building (Construction) Regulations (B(C)R) and the Building (Minor Works) Regulation (B(MW)R), and Members generally supported the amendments. We published the revamped B(C)R and the associated amendments in the Gazette on 10 January 2020, and the regulations will come into operation on 1 February 2021. BD is finalising the amendments to the extant B(MW)R with a view to gazetting the amendments within the current LegCo session.

The aforesaid review is part of BD's overall duties. BD could not provide a breakdown of the expenditure solely for these tasks.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)113

(Question Serial No. 2443)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the Joint Office for Investigation of Water Seepage Complaints (JO) under the Food and Environmental Hygiene Department and the Buildings Department:

- (1) What are the number and percentage of cases outsourced by JO to private companies using infrared thermography or microwave tomography in 2019-20 out of the number of requests for assistance received, and the total costs of such outsourcing services?
- (2) What are the estimates for outsourcing investigation work in 2020-21?
- (3) At present, what is the cost of using infrared thermography and microwave tomography in investigation per case?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 14)

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 and the Buildings Department (BD). Generally speaking, JO staff would carry out initial investigation of the source of seepage, including colour water test of drainage pipes. In cases where the source of seepage cannot be identified by the initial investigation, professional investigation will be carried out with the assistance of outsourced consultants.

Since the second half of June 2018, JO has applied new testing technologies such as infrared thermography (IT) and microwave tomography (MT) in professional investigation in three pilot districts (i.e. Kowloon City, Wanchai and Central and Western), where applicable. With the experience gained and data obtained through pilot application of the new testing technologies, JO has since September 2019 extended the new testing technologies to another five districts (i.e. Sham Shui Po, Kwai Tsing, Tuen Mun, Tai Po and the North District). However, in cases whereby these new testing technologies cannot be effectively applied due to, for example, spalling of concrete ceilings at the locations of water seepage, blockage of pipes and other facilities, the outsourced consultants have to continue to employ the conventional tests.

In 2019, JO completed the investigation of 14 229 cases with the results concluded, among which 10 078 cases required professional investigation. Out of the 10 078 cases, 620 cases adopted new testing technologies in the investigation. In 2019-20, the estimated expenditure for engaging outsourced consultants for professional investigation is around \$26 million. BD does not compile statistics on the total cost of water seepage investigation using new technologies alone.

- (2) In 2020-21, the estimated expenditure for engaging outsourced consultants for professional investigation is around \$42.5 million.
- (3) Taking an ordinary domestic flat with one kitchen and one toilet as an example, the cost for engaging an outsourced consultant to adopt IT and MT in carrying out professional investigation of a water seepage report is estimated to be around \$8,000 under the current contracts. The estimate does not include the overall staffing and operating expenditure of the JO.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)114

(Question Serial No. 2444)

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

Question:

The Joint Office for Investigation of Water Seepage Complaints (JO) under the Food and Environmental Hygiene Department and the Buildings Department has applied new testing technologies, including infrared thermography (IT) and microwave tomography (MT), to identify the sources of water seepage in three pilot districts since 2018, and the pilot adoption has been extended to five other districts subsequently. Please inform this Committee of the following:

- (1) the number of requests for assistance received by JO in 2019-20; the numbers of cases where the source of water seepage could be identified, where the investigation is undergoing and where the source could not be identified; and the time spent on handling the cases (the longest and the shortest duration);
- (2) further to the above question, of the above requests for assistance, the number of requests made in Kwun Tong, Wong Tai Sin and Wan Chai districts;
- (3) further to question (1), among the requests for assistance, the respective numbers and proportions of cases adopting new and conventional testing methods to identify the sources of water seepage; and the percentage changes as compared with the figures in the past three financial years;
- (4) the successful rate of new testing methods in identifying the sources of seepage as compared with the conventional technologies;

- (5) whether the eight pilot districts adopting new technologies as mentioned above have a higher successful rate in identifying the sources of seepage than other districts not adopting such technologies; if yes, whether the Government will expedite the extension of adoption to the whole territory (especially districts teemed with old buildings where water seepage is prevalent, such as Kwun Tong and Wong Tai Sin districts); if so, of the details and timetable of implementation; if no, of the reasons; and
- (6) whether members of the public seeking assistance could request JO to adopt IT or MT technologies to identify the sources of seepage and avoid conventional testing methods that are ineffective and inefficient, so as to shorten the handling time for each case.

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 15)

Reply:

- (1) Statistics on handling of water seepage reports by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department (BD) in 2019 are tabulated below –

Number of Cases	2019
Reports received	34 169
Reports handled ⁽¹⁾	28 096
• Cases screened out ⁽²⁾	13 867
• Cases with investigation concluded	14 229
- Cases with source of water seepage identified	5 663
- Cases with source of water seepage not identified and investigation terminated	2 891
- Cases with seepage ceased during investigation	5 675
Reports undergoing investigation ⁽¹⁾	11 655

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

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

The time spent on investigating a water seepage case varies due to a number of factors, including the nature and complexity of the case and whether the relevant owners or occupants are cooperative as JO staff have to enter the premises concerned for carrying out non-destructive tests to identify the source of seepage. Generally speaking, JO could normally complete the investigation and inform the informant of the outcome within 90 working days with the co-operation of the concerned owners/occupants. If the investigation could not be completed within 90 working days, JO will notify the informant of the progress of the investigation. JO does not compile statistics on the time for investigating water seepage cases.

- (2) In 2019, the numbers of water seepage reports received by JO in Kwun Tong, Wong Tai Sin and Wan Chai districts were 3 077, 1 501 and 1 402 respectively.
- (3) Generally speaking, JO staff are responsible for carrying out initial investigation of the source of seepage, such as colour water test for drainage pipes. In cases where the source of seepage cannot be identified by the initial investigation, JO staff will carry out a professional investigation with the assistance of outsourced consultants. Statistics on professional investigation of water seepage reports by adopting conventional testing methods and new testing methods in the past three years are tabulated below –

	2017	2018	2019
(a) Concluded cases involving conventional testing methods ⁽¹⁾	15 873	13 650	14 229
(b) Among the cases in (a) above, cases required professional investigation	11 190	9 716	10 078
(c) Concluded cases involving the use of new testing methods ⁽²⁾	27	92	620

Note⁽¹⁾: Conventional testing methods include colour water test, water ponding test, water spray test and reversible pressure test.

Note⁽²⁾: New testing methods include infrared thermography (IT) and microwave tomography (MT).

- (4) to (6) Since the second half of June 2018, JO has applied new testing technologies, such as IT and MT, in three pilot districts (i.e. Kowloon City, Wanchai, and Central and Western), where applicable. With experience gained and data obtained through pilot application of the new testing technologies, JO has since September 2019 extended the new testing technologies to another five pilot districts (i.e. Sham Shui Po, Kwai Tsing, Tuen Mun, Tai Po and North District). As at 31 December 2019, the success rate^(Note) of cases using the new testing technologies is some 80%, which is higher than the success rate of around 60% for cases using the conventional methods. JO is refining the technical guidelines and procedures relating to the use of the new testing technologies and is planning to gradually extend such technologies to other districts. In non-pilot districts, depending on the circumstances, JO will consider using the new testing technologies for more complicated cases where the source of water seepage cannot be identified by conventional testing methods. While IT and MT could be effective in investigating seepage through concrete slabs, they could not be effectively applied under some circumstances such as cases involving ceilings with concrete spalling, ceilings with tile finishes and blockage by pipes/building services. Where IT and MT could not be effectively applied, JO has to resort to conventional testing methods.

Cases with source of water seepage identified			
Note: Success rate =	Cases with source of water seepage identified	+	Cases with source of water seepage not identified and investigation completed (excluding cases where investigation has not been completed due to, e.g. seepage ceases to exist during investigation)

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)115

(Question Serial No. 2476)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Quite a number of members of the public have criticised the Joint Office (JO) that it does not handle requests for assistance until the moisture content of a seepage area has exceeded 35%. As a result, water seepage problems cannot be handled promptly and have deteriorated with time. Experts have also suggested that the threshold set by JO is too high. Please inform this Committee of the following:

- (1) the numbers and percentages of requests for assistance received by JO that do not reach JO's threshold of 35% moisture content but reach private companies' threshold of 20% moisture content in the past three financial years;
- (2) whether there has been any review on the appropriateness of the current mechanism with the threshold of 35% moisture content; if yes, what are the details; if no, is there an imminent review?
- (3) whether JO would consider lowering the threshold of moisture content which has long been criticised by the public as over-stringent so as to help residents who have been troubled by the nuisance caused by water seepage and to improve the public's perception of an incapable JO; if yes, are there any estimates on the number of additional requests for assistance, additional expenditure and manpower per year?

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

Reply:

Upon receipt of a report of water seepage in a building, staff of the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department will measure the moisture content (MC) at the location of seepage, such as the surface of concrete or plaster, so as to confirm if the water seepage condition requires an investigation of the source of water seepage. Under normal circumstances, the surface of concrete or plaster contains moisture due to the ambient relative humidity. The ambient relative humidity of rooms with water borne facilities will usually be higher, thus affecting the basic MC level of the concrete or plaster surface in such rooms. Based on experience, it is difficult to identify the source of water seepage for the purpose of issuing nuisance notices under the Public Health and Municipal Services Ordinance (Cap. 132) if the MC level of a concrete or plaster surface is not substantially higher than that basic level. Therefore, JO has set the MC level at 35% or above as the threshold for initiating investigation. JO does not compile statistics on water seepage reports with MC level measured between 20% and 35%.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)116

(Question Serial No. 3040)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

The Buildings Department continued to take enforcement action against unauthorised building works (UBWs) and to require building owners to carry out necessary repairs to dilapidated buildings. Would the Government inform this Committee of the following:

- 1) the numbers of (i) removal orders and (ii) closure orders issued regarding removal of UBWs on rooftops, flat roofs, yards and lanes as well as rectification of irregularities associated with sub-divided flats (including those for domestic use in industrial buildings) in the past five years;
- 2) further to the above question, the average duration between issuance of removal orders and closure orders, and the criteria of issuing closure orders; and
- 3) the numbers of building owners who applied to the court for eviction orders in the past five years.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 25)

Reply:

- 1) As regards the enforcement actions against unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes as well as building irregularities associated with subdivided flats (SDFs) (including those for domestic use in industrial buildings), the numbers of removal orders and closure orders issued in the past five years are tabulated as follows –

Year	UBWs on rooftops, flat roofs, yards and lanes		Building irregularities associated with SDFs	
	Number of removal orders issued	Number of closure orders issued ⁽¹⁾	Number of removal orders issued	Number of closure orders issued ⁽¹⁾
2015	3 319	9	249	3
2016	3 519	7	255	0
2017	3 201	5	300	0
2018	3 376	6	599	0
2019	2 920	4	438	0

Note ⁽¹⁾: The numbers of closure orders issued do not necessarily relate to the removal orders issued in the same year.

- 2) Pursuant to the Buildings Ordinance, the Buildings Department (BD) may apply to the District Court for a closure order for any part of a building for carrying out the works required under a statutory order by the government contractor in the owner's default so as to avoid causing danger to the occupiers or to the public. BD does not compile statistics on the duration between issuance of removal orders and closure orders.
- 3) BD does not possess information on applications to the court for eviction orders by building owners.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)117

(Question Serial No. 3041)

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

Question:

Since 3 October 2012, erection of any non-load bearing block wall, laying of any solid floor screeding, or erection or alteration of any aboveground drain for the purpose of sub-divided units in a flat is covered by the Minor Works Control System (item 1.41).

Please tabulate the numbers of Notices of Commencement (including specified form MW01, prescribed plans and details and other documents) and Certificates of Completion (i.e. specified form MW02, prescribed plans and details and other documents) received by the Buildings Department and the geographical distribution of the works in the past five years.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 26)

Reply:

Under the Minor Works Control System, Class I Minor Works items such as Item 1.41 works are subject to a number of controlling measures. Apart from the appointment of a prescribed registered contractor (PRC), the owner of the premises where the Class I Minor Works item will be undertaken is required to appoint a prescribed building professional (PBP) to design and supervise the carrying out of the works. The PBP or the PRC are required to submit details of the works concerned to BD for record before the commencement and after completion of the works. BD will check all submissions to ensure appropriate PBP and PRC are appointed and will conduct audit checks with necessary site inspections.

The number of minor works submissions involving minor works item 1.41 received by BD in the past five years is tabulated as follows –

Year	Number of Notices of Commencement⁽¹⁾	Number of Certificates of Completion^{(1) & (2)}
2015	221	257
2016	83	91
2017	126	99
2018	118	59
2019	93	96
Total	641	602

Note ⁽¹⁾: Each submission may involve more than one minor works item or one unit.

Note ⁽²⁾: The number of certificates of completion received may not necessarily correspond to the number of notices of commencement received in the same year.

BD does not compile statistics on the geographical distribution of the above minor works submissions.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)118

(Question Serial No. 1019)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

It is mentioned on page 77 of the Estimates of Expenditure that “provision for 2020-21 is \$165.8 million (9.7%) higher than the revised estimate for 2019-20. This is mainly due to the increased provision for enhancing the efficiency and effectiveness of the Joint Office (JO) with the Food and Environmental Hygiene Department in handling public reports about water seepage problem, stepping up the implementation of OBB 2.0...”

1. What are the manpower and expenditure for JO for 2020-21? What are the changes as compared with 2019-20?
2. How will the increased provision enhance the efficiency and effectiveness of JO? Will the relevant indicators or performance pledges be enhanced?
3. In the Special Meetings of the Finance Committee last year, the Buildings Department indicated in reply to my enquiry that “since the second half of June 2018, JO has applied new testing technologies ... in three pilot districts (i.e. Kowloon City, Wanchai and Central and Western) ... JO will progressively extend the use of the new testing methods to other pilot districts in the third quarter of 2019” (Reply Serial No.: DEVB(PL)301). What are the areas where the new testing methods are in use? When is the use of these methods expected to be extended to the whole territory?
4. How will the Government assess the effectiveness of the new testing methods? What is the actual performance of the new testing methods (e.g. successfully identifying the source of water seepage)?

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 36)

Reply:

1. The changes in manpower and expenditure of the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD) in 2019-20 and 2020-21 are tabulated below —

BD	2019-20 (a)	2020-21 (b)	Change (b) – (a)
Number of professional and technical staff	82	82	0
Staff cost and departmental expenses (\$ million)	53.7 (estimated)	63.5 (estimated)	+9.8
Expenditure for engaging outsourced consultants (\$ million)	26.0 (estimated)	42.5 (estimated)	+16.5

FEHD	2019-20 (a)	2020-21 (b)	Change (b) – (a)
Number of investigation and co-ordinating staff	236	241	+5
Staff cost and departmental expenses (\$ million)	134.8 (estimated)	146.2 (estimated)	+11.4

2. to 4. Since the second half of June 2018, JO has applied new testing technologies such as infrared thermography and microwave tomography in three pilot districts (i.e. Kowloon City, Wanchai and Central and Western), where applicable. With experience gained and data obtained through pilot application of the new testing technologies, JO has since September 2019 extended the above new testing technologies to another five pilot districts (i.e. Sham Shui Po, Kwai Tsing, Tuen Mun, Tai Po and the North District). As at 31 December 2019, the success rate⁽¹⁾ of cases using the new testing technologies is some 80%, which is higher than the success rate⁽¹⁾ of around 60% for cases using the conventional methods. JO is refining the technical guidelines and procedures relating to the use of the new testing technologies and is planning to gradually extend such technologies to other districts. In this connection, there will be an estimated increase in expenditure of \$26.3 million for employing contract staff and engaging outsourced consultants to assist the investigation of water seepage reports including the use of new testing technologies with a view to enhancing the success rate in identifying the source of water seepage.

$$\text{Note}^{(1)}: \text{Success rate} = \frac{\text{Cases with source of water seepage identified}}{\text{Cases with source of water seepage identified} + \text{Cases with source of water seepage not identified and investigation completed (excluding cases where investigation has not been completed due to, e.g. seepage ceases to exist during investigation)}}$$

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)119

(Question Serial No. 0811)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding villagers who have been residing in such areas as Kwu Tung North and Long Valley that are to be developed into New Development Areas, what are the Government's staff establishment and estimates involved in compiling statistics on the village households and conducting freezing surveys in these areas? It is noted that in Kwu Tung North about 60% of the villagers affected by the advance works have yet to be rehoused. What will be the improvement initiatives in this regard this year?

It is also mentioned that the Government can provide only five plots of government land unsuitable for farming for more than 30 farmers in agricultural rehabilitation. Under what circumstances would the Government consider suspending the relevant development project?

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 42)

Reply:

The staff establishment and expenditure on salaries of staff involved in undertaking clearance and related work for Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA) in 2020-21 are estimated to be 81 officers and about \$46 million respectively. Some of these staff also handle other tasks not related to KTN/FLN NDA as part of their duties and we have no separate breakdown of the proportion.

As at end of February 2020, of the 577 households affected by the first phase development of KTN/FLN NDA, about 240 have been offered with rehousing flat units about 130 have their rehousing applications under processing or pending submission of further supporting information, and about 20 households opt for cash compensation in lieu of rehousing whose

claims are under processing. About 140 households are ineligible for rehousing or compensation based on existing information due to their failure to meet the eligibility criteria including: (i) the household owns domestic property in Hong Kong; (ii) the structure currently occupied by the household is unauthorised (i.e. not registered in the 1982 squatter structure survey and not covered by any licences); or (iii) the household is an existing tenant of public housing. The remainder of about 50 households have yet to contact LandsD and provide information for eligibility assessment notwithstanding the department's repeated approaches and invitations. All households registered in the freezing survey will be offered domestic removal allowance irrespective of their eligibility for rehousing or compensation.

LandsD will continue to make the best endeavor to handle the compensation and rehousing matters for affected clearerees through efficient use of existing staffing resources including flexible redeployment and consider engaging additional manpower resources, if required, in accordance with the established resource allocation mechanism.

Late last year, about 30 farmers affected by the first phase development of KTN/FLN NDA and recorded in the Farm Operation Survey were invited to submit applications if they were interested to re-farm in five plots of government land identified under the Special Agricultural Land Rehabilitation Scheme (SALRS). The Government is processing the applications received from 13 farmers with a view to allocating the SALRS sites to the farmers in a timely manner so as to tie in with their removal in phases starting from the latter half of 2020. Other farmers affected by the first phase development are welcome to join the SALRS. Additional suitable government sites will continue to be identified under the SALRS to facilitate relocation of farmers affected by the remaining phase of KTN/FLN NDA and other government clearance projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)120

(Question Serial No. 2782)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

- 1) Please provide the respective numbers of suspected cases of selling “ding” rights illegally for building small houses in the New Territories noted by the Lands Department (LandsD), and those eventually referred to law enforcement departments for investigation in the past five years.
- 2) Please provide the respective numbers of squatter structures with unauthorised extensions/alterations noted by LandsD, those rectified after warning, and those with squatter survey numbers cancelled in the past five years.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 3002)

Reply:

- 1) The Lands Department (LandsD) started collating statistics on complaints/referrals about suspected cases of selling the rights to apply for and build small houses by indigenous villagers (so called “To Ding”) in July 2014. From July 2014 to the end of 2019, LandsD received 1 757 such complaints/referrals. Amongst these cases, 270 cases have been referred to law enforcement agencies for investigation, of which 98 cases were found not substantiated based on information available, and the rest of the referred cases are being investigated by the law enforcement agencies. Moreover, LandsD received in end 2019 a number of complaints without providing specific details about suspected “To Ding”, and is now in the course of seeking clarification from complainants concerned before considering how these complaints should be handled and reflected in the statistics.

- 2) In the past five years (from 2015 to 2019), LandsD identified 2 823 surveyed squatter structures with unauthorised extensions/alterations. Amongst these cases, 504 surveyed squatter structures were rectified after warning, and 2 081 surveyed squatter structures had been deleted from survey records due to the serious nature of the breach or the failure to rectify despite repeated warnings. The remaining 238 surveyed squatter structures with unauthorised extensions/alterations are being followed up by LandsD.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)121

(Question Serial No. 0680)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

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 (2017-18 to 2019-20).
- (b) The figures on unlawful occupation of government land identified by the Government in the past three years (2017-18 to 2019-20).
- (c) The respective figures on prosecution by the Government and successful conviction in the past three years (2017-18 to 2019-20), and the highest and lowest fine imposed respectively upon conviction.
- (d) The measures previously adopted by the Government to alleviate the problem of unlawful occupation of government land.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 86)

Reply:

- (a) Conducting inspections of government sites forms part of the overall land control work carried out by the Lands Department (LandsD). In the past three financial years (2017-18 to 2019-20), an average of 234 staff were involved in land control work. LandsD does not have readily available information on the number of inspections conducted in the past 3 years.
- (b) In the past three calendar years (2017 to 2019), there were 11 295, 10 731 and 10 448 cases respectively (including those referred by other government departments

or identified by LandsD during inspections) having been confirmed to involve unlawful occupation of government land.

- (c) LandsD may pursue prosecution action when unlawful occupation does not cease following the issue of statutory notices. In the past three calendar years (2017 to 2019), 27, 21 and 12 prosecutions were instituted respectively for unlawful occupation of government land. Among them, 22, 20 and 11 of them were convicted respectively and the fines ranged from \$500 to \$180,500.
- (d) To increase the deterrent effect against the unlawful occupation of government land, the Government amended the Land (Miscellaneous Provisions) Ordinance in 2015 to increase the penalties for offences relating to unlawful occupation of unleased land. LandsD has also tightened the criteria for processing applications for regularisation of unlawful occupation to the effect that all unlawful occupations commencing on or after 28 March 2017 would no longer be eligible to apply for regularisation and would be subject to land control actions. In mid-2019, LandsD also set up the Special Duties Task Force to step up the enforcement actions against serious cases of unlawful occupation of government land.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)122

(Question Serial No. 0699)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding matters on squatter structures and agricultural structures, please advise this Committee of:

- (a) The number of surveyed squatter structures on agricultural land across the territory, with a tabulated breakdown by seven regional Squatter Control Offices.
- (b) The respective numbers of applications for repairing surveyed squatter structures on agricultural land received, approved and refused by the Government in each of the past three years (2017-18 to 2019-20); if there were refused applications, the reasons for that.
- (c) The respective numbers of applications for issuance of Letter of Approval for Agricultural Structures received, approved and refused by the Lands Department in each of the past three years (2017-18 to 2019-20); if there were refused applications, the reasons for that.
- (d) The average and longest time taken to process applications in the past three years (2017-18 to 2019-20); and the reasons for that.
- (e) The number of registration made under the Squatter Occupants Voluntary Registration Scheme (the Scheme) so far.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 39)

Reply:

- (a) According to the records, the number of surveyed squatter structures across the territory as at 31 December 2019 is tabulated below:

Squatter Control Office (SCO)	Number of surveyed squatter structures (partial or whole) on private agricultural land	Number of surveyed squatter structures on government land
Squatter Control/Hong Kong and Lei Yue Mun Office	1 122	4 454
Squatter Control/Kowloon, Tsuen Wan and Kwai Tsing Office	5 042	5 759
Squatter Control/Islands Office	4 560	18 341
Squatter Control/New Territories East (1) Office (covering Sai Kung, Sha Tin, Tai Po and (part of) North District)	20 286	35 803
Squatter Control/New Territories East (2) Office (covering (part of) North District and (part of) Yuen Long)	78 481	29 924
Squatter Control /New Territories West (1) Office (covering Tuen Mun and (part of) Yuen Long)	42 599	21 892
Squatter Control /New Territories West (2) Office (covering (part of) Yuen Long)	106 310	8 360
Total	258 400	124 533
Grand Total	382 933	

It should be noted that the number of surveyed squatter structures above is based on the records of the Squatter Control Survey conducted by the Housing Department in 1982, and adjusted due to deletion of records after 1982 for various known reasons (e.g. enforcement against breaches of squatter control or squatters found non-existent).

- (b) Information on applications for repairs of surveyed squatter structures on private agricultural land processed by the Lands Department (LandsD) during the period from 2017 to 2019 is tabulated below:

Year	Number of applications received	Number of applications approved	Number of applications rejected / withdrawn	Reasons for rejection
2017	15	11	4	One applicant failed to provide documents to prove that he/she was the resident of the surveyed squatter structure; three applicants failed to obtain consent of the registered owners of the private agricultural land for repairs of the surveyed squatter structures.
2018	28	24	4	One applicant failed to provide documents to prove that he/she was the resident of the surveyed squatter structure; three applicants failed to obtain consent of the registered owners of the private agricultural land for repairs of the surveyed squatter structures.
2019	16	11	5	One applicant withdrew his/her application; two applicants failed to obtain consent of the registered owners of the private agricultural land for repairs of the surveyed squatter structures; one applicant applied for repair with materials not complying with surveyed record; one applicant applied for repair of structures erected on building lot outside the scope of Squatter Control policy.

- (c) Information on applications for Letters of Approval for Agricultural Structures on private agricultural land processed by LandsD in the past three years is tabulated below:

Year	Number of applications received	Number of applications approved	Number of applications rejected/ withdrawn	Reasons for rejection
2017	23	14	23	Unauthorised structure(s) was(were) found on the lot(s) under application.
2018	63	24	25	The applicants failed to provide sufficient information or unauthorised structure(s) was(were) found on the lot(s) under application.
2019	31	18	9	The applicants failed to meet planning requirements, or unauthorised structure(s) was(were) found on the lot(s) under application.

Note: Since it takes time to process an application, the applications approved and rejected during the above-mentioned periods may not correspond to the applications received during the same period. According to our records, 29 applications are being processed as of end of 2019. Most of the cases are pending supplementary information to be provided by the applicants. District Lands Offices can only continue processing the application upon receipt of the required information.

- (d) In the past three years, the average time taken to process applications for repairs of surveyed squatter structures on private agricultural land was around 23 days and the longest processing time was 100 days. The reason for the long processing time of a particular case was due to the applicant's failure to obtain consent of the registered owners of the private agricultural land for repairs of the surveyed squatter structure despite the fact that he/she had been allowed time to do so. The application was rejected in the end.

As regards the processing of applications for Letters of Approval for Agricultural Structures on private agricultural land, in general, LandsD takes around four months to issue a Letter of Approval for Agricultural Structures. For complicated cases, the

processing time would be longer if there are issues such as land title or boundary problems or requirements imposed by other regulatory authorities that need to be resolved.

- (e) As at 29 February 2020, LandsD received 955 applications for registration under the Squatter Occupants Voluntary Registration Scheme. The applications are being processed.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)123

(Question Serial No. 3114)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding the issue of unauthorised building works in village houses in the New Territories, will the Lands Department (LandsD) please provide this Committee with a breakdown of the following by year:

- (1) The numbers of LandsD's inspections of village houses in (A) Yuen Long District, (B) Tuen Mun District, (C) Islands District, (D) Tsuen Wan District and (E) Kwai Tsing District in the past 5 years.
- (2) The numbers of cases with warning letters issued by LandsD against unauthorised building works in village houses (within the whole of New Territories) in the past 5 years.
- (3) The numbers of cases as mentioned in (2) above having been followed up by LandsD together with the numbers of its follow-up actions taken in the past 5 years.
- (4) The numbers of cases with warning letters issued by LandsD against structures concerned but with no follow-up action taken so far, according to LandsD's information.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 10)

Reply:

- (1) The Lands Department (LandsD) is responsible for enforcement actions against New Territories Exempted Houses (NTEHs) (including small houses) in breach of lease conditions, including lease breach involving unauthorised building works (UBWs). The number of site inspections conducted by LandsD in respect of complaints or referrals on UBWs in NTEHs (including small houses) in the past five years (2015 to 2019) by the four District Lands Offices (DLOs) in New Territories is set out below:

District Lands Office	Number of inspections				
	2015	2016	2017	2018	2019
Yuen Long	102	30	8	31	52
Tuen Mun	44	4	14	37	89
Islands	10	4	10	6	16
Tsuen Wan & Kwai Tsing (Note 1)	329	27	28	33	35
Total	485	65	60	107	192

- (2) The number of cases with warning letters issued by LandsD against UBWs in NTEHs in the past five years is set out below:

Calendar Year	2015	2016	2017	2018	2019
Number of cases with warning letters issued (Note 2) (Note 3)	9	13	15	24	51

- (3) & (4) Under existing mechanism, after issuing warning letters, cases of unpurged lease breach, including but not limited to UBWs in NTEHs, will be reviewed by the District Review Boards of the respective DLOs to monitor progress. Further actions would be taken in accordance with the established mechanism and priorities having regard to the seriousness and nature of the breaches (e.g. any imminent danger to life, serious environmental hazards). LandsD does not have readily available information on the total numbers of follow-up actions taken in the past five years.

Note 1: Tsuen Wan & Kwai Tsing come under the same DLO.

Note 2: The cases with warning letter issued during the year may not correspond with the cases with inspection conducted during the same year as referred to in Part (1) of the reply.

Note 3: The Buildings Department started implementing the enhanced enforcement strategy against UBWs in NTEHs in April 2012. Since then, specified green and amenity facilities are permitted to be retained or installed in existing and new NTEHs, and would not be regarded as lease breaches. LandsD also withholds lease enforcement action against those UBWs covered under the Building Department's Reporting Scheme for UBWs in NTEHs.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)124****(Question Serial No. 1148)**Head: (91) Lands DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Land AdministrationControlling Officer: Director of Lands (Thomas CHAN)Director of Bureau: Secretary for DevelopmentQuestion:

Please provide information in the tables below.

- A) The details of government sites disposed of for residential developments which have been issued with occupation permits in the past three years.

20XX-XX

Disposal date	Lot - Location	Name of building (Use)	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA]	Actual floor area upon completion ("Exempted GFA", "Disregarded GFA" and "Bonus GFA")	Actual number of units [from Class A to E]	Issue date of occupation permit (Approval date of building plan) [Issue date of Certificate of Compliance]	Other restrictions under Conditions of Sale

- B) The details of government sites disposed of for residential developments which have not been issued with occupation permits in the past three years.

20XX-XX

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Estimated number of units (Estimated number of residential units) [Expiry date of building covenant]	Current progress at site (Approval date of building plan) [Issue date of pre-sale consent]	Other restrictions under Conditions of Sale

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 20)

Reply:

- A) Among the residential sites disposed of in the past three financial years (up to 29 February 2020 for 2019-20) by the Government, there is no site with occupation permit issued as at the end of January 2020.
- B) Details of the residential sites disposed of in the past three financial years (up to 29 February 2020 for 2019-20) by the Government, for which occupation permit has not yet been issued as at the end of January 2020, are as follows (there are no restrictions on flat number and other GFA restrictions stipulated under the Conditions of Sale of the sites sold in the past three financial years).

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units ^{Note 4}) [Building covenant (BC) expiry date ^{Note 5}]	Current progress at site Note 6
2017-18						
1	16 May 2017	NKIL 6567 – Kai Tak Area 1K Site 1, Kowloon	Residential	53 465 m ² (52 492 m ²)	(667) [30 September 2022]	(b)
2	21 June 2017	TMTL 520 – Kwun Chui Road, Area 56, Tuen Mun, New Territories	Residential	43 938 m ²	(571) [31 March 2023]	(d)
3	21 July 2017	STTL 611 – Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	11 088 m ²	(96) [31 March 2023]	(b)
4	16 August 2017	Lot 763 in DD 332 Lantau – Cheung Sha, Lantau Island, New Territories	Residential	992 m ²	(2) [31 December 2022]	(a)
5	12 September 2017	TPTL 231 – Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories	Residential	5 450 m ²	(52) [30 June 2022]	(d)

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [Building covenant (BC) expiry date Note 5]	Current progress at site Note 6
6	15 November 2017	NKIL 6549 – Off Hing Wah Street West, Cheung Sha Wan, Kowloon	Residential	91 770 m ²	(1 347) [30 September 2024]	(b)
7	28 December 2017	FSSTL 270 – San Lok Street, Sheung Shui, New Territories	Residential	866 m ² [200.7 m ²]	(30) [31 March 2022]	(b)
8	16 January 2018	NKIL 6579 – Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon	Residential	40 543 m ²	(91) [30 September 2023]	(a)
9	24 January 2018	Lot 1068 in SD 3 – Off Anderson Road, Kwun Tong, Kowloon	Residential	24 093 m ²	(334) [31 December 2023]	(a)
2018-19						
1	11 April 2018	TYTL 192 – Junction of Liu To Road and Hang Mei Street, Tsing Yi, New Territories	Residential	Not specified	(336) [31 December 2023]	(a)
2	15 May 2018	NKIL 6568 – Kai Tak Area 1F, Site 1, Kai Tak, Kowloon	Residential	131 495 m ² (99 027 m ²) [32 468 m ²]	(Subject to actual design by developer) [31 March 2024]	(d)
3	15 August 2018	NKIL 6593 – Ko Chiu Road, Yau Tong, Kowloon	Residential	33 120 m ² (27 600 m ²)	(731) [31 December 2024]	(d)
4	24 October 2018	Lot 2883 in DD 130 – Fuk Hang Tsuen Lane, Lam Tei, Tuen Mun, New Territories	Residential	943.9 m ²	(Subject to actual design by developer) [31 December 2024]	(d)

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units ^{Note 4}) [Building covenant (BC) expiry date ^{Note 5}]	Current progress at site Note 6
5	30 October 2018	Lot 766 in DD 332 – South Lantau Road, Cheung Sha, Lantau Island, New Territories	Residential	2 201 m ²	(Subject to actual design by developer) [30 June 2023]	(d)
6	7 November 2018	NKIL 6574 – Kai Tak Area 4B Site 3, Kai Tak, Kowloon	Residential	53 383 m ²	(1 055) [30 June 2024]	(a)
7	14 November 2018	NKIL 6591 – Kai Tak Area 4B Site 4, Kai Tak, Kowloon	Residential	53 394 m ²	(Subject to actual design by developer) [30 September 2024]	(d)
8	5 December 2018	Lot 765 in DD 332 – South Lantau Road, Cheung Sha, Lantau Island, New Territories	Residential	1 076 m ²	(1) [30 September 2023]	(d)
9	27 December 2018	NKIL 6575 – Kai Tak Area 4B Site 2, Kai Tak, Kowloon	Residential	55 192 m ²	(944) [30 September 2024]	(a)
10	23 January 2019	NKIL 6551 – Kai Tak Area 4C Site 3, Kai Tak, Kowloon	Residential	60 258 m ² (58 066 m ²)	(Subject to actual design by developer) [30 September 2024]	(d)
11	15 February 2019	TPTL 244 – Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	88 200 m ² [7 500m ²]	(600) [30 September 2024]	(a)
12	25 February 2019	Lot 738 in DD 332 – South Lantau Road, Cheung Sha, Lantau Island, New Territories	Residential	8 240 m ²	(4) [31 December 2024]	(d)

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units ^{Note 4}) [Building covenant (BC) expiry date ^{Note 5}]	Current progress at site Note 6
13	13 March 2019	Lot 5382 in DD 116 – Tai Kei Leng, Yuen Long, New Territories	Residential	3 916.5 m ²	(Subject to actual design by developer) [30 June 2024]	(d)
14	27 March 2019	NKIL 6576 – Kai Tak Area 4B Site 1, Kai Tak, Kowloon	Residential	67 081 m ²	(Subject to actual design by developer) [31 December 2024]	(d)
2019-20 (up to 29 February 2020)						
1	7 May 2019	NKIL 6552 – Kai Tak Area 4C Site 2, Kai Tak, Kowloon	Residential	59 566 m ² (57 612 m ²)	(Subject to actual design by developer) [31 December 2024]	(d)
2	26 June 2019	NKIL 6553 – Kai Tak Area 4C Site 1, Kai Tak, Kowloon	Residential	66 367 m ² (64 469 m ²)	(Subject to actual design by developer) [31 March 2025]	(d)
3	24 July 2019	NKIL 6577 – Kai Tak Area 4A Site 1, Kai Tak, Kowloon	Residential	99 948 m ²	(Subject to actual design by developer) [31 March 2025]	(d)
4	28 August 2019	TMTL 549 – Junction of King Sau Lane and King Fung Path, Tuen Mun, New Territories	Residential	3 490.7 m ²	(Subject to actual design by developer) [30 June 2024]	(d)
5	13 November 2019	NKIL 6554 – Kai Tak Area 4A Site 2, Kai Tak, Kowloon	Residential	111 953 m ² (108 281 m ²)	(Subject to actual design by developer) [30 June 2025]	(d)
6	18 December 2019	IL 9076 – 135 Tai Hang Road, Hong Kong	Residential	11 970 m ²	(Subject to actual design by developer) [31 March 2026]	(d)

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [Building covenant (BC) expiry date Note 5]	Current progress at site Note 6
7	13 January 2020	TMTL 518 – Castle Peak Road – Castle Peak Bay, Area 48, Tuen Mun, New Territories	Residential	54 152 m ²	(Subject to actual design by developer) [31 March 2026]	(d)

Note 1: Based on the date of tender award.

Note 2: The users quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user conditions of the lot(s) in question.

Note 3: Maximum GFA figures specified in the Conditions of Sale.

Note 4: The estimated number of residential units, if provided, is based on the information from the Buildings Department (BD) or contained in the applications for consent to enter into agreements for sale and purchase of residential units in uncompleted developments (commonly referred to as “pre-sale consent”).

Note 5: BC expiry date as specified in the Conditions of Sale.

Note 6: The four categories of the current progress based on information from BD up to the end of January 2020 are:

- (a) the Government has received the contractor's notification of commencement of foundation works;
- (b) the Government has received the contractor's notification of commencement of general building and superstructure works;
- (c) occupation permit has been obtained; and
- (d) construction has not yet commenced.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)125

(Question Serial No. 1853)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

In 2019, the Lands Department (LandsD) helped resume 68.04 hectares and clear 70.23 hectares of land required for public works projects. In this connection, will the Government inform this Committee of the following:

1. Please provide details of the 68.04 hectares of resumed land by district, area of land and resumption cost.
2. Regarding the total resumption/clearance costs, it is estimated that the cost of compensation payable to landowners and occupants will be about \$8.981 billion in 2020, representing a substantial increase over the actual expenditure of \$275 million in 2019. The Government attributes the increase to expenditure to be incurred for payment of compensation for land resumed in 2019/to be resumed in 2020 for a number of large scale projects. What are these large scale projects?
3. Under Matters Requiring Special Attention in 2020-21, it is stated that LandsD will continue with the work on resumption and clearance of land for approved public projects and undertake preparatory work on resumption and clearance of land required for proposed new projects. What items are included in the approved public projects and the proposed new projects? Please provide details of the projects by district, manpower involved and estimated expenditure.

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 51)

Reply:

1. The locations, areas and estimated expenditures involved for resuming about 68.04 hectares (ha) of private land in 2019 under various applicable ordinances are as follows –

Location (District)	Approximate area resumed (ha)	Estimated compensation expenditure (\$ million)
Tsuen Wan & Kwai Tsing	0.132	4.37
North	67.589	13,506.55
Tai Po	0.295	
Islands	0.022	1.34

2. The large scale projects include: (i) First Phase Development of Kwu Tung North New Development Area (NDA) and Fanling North NDA (\$6,932 million), (ii) First Phase Development of Hung Shui Kiu/Ha Tsuen NDA (\$793 million), (iii) Agricultural Park in Kwu Tung South (Phase 1) (\$246 million) and (iv) public housing and education facilities near Kei Lun Wai and Kwong Shan Tsuen in Area 54, Tuen Mun (\$152 million).
3. The on-going and new projects requiring resumption and clearance of land in 2020-21 include road works, sewerage works and public housing developments, etc. The geographical distribution and nature of these projects are as follows –

Location (District)	The on-going and new projects requiring resumption and clearance of land in 2020-21 (Number of Projects)
Hong Kong	Railway works (1) and Road works (3)
Kowloon	Railway works (2), Road works (6), Public housing (2) and Other public works (2)
Sai Kung	Road works (4), Drainage works (2) and Sewerage works (4)
Shatin	Sewerage works (1)
Tai Po	Road works (1), Drainage works (1) and Sewerage works (12)
North	Road works (10), New Town Development (1), Drainage works (2), Sewerage works (9), Water works (1) and Other public works (3)
Tsuen Wan & Kwai Tsing	Road works (2) and Other public works (1)
Tuen Mun	Road works (5), Public housing (2), Drainage works (2) and Sewerage works (6)

Location (District)	The on-going and new projects requiring resumption and clearance of land in 2020-21 (Number of Projects)
Yuen Long	Railway works (1), Road works (7), Public housing (1), New Town Development (1), Drainage works (9) and Sewerage works (2)
Island	Road works (1), Sewerage works (8) and Other public works (2)

It is estimated that around 328 officers would be involved in undertaking the land resumption and clearance work in 2020-21. The total estimated expenditure for land resumption and clearance in 2020-21 for the on-going and new projects is about \$8,979 million. Land resumption and clearance work would be implemented according to the land requirement schedule of the projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)126

(Question Serial No. 1855)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

In 2019, the Lands Department (LandsD) managed and maintained about 1 606 vacant government sites and 152 government properties. In this regard, will the Government inform this Committee of the following:

1. Please provide a breakdown of the 1 606 vacant sites by district, area of land and land use under lease.
2. Please provide a breakdown of the 152 government properties that required maintenance by district, property type and age.
3. Regarding the management and maintenance of vacant government sites and government properties, what was the actual expenditure incurred in 2019? What is the estimated expenditure to be incurred in the coming year?
4. Given the huge demand for land, how will the Government make proper use of the vacant sites for new developments?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 55)

Reply:

1. In the year of 2019, the Lands Department (LandsD) managed and carried out general maintenance for 1 606 sites on unleased government land. A breakdown of the number and area of these sites by District Lands Office (DLO) is provided below-

DLO	No. of Sites	Area (m²) (About)
Hong Kong East	50	136 000
Hong Kong West & South	143	538 000
Kowloon East	80	387 000
Kowloon West	48	122 000
Islands	103	989 000
North	324	487 000
Sai Kung	98	156 000
Sha Tin	124	153 000
Tuen Mun	83	274 000
Tai Po	81	80 000
Tsuen Wan & Kwai Tsing	119	99 000
Yuen Long	353	489 000
Total	1 606	3 910 000

2. LandsD manages certain landed properties on behalf of the Government, including mainly properties with leases already expired, properties vested in the Financial Secretary Incorporated and lots re-entered by the Government due to default of the former owners, as well as buildings resumed or surrendered. A breakdown of the 152 government properties by DLOs together with their type and age is set out in the table below (excluding bona vacantia properties which may be vested in the Government due to dissolution of companies under the Companies Ordinance or re-vested into the companies upon restoration of the dissolved companies from time to time).

DLO	Property Type	Age (years)	No. of Properties/ Units
Hong Kong East	Commercial/residential	60 to 69	7
Hong Kong West & South	Industrial	about 35	1
	Commercial/residential	about 45	1
		over 80	1
		No information	2
Kowloon West	Commercial/residential	50 to 59	96
		60 to 69	11
	Commercial	No information	33
Total			152

3. The expenditure for management of unleased government sites and landed properties have been subsumed under the overall expenditure of LandsD as part of the general land control and management costs. No separate breakdown is available.

As regards landed properties maintained by LandsD, the actual expenditure for the maintenance of these properties amounts to about \$1.79 million in 2019-20 (up to February 2020) and the estimated expenditure in 2020-21 is about \$3.2 million.

4. To optimise the utilisation of land resources, LandsD will put sites under its management which are pending development or those that may not be suitable for development into temporary or short-term gainful uses where practicable, including allocation to departments for government uses (e.g. temporary works sites), grants to private organisations by short-term tenancies (STT) for commercial uses (e.g. fee-paying public car parks, etc.), or putting them up for application by non-governmental organisations (NGOs) or social enterprises for community, institutional or non-profit-making purposes.

For those sites that are considered suitable for disposal by open tender STT, LandsD will follow up in a timely manner, and publish information of the sites soon to be put up for tender on its website (www.landsd.gov.hk/en/stt/forecast.htm). If individual bureaux or government departments intend to use the sites, the department will process such applications according to the established procedures. Furthermore, LandsD has uploaded the details of those sites which are available for STT application by NGOs or social enterprises for community, institutional or non-profit-making uses onto the “GeoInfo Map” website (www.map.gov.hk/gm/map/search/faci/_VGS?lg=en). As at end March 2020, around 900 such sites (including sites of vacant school premises) are uploaded and available for application.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)127

(Question Serial No. 1856)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

1. In 2019, 2 265 small house applications were processed, which has fallen short of the department's target of 2 300 cases for each year. What are the reasons?
2. What are the resources and manpower to be deployed by the department in the coming year for processing these applications?
3. Has the department developed any performance indicators for processing small house applications, such as the time generally required for replying to applicants upon receipt of applications and the time required for processing?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 57)

Reply:

1. The number of small house cases processed from January to December 2019 was 2 265. This figure represented 98% of the original estimated figure. The number of cases processed each year may vary owing to factors such as the complexity of the applications, the response of the applicant to LandsD enquiries or requests for information, etc. The Lands Department (LandsD) will continue to expedite the processing of outstanding applications.
2. Around 100 staff of LandsD are involved in handling small house applications at present. Some of the staff involved are also responsible for other land administration duties. The same arrangement will largely continue in the 2020-21 financial year.

3. For straightforward small house applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For other applications, depending on the nature and complexity of the issues involved, such as those associated with local objections, land title or boundary problems or requirements imposed by relevant regulatory authorities, the processing time may be longer. LandsD will continue to keep under review its work in processing small house applications.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)128

(Question Serial No. 1857)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

In 2019, the Lands Department (LandsD) took land control actions leading to clearance of 9 606 sites involving unlawful occupation of government land, handled 1 649 cases involving breaches of lease conditions, and took control actions against 130 unauthorised squatters in breaches of the squatter control policy. In this connection, will the Government inform this Committee of the following:

1. Please provide a breakdown of those 9 606 sites by District Lands Office and nature of unlawful occupation.
2. Please provide a breakdown of those 1 649 cases involving breaches of lease conditions by type of lease breaches.
3. In general, LandsD will take control actions against cases involving breaches of lease conditions, such as issuing warning letters to owners, imposing encumbrances, re-entry or vesting of properties. Please provide a breakdown of those 1 649 handled cases of lease breaches by type of control action mentioned above.
4. The Government has taken control actions against 130 unauthorised squatters in breaches of the squatter control policy. Please list the control actions by nature. Have all the 130 unauthorised squatters been demolished?
5. What are the resources and manpower estimated to be deployed in the coming year for combating and taking enforcement and control actions against such cases as unlawful occupation of government land, breaches of lease conditions, and breaches of the squatter control policy?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 54)

Reply:

1. The breakdown of those 9 606 sites cleared from unlawful occupation in 2019 by District Lands Office and by the nature of unlawful occupation is provided below –

Breakdown by District Lands Offices:

District	No. of government sites cleared
Hong Kong East	1 335
Hong Kong West & South	523
Kowloon East	1 544
Kowloon West	1 892
Islands	226
North	243
Sai Kung	638
Sha Tin	397
Tuen Mun	297
Tai Po	722
Tsuen Wan & Kwai Tsing	724
Yuen Long	1 065
Total	9 606

Breakdown by nature of unlawful occupation:

Nature of Unlawful occupation	No. of cases cleared
Abandoned Vehicle(s)	517
Banner(s)	1 250
Bicycles	1 184
Dumping	2 009
Illegal Car Parking Sites	201
Shop Front Extensions	343
Skips	777
Structures	1 617
Others, including miscellaneous objects	1 708
Total	9 606

Note: A case may involve unlawful occupation of multiple nature and the above breakdown is based on the main nature of the unlawful occupation.

2. The breakdown of those 1 649 cases involving breaches of lease conditions handled by the Lands Department (LandsD) in 2019 by type of lease breaches is as follows:

Type of lease breach cases	Number of cases with lease enforcement action taken
Unauthorised structures on Private Agricultural Land	968
Non-conforming uses of Industrial Buildings	515
Non-conforming uses of Residential/Non-Industrial Buildings	64
Unauthorised structures in New Territories Exempted Houses (NTEHs)	51
Other cases (including breach of right-to-inspect clause, breach of user and health requirements of NTEHs, etc.)	51
Total	1 649

3. In 2019, LandsD issued warning letters for 1 649 cases involving breaches of lease conditions. In the same year, there were 708 cases for which the lease breaches had been rectified, 689 cases with warning letters registered in the Land Registry (LR) since the owners concerned did not rectify the breaches upon the expiry of warning period, and 7 cases with re-entry/vesting action taken. As the processing of a case may straddle various years, the cases with breaches rectified, cases with warning letters registered in the LR and cases with re-entry/vesting action taken in a year may not necessarily correspond to the cases with warning letters issued in the same year.
4. Among the 130 unauthorised structures in breach of the Squatter Control Policy with control actions taken in 2019, 39 structures were formerly surveyed squatter structures in breach of squatter control policy with their survey records deleted. The other 91 structures were unauthorised structures without any approval. All the 130 unauthorised structures had been demolished.
5. In 2020-21 it is estimated that 794 full-time equivalent staff will be deployed for land control, squatter control and lease enforcement work at an estimated staff cost of \$346 million (excluding posts performing general administrative and clerical support duties).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)129

(Question Serial No. 1340)

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

The Lands Department expects a net increase of 98 posts including one supernumerary post in 2020-21 under the Operating Account. Please provide information on manpower planning as follows:

- (a) The figures on posts to be deleted and created in the department by rank and function; and
- (b) The figures on the establishment, strength, wastage and retirees of each rank in 2019-20 and the estimated figures for 2020-21 by Programme.

Asked by: Hon POON Siu-ping (LegCo internal reference no.: 34)

Reply:

- (a) In 2020-21, there will be a net increase of 98 civil service posts in the Lands Department (LandsD). This comprises the creation of 124 civil service posts (including one directorate post and 123 non-directorate posts) offset by the deletion of 26 non-directorate posts. The composition of the 124 posts to be created is set out below –

Grade	Rank	Additional Posts
Land Surveyor	Government Land Surveyor (D2)	1
	Senior Land Surveyor	3
	Land Surveyor/Assistant Land Surveyor	5
Clerical Officer	Clerical Officer	2
	Assistant Clerical Officer	2
Estate Surveyor	Senior Estate Surveyor	8
	Estate Surveyor	14
Executive Officer	Senior Executive Officer	1
Land Executive	Chief Land Executive	1
	Senior Land Executive	1
	Land Executive	14
Land Inspector	Land Inspector I	8
	Land Inspector II	9
Solicitor	Solicitor	1
Supplies Officer	Supplies Officer	1
Survey Officer (Estate)	Senior Survey Officer (Estate)	15
	Survey Officer/Trainee (Estate)	13
Survey Officer (Land)	Senior Survey Officer (Land)	6
	Survey Officer/Trainee (Land)	5
Survey Officer (Photogrammetric)	Survey Officer/Trainee (Photogrammetric)	1
Technical Officer (Cartographic)	Senior Technical Officer (Cartographic)	5
	Technical Officer/Trainee (Cartographic)	5
Technical Officer (Reprographic)	Technical Officer/Trainee (Reprographic)	3
Total		124

The posts to be created will be deployed mainly for strengthening the manpower support for expediting major development projects, increasing land supply, implementing the Land Sharing Pilot Scheme, and rolling out the Common Spatial Data Infrastructure and related initiatives.

The composition of the 26 non-directorate civil service posts to be deleted is set out below. They are deleted mainly because of lapse of time-limited posts, re-grading and re-deployment of posts.

Grade	Rank	Posts to be deleted
Estate Surveyor	Senior Estate Surveyor	2
	Estate Surveyor	5
Land Executive	Land Executive	6
Land Inspector	Land Inspector I	2
	Land Inspector II	2
Photoprinter	Photoprinter I	2
Survey Officer (Estate)	Senior Survey Officer (Estate)	1
	Survey Officer/Trainee (Estate)	3
Survey Officer (Land)	Survey Officer/Trainee (Land)	1
Technical Officer (Cartographic)	Technical Officer/Trainee (Cartographic)	1
Tracer	Tracer	1
Total		26

- (b) Information in respect of establishment, strength, staff wastage and retirees in LandsD for financial years 2019-20 and 2020-21 is set out at **Annex**.

Rank	Financial Year 2019-20				Financial Year 2020-21 (Note 4)	
	Establishment (Note 1)	Strength (Note 2)	Wastage (Note 3)	Retirees	Establishment (Note 5)	Retirees
Programme 1						
Principal Government Land Agent	2	2	0	0	2	0
Government Land Agent	7	5	0	2	7	0
Chief Estate Surveyor	21	14	1	1	21	0
Senior Estate Surveyor	86	66	3	0	91	3
Estate Surveyor	207	210	3	2	217	2
Senior Building Surveyor	1	1	0	0	1	0
Building Surveyor/Assistant Building Surveyor	1	1	0	1	1	0
Senior Forestry Officer	1	0	0	0	1	0
Forestry Officer	2	3	0	0	2	0
Chief Geotechnical Engineer	1	1	0	0	1	0
Senior Geotechnical Engineer	3	2	0	1	3	0
Geotechnical Engineer/Assistant Geotechnical Engineer	12	13	0	0	12	1
Senior Landscape Architect	1	1	0	0	1	0
Landscape Architect/Assistant Landscape Architect	4	4	0	0	4	0
Artisan	40	28	0	5	40	2
Assistant Building Services Inspector	1	1	0	0	1	0
Field Officer I	6	5	0	0	6	2
Field Officer II	0	1	0	0	0	0
Field Assistant	1	1	0	0	1	0
Foreman	7	2	0	0	7	1
Senior Housing Manager	3	1	0	1	3	0
Housing Manager	8	8	0	0	8	2
Assistant Housing Manager	34	34	0	1	34	5
Housing Officer	143	140	1	3	143	7
Senior Inspector of Works	1	1	0	0	1	1
Inspector of Works	2	2	0	0	2	0
Assistant Inspector of Works	6	5	0	0	6	0
Senior Principal Land Executive	1	1	0	0	1	0
Principal Land Executive	8	7	0	1	8	5
Chief Land Executive	30	28	0	3	31	2
Senior Land Executive	115	103	0	2	116	20

Rank	Financial Year 2019-20				Financial Year 2020-21 (Note 4)	
	Establishment (Note 1)	Strength (Note 2)	Wastage (Note 3)	Retirees	Establishment (Note 5)	Retirees
Land Executive	353	357	6	4	361	7
Land Inspector I	421	367	1	17	427	33
Land Inspector II	334	342	2	0	341	0
Chief Survey Officer (Estate)	5	4	0	0	5	1
Principal Survey Officer (Estate)	32	26	0	1	32	5
Senior Survey Officer (Estate)	104	77	1	2	118	5
Survey Officer/Trainee (Estate)	248	223	2	4	258	3
Survey Officer/Trainee (Building)	2	2	0	0	2	0
Senior Survey Officer (Quantity)	1	0	0	0	1	0
Survey Officer/Trainee (Quantity)	1	3	0	0	1	1
Senior Technical Officer (Geotechnical)	3	3	0	0	3	0
Technical Officer/Trainee (Geotechnical)	12	12	0	0	12	0
Works Supervisor II (Electrical)	2	2	0	0	2	0
Works Supervisor I (Civil)	8	7	1	1	8	0
Works Supervisor II (Civil)	16	15	0	0	16	0
Programme 2						
Principal Government Land Surveyor	1	1	0	1	1	1
Government Land Surveyor	1	1	0	0	2	0
Chief Land Surveyor	4	5	0	1	4	0
Senior Land Surveyor	29	26	0	2	32	1
Land Surveyor/Assistant Land Surveyor	81	63	0	0	86	0
Senior Cartographer	2	2	0	0	2	1
Cartographer/Assistant Cartographer	6	5	0	0	6	0
Chief Survey Officer (Land)	1	1	0	0	1	0
Principal Survey Officer (Land)	19	19	0	0	19	1
Senior Survey Officer (Land)	109	105	0	1	115	6
Survey Officer/Trainee (Land)	185	171	2	0	190	0

Rank	Financial Year 2019-20				Financial Year 2020-21 (Note 4)	
	Establishment (Note 1)	Strength (Note 2)	Wastage (Note 3)	Retirees	Establishment (Note 5)	Retirees
Principal Survey Officer (Photogrammetric)	2	2	0	0	2	0
Senior Survey Officer (Photogrammetric)	5	5	0	0	5	0
Survey Officer/Trainee (Photogrammetric)	13	10	0	0	13	0
Chief Technical Officer (Cartographic)	1	2	0	0	1	1
Principal Technical Officer (Cartographic)	20	21	0	5	20	5
Senior Technical Officer (Cartographic)	73	74	0	3	78	5
Technical Officer/Trainee (Cartographic)	210	188	3	6	215	1
Chief Technical Officer (Reprographic)	1	1	0	1	1	0
Principal Technical Officer (Reprographic)	1	1	0	0	1	0
Senior Technical Officer (Reprographic)	5	5	0	1	5	0
Technical Officer/Trainee (Reprographic)	25	18	0	1	27	0
Photoprinter I	15	16	0	0	13	3
Programme 3						
Principal Solicitor	1	1	0	1	1	0
Deputy Principal Solicitor	3	3	0	0	3	1
Assistant Principal Solicitor	3	3	0	0	3	0
Senior Solicitor	27	21	0	0	27	0
Solicitor	14	19	0	0	15	0
Chief Land Conveyancing Officer	4	2	0	0	4	1
Senior Land Conveyancing Officer	12	12	0	0	12	0
Land Conveyancing Officer I	27	20	2	0	27	0
Land Conveyancing Officer II	28	31	1	0	28	0
Other Grades with Posts in various Programmes						
Director of Lands	1	0	0	0	1	0
Senior Treasury Accountant	2	2	0	0	2	0
Treasury Accountant	4	4	0	0	4	1
Accounting Officer I	5	5	0	0	5	0
Accounting Officer II	3	3	0	0	3	0
System Manager	1	1	0	0	1	0

Rank	Financial Year 2019-20				Financial Year 2020-21 (Note 4)	
	Establishment (Note 1)	Strength (Note 2)	Wastage (Note 3)	Retirees	Establishment (Note 5)	Retirees
Analyst/Programmer I	4	4	0	0	4	0
Analyst/Programmer II	2	1	0	0	2	0
Senior Calligraphist	1	1	0	0	1	0
Calligraphist	4	5	0	1	4	1
Chainman	219	207	1	11	219	12
Senior Clerical Officer	6	6	0	0	6	3
Clerical Officer	115	114	0	23	117	21
Assistant Clerical Officer	315	298	3	10	317	10
Clerical Assistant	239	225	5	8	239	8
Computer Operator I	1	0	0	1	1	0
Computer Operator II	1	1	0	0	1	0
Senior Confidential Assistant	1	1	0	0	1	0
Confidential Assistant	4	4	0	0	4	1
Principal Executive Officer	1	0	0	1	1	0
Chief Executive Officer	2	3	0	0	2	0
Senior Executive Officer	19	15	0	2	20	1
Executive Officer I	13	12	0	0	13	0
Executive Officer II	16	20	0	0	16	0
Motor Driver	166	163	0	11	166	4
Office Assistant	28	26	0	1	28	2
Chief Official Languages Officer	1	1	0	0	1	0
Senior Official Languages Officer	1	1	0	0	1	0
Official Languages Officer I	5	5	0	0	5	1
Official Languages Officer II	9	9	1	0	9	0
Senior Personal Secretary	1	0	0	1	1	0
Personal Secretary I	15	14	0	2	15	2
Personal Secretary II	65	65	0	3	65	8
Senior Supplies Officer	1	1	0	0	1	1
Supplies Officer	0	0	0	0	1	0
Assistant Supplies Officer	1	1	0	0	1	0
Supplies Supervisor I	2	1	0	0	2	1
Supplies Supervisor II	6	7	0	1	6	0
Supplies Assistant	10	10	1	1	10	0
Tracer	17	17	0	1	16	2
Transport Services Officer I	1	1	0	0	1	0
Senior Typist	3	3	0	0	3	1
Typist	13	13	0	0	13	2
Workman I	131	64	1	10	131	4
Workman II	53	39	1	0	53	3
Total	4 733	4 358	42	163	4 831	224

- Note 1: Establishment (excluding non-directorate supernumerary posts) projected as at 31 March 2020 is provided.
- Note 2: Strength (including officers on terminal leave) as at 1 February 2020 is provided.
- Note 3: Staff wastage other than retirement.
- Note 4: The estimated figures on strength and staff wastage other than retirement are not available for financial year 2020-21.
- Note 5: Establishment (excluding non-directorate supernumerary posts) projected as at 31 March 2021 is provided.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)130

(Question Serial No. 3008)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

1. Based on the progress of transferring squatter control duties last year, what are the current allocation of squatter control duties and manpower distribution? Will there be any restructuring of posts again?
2. Why are squatter control offices in the New Territories and in the urban area currently taken over by officers in different grades? Is expenditure on salaries the major consideration in not allowing officers in the land grades who have successfully taken over the New Territories offices to proceed to do the same for the urban offices?
3. At present, has the Lands Department abandoned the long-standing policy of deploying officers in different grades to centrally handle duties relating to resumption (land resumption), grant (land grant, land premium assessment by the Estate Management Section, lease modification and plan approval), tenancy (short-term tenancy) and control (land management, lease enforcement and squatter control) in the urban and New Territories areas?

Asked by: Hon POON Siu-ping (LegCo internal reference no.: 33)

Reply:

- 1 and 2. In 2006, the Lands Department (LandsD) fully took over from the Housing Department (HD) the squatter control and clearance functions. Housing Manager (HM) grade officers of HD have since been seconded to LandsD to undertake those duties which they used to discharge in HD. Since 2018, as a pilot scheme, squatter control work in Tuen Mun area has been taken up by the staff of LandsD's grades (namely, the Land Executive and Land Inspector

grades) with a view to achieving synergy in land control work. The second phase of the pilot scheme was implemented in June 2019, whereby the duties of squatter control in the Hong Kong and Lei Yue Mun area were transferred to the Survey Officer (Estate) grade.

The above pilot scheme was implemented with reference to LandsD's long-established work arrangements that land enforcement related duties in the New Territories are carried out by the Land Executive and Land Inspector grades, whereas those in the urban areas are carried out by the Survey Officer (Estate) grade. Expenditure or salary levels are not relevant considerations. LandsD is considering the way forward in the light of the experience of the pilot scheme.

3. LandsD all along deploys staff of various grades to undertake different duties according to their respective skills and expertise with a view to ensuring effectiveness and efficiency in the discharge of such duties. The historical legacy related to work arrangements owing to merger of different offices and functions into LandsD over the years would also be taken into account. LandsD will continue to keep in view the effectiveness of its staff deployment arrangements having regard to the ongoing circumstances.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)131

(Question Serial No. 0003)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

In “Matters Requiring Special Attention in 2020-21”, the Administration states that the Department 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 Administration inform this Council the targets and latest development in streamlining processes and expediting procedures for land disposal and lease modifications/land exchanges. Please provide in details the time and procedures that have been reduced for land disposal and lease modifications/land exchanges over the last 12 months as well as the number of land sites that have been benefited by the Department’s streamlined processes and procedures.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 3)

Reply:

In the past 12 months, the Lands Department (LandsD) introduced various streamlined measures on the processing of general building plans under lease and simplified the formulation of lease conditions. Furthermore, under the auspices of the Development Bureau, the current control regimes on building height restriction, landscape and site coverage of greenery requirements, building separation and building setback have been streamlined and the details of these streamlined procedures have been promulgated under the Buildings, Lands and Planning Department Joint Practice Notes. LandsD will continue to keep under review possible initiatives and further scope for streamlining and expediting the development process.

To expedite the processing of land disposal and lease modification/land exchange cases, LandsD has established two dedicated teams, namely Development Control Section (DCS)

and Land Supply Section (LSS), in 2019. In order to expedite the approval of development submissions under lease, since 1 April 2019, the DCS with its centralised Building Plan Unit (BPU) is responsible for handling the entire building plan checking process (together with the associated tree preservation and removal proposals and landscape plan submissions up to development completion) for new building plan submissions of residential sale sites and large-scale residential, commercial and industrial developments and redevelopments. From 1 April 2019 to 29 February 2020, BPU completed the processing of about 370 building plan submissions all of which within the pledged period.

The LSS is tasked to handle land sale cases under the Government's Land Sale Programme and major lease modification/land exchange cases. The lease modification/land exchange cases being handled by LSS are expected to generate a total of about 1 435 200 m² domestic GFA (involving about 23 700 flats) and 1 191 500 m² non-domestic GFA. The LSS keeps close liaison and proactively arranges inter-departmental meetings with the applicants with a view to addressing problematic issues expeditiously. Since its establishment in April 2019, the LSS has accomplished 100% compliance rate of the 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. As at end February 2020, the average processing time for the above milestone by the LSS is less than 18 weeks in comparison with the performance target of 22 weeks.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)132

(Question Serial No. 0042)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2020-21, the Administration will “continue to arrange for the sale of government land through the Land Sale Programme to increase land supply for private housing and other development needs”. In this regard, what kind of criteria and measures will the Government adopt for setting the premium for government lands sold through the Land Sale Programme in light the potential downturn of local property market due to the outbreak of COVID-19 and government’s introduction of “vacancy tax”?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 33)

Reply:

All sites under the Government’s Land Sale Programme are sold at current market price meeting the Government’s reserve price to protect public revenue. Reserve price is assessed by professional estate surveyors in the Lands Department (LandsD) on the tender closing date of the site to ensure that it reflects the latest market conditions. When assessing the reserve price, the professional estate surveyors in LandsD take into account a number of factors, including the prevailing sale price of the completed developments, the development costs of the project, the development period, the profit margin reflecting the risk of the development, etc. LandsD will continue to make reference to relevant market evidence in assessing the reserve price for individual land sale sites.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)133****(Question Serial No. 3216)**Head: (91) Lands DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Director of Lands (Thomas CHAN)Director of Bureau: Secretary for DevelopmentQuestion:

The Lands Department stated that the number of non-directorate posts will be increased by 97 posts to 4 783 posts as at 31 March 2021. Please inform this Council of the nature of work, ranks and salaries of these new posts.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 51)

Reply:

In 2020-21, there will be a net increase of 97 civil service non-directorate posts in the Lands Department. This comprises the creation of 123 non-directorate posts offset by the deletion of 26 non-directorate posts. The composition of the 123 non-directorate posts to be created is set out below:

Grade	Rank	Additional Posts	Annual Salary Provision Per Post (\$)
Clerical Officer	Clerical Officer	2	463,140
	Assistant Clerical Officer	2	288,840
Estate Surveyor	Senior Estate Surveyor	8	1,514,640
	Estate Surveyor	14	1,030,440
Executive Officer	Senior Executive Officer	1	1,124,520
Land Executive	Chief Land Executive	1	1,223,580
	Senior Land Executive	1	985,260
	Land Executive	14	613,140

Grade	Rank	Additional Posts	Annual Salary Provision Per Post (\$)
Land Inspector	Land Inspector I	8	486,180
	Land Inspector II	9	306,540
Land Surveyor	Senior Land Surveyor	3	1,514,640
	Land Surveyor/Assistant Land Surveyor	5	795,150
Solicitor	Solicitor	1	1,078,140
Supplies Officer	Supplies Officer	1	771,240
Survey Officer (Estate)	Senior Survey Officer (Estate)	15	642,000
	Survey Officer/Trainee (Estate)	13	295,470
Survey Officer (Land)	Senior Survey Officer (Land)	6	642,000
	Survey Officer/Trainee (Land)	5	295,470
Survey Officer (Photogrammetric)	Survey Officer/Trainee (Photogrammetric)	1	295,470
Technical Officer (Cartographic)	Senior Technical Officer (Cartographic)	5	642,000
	Technical Officer/Trainee (Cartographic)	5	295,470
Technical Officer (Reprographic)	Technical Officer/Trainee (Reprographic)	3	295,470
Total		123	

The posts to be created will be deployed mainly for strengthening the manpower support for expediting major development projects, increasing land supply, implementing the Land Sharing Pilot Scheme, and rolling out the Common Spatial Data Infrastructure and related initiatives.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)134

(Question Serial No. 3217)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2020-21, the Administration states that it will “continue to implement and keep under review the extended Pilot Scheme for Arbitration on Land Premium to facilitate agreement on land premium”. Will the Administration inform this Committee the number of successful cases of land premium settled by arbitration under this Scheme and the number of cases that are still in process. Please also inform this Committee the manpower and resources that have been allocated for implementing this Pilot Scheme. Will the Administration consider to streamline its procedures and allow private sector to initiate arbitration for the setting of land premium so as to increase the number of successful cases? If yes, of the details; if no, of the reason. Will the Government consider introducing measures to enhance the efficiency of arbitration scheme and enhance its transparency? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 52)

Reply:

The Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) was launched in October 2014 and was last extended in October 2018 for two years up to October 2020.

Under the current arrangement as stipulated in the “Information Note relating to the Pilot Scheme for Arbitration on Land Premium” promulgated by the Lands Department (LandsD) on its website (https://www.landstd.gov.hk/en/images/doc/Arbitration_Doc3.pdf), either the applicant of lease modification/land exchange cases (Applicant) or LandsD may propose to resort to arbitration if the Applicant and the Government cannot agree on a land premium amount after at least two appeals lodged by the Applicant on premium. Every application for arbitration submitted to LandsD pursuant to the Pilot Scheme will be considered on its own merits and consent from both parties is necessary before arbitration can be used for adjudicating the premium payable.

As at the end of February 2020, LandsD has proactively issued a total of 33 counts of invitations to 16 lease modification/land exchange applicants to settle premium negotiations through arbitration under the Pilot Scheme. Among these 16 cases, one proceeded to arbitration which was concluded in December 2015. The remaining applicants chose to continue the premium negotiations with LandsD and so far, LandsD's premium offers have been accepted by the applicants in 10 cases. There is no case currently in progress under the Pilot Scheme.

The implementation of the Pilot Scheme forms part of the duties of the Valuation Section of the LandsD comprising 72 staff. The expenditure allocated to the Valuation Section in 2019-20 was \$42.7 million. There is no breakdown of manpower and resources allocated solely for the Pilot Scheme.

In order to encourage usage of the Pilot Scheme, the Government is exploring possible refinements to the implementation arrangements with the aim to introduce them later in the year.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)135****(Question Serial No. 1769)**Head: (91) Lands DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Land AdministrationControlling Officer: Director of Lands (Thomas CHAN)Director of Bureau: Secretary for DevelopmentQuestion:

According to the New Territories Small House Policy, a New Territories male indigenous villager over 18 years old is entitled to one concessionary grant during his lifetime to build a small house (concessionary right). Land zoned for "Village Type Development" ("V") is primarily reserved for the development of small houses. In this connection, will the Government inform this Committee of the following:

- (1) The number of indigenous villagers with unexercised concessionary right as at 29 February this year, and among them, (i) the number of those who had never lodged small house applications and (ii) the number of those who were at the time residing abroad; the estimated number of those who might have the intention to lodge such applications in the coming decade; if the above figures are not available, whether the Government will compile such statistics;
- (2) (i) The number of indigenous villagers with unexercised concessionary right, and (ii) the respective numbers of small house applications (a) received, (b) approved, (c) being processed and (d) rejected by the Lands Department in each of the past 10 years (set out in Table 1);

Table 1

Year	(i)	(ii)			
		(a)	(b)	(c)	(d)
2010					
...					
2019					
Total					

Table 2

Year	(i)	(ii)
2010		
...		
2019		
Total		

- (3) For each of the past 10 years (i) in respect of the “V” zoned land, please provide (a) the total area, (b) the total area with small house development thereon, and (c) the total area available for small house development, as well as (ii) the total area of sites zoned for other planned uses with small house development thereon (set out in Table 3); and

Table 3

(i)			(ii)	
(a)		(b)	(c)	
2010				
...				
2019				
Total				

- (4) (i) The number of approved applications for premium assessment and (ii) the number of cases of title assignment in respect of small houses in each of the past 10 years (set out in Table 4).

Table 4

Year	(i)	(ii)
2010		
...		
2019		
Total		

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 29)

Reply:

- (1) The Lands Department (LandsD) does not have statistics on the number of indigenous villagers in the New Territories nor the number of those eligible for applying for small house grants.

The demand for small houses may change with factors such as the birth and growth of indigenous villagers. Whether or not an indigenous villager will apply for a small

house grant depends on his own circumstances and wishes, and not all eligible indigenous villagers aged 18 years old or above will submit an application. LandsD does not compile forecast or projection of small house applications.

- (2) As mentioned in (1) above, LandsD does not have statistics on the number of indigenous villagers in the New Territories nor the number of those eligible for applying for small house grants.

A breakdown of the number of small house applications received, approved, rejected and being processed by LandsD in the past ten years is set out below.

Year	Number of small house applications received	Number of small house applications approved	Number of small house applications rejected	Number of small house applications being processed at year end
2010	1 959	1 474	999	6 890
2011	2 374	1 041	1 042	6 895
2012	2 690	1 121	1 190	7 175
2013	2 566	1 011	980	7 176
2014	2 522	1 114	1 193	8 569
2015	2 547	989	1 263	8 800
2016	1 297	858	1 080	9 145
2017	1 129	818	1 061	8 548
2018	1 350	830	1080	8 223
2019	2 175	565	815	6 419
Total	20 609	9 821	10 703	Not applicable

Note: 1. Due to the variations in time required for processing individual small house applications, the applications approved, rejected and being processed during the year may not correspond with the applications received during the year.

2. The cases being processed as at end-2019 exclude applications for Private Treaty Grant and Land Exchange involving Government Land. The processing of these two types of applications has been suspended since the judgement of the Court of First Instance on the judicial review case on the small house policy took effect. Pending the results of the appeal, the suspension will continue.

- (3) Village Type Development (“V”) zones in existing statutory plans mainly reflect areas of recognised villages of indigenous villagers in the New Territories, and provide land

considered suitable for village development. “V” zones are drawn up having regard to a series of planning factors, including the location of existing villages, the delineation of Village Environs, the local topography, the existing settlement pattern, site characteristics and the surrounding environment, environmental constraints, as well as the projections of demand for small houses of that area in the coming ten years provided by relevant village representatives. As at 31 December of each of the past ten years, the total land area of “V” zones is as follows:

Year	Total land area of V zones (hectares) (about)
2010	3 260
2011	3 286
2012	3 294
2013	3 321
2014	3 338
2015	3 338
2016	3 368
2017	3 377
2018	3 377
2019	3 377

Land under “V” zones on statutory plans is scattered across the territory and covers existing and recognised villages in the New Territories. Many small houses are built on land under private ownership, and the sizes of individual pieces of private land vary. In addition, whether the development of small house may indeed proceed on a particular site within the “V” zone would depend on the fulfillment of engineering and other conditions as required. As such, the Government does not have readily available information on the total area of land available for small house developments in these “V” zones.

Under the existing policy, each small house can have a roofed-over area of not exceeding 65.03 square metres. However, the area of land granted for a small house is subject to such constraints as the topography, condition and area of the small house site under application. As such, the area of land granted for individual small house development may vary from case to case. LandsD has no readily available statistics on the area of land on which small houses had been built.

- (4) In accordance with the existing policy, alienation of small houses before the issue of Certificate of Compliance is generally prohibited. If, after completion of a small house, a small house grantee intends to transfer ownership of his small house, he needs to seek LandsD’s approval for removal of the alienation restriction. If the application is approved, he is required to pay the necessary land premium. The number of approved cases for removal of alienation restriction by LandsD in the past ten years is set out below.

Year	Number of approved cases for removal of restriction on alienation
2010	454
2011	493
2012	404
2013	485
2014	577
2015	462
2016	409
2017	435
2018	329
2019	340
Total	4 388

The transfer of the ownership of a small house after obtaining LandsD's approval for removing the applicable alienation restriction is a matter of private transaction for the small house grantee. LandsD does not have statistics on the number of small houses with title assigned.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)136

(Question Serial No. 3037)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

It was mentioned in last year's Reply Serial No. DEVB(PL) 190 that the Lands Department (LandsD) would in due course review whether and how its work in collating information on the 10-year forecast for small house demand for specific individual recognised villages would be affected taking into account the developments of the judicial review proceedings.

In this connection, will the Government inform this Committee of:

1. The details of applications for inclusion in the List of Recognised Villages received since 2002, including the names and locations of the villages involved, the years in which these applications were first received and their outcomes, as well as the primary grounds for rejection of some of these applications.
2. The numbers of male indigenous villagers of recognised villages under the List of Recognised Villages in the past five years and the numbers of them with small houses built.
3. A breakdown of recognised villages by the List of Recognised Villages regarding the 10-year forecast for small house demand given by the Village Representative(s) of each recognised village as at 1 March 2020.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 22)

Reply:

1. Currently, the Lands Department (LandsD) considers and examines applications for inclusion in the List of Recognised Villages based on the following five basic criteria:
 - (i) whether the village was in existence in 1898;
 - (ii) whether the village name appeared on both the Demarcation District sheets produced between 1899 and 1904 and the Block Government Leases that came into effect in 1905;
 - (iii) whether there are private lots within the village area on which erection of houses is allowed under the land lease;
 - (iv) whether village houses had been granted on concessionary terms in the village before the implementation of the Policy; and
 - (v) whether there must be signs of continuous habitation by indigenous villagers within the village since 1945.

Since 2002, LandsD received applications from three villages for inclusion in the List of Recognised Villages, namely, Kap Lung Village in Yuen Long, Yuen Long Kau Hui and Leung Tin Tsuen in Tuen Mun respectively in 2004, 2006 and 2013. Kap Lung Village in Yuen Long fully met the above five basic criteria and has been included in the List of Recognised Villages since 2005, while Yuen Long Kau Hui and Leung Tin Tsuen in Tuen Mun have not been included in the List of Recognised Villages as they failed to meet the above five basic criteria.

2. LandsD does not have statistics on the number of indigenous villagers in the New Territories nor the number of those eligible for applying for small house grants.

The demand for small houses may change with factors such as the birth and growth of indigenous villagers. Whether or not an indigenous villager will apply for a small house grant depends on his own circumstances and wishes, and not all eligible indigenous villagers aged 18 years old or above will submit an application.

The number of small houses completed with Certificate of Compliance (CC) issued by LandsD in the past five years (2015 to 2019) is set out below –

Year	Number of small houses completed with CC issued
2015	904
2016	814
2017	799
2018	851
2019	817

3. The 10-year forecast for small house demand for specific individual recognised villages as mentioned in the question is a piece of information that may be collated at the time when the Town Planning Board considers a statutory plan covering the villages concerned. Such information is collected by LandsD from the relevant Village Representatives on the request of the Planning Department for the latter's reference in the town planning work. LandsD does not keep or update such information for all recognised villages.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)137

(Question Serial No. 3038)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

On 8 April 2019, the Court of First Instance of the High Court handed down a judgment on a judicial review of the Small House Policy, ruling that the free building licence arrangement under the Small House Policy, being a lawful traditional right and interest of the indigenous inhabitants of the “New Territories” within the meaning of Article 40 of the Basic Law, is lawful and constitutional, while the private treaty grant and land exchange arrangements under the Policy are not. The Government would consider whether to lodge an appeal after studying the judgment in detail and seeking legal advice.

In this connection, would the Government please inform this Committee of the following:

1. What are the Government's current arrangements under the Small House Policy subsequent to the High Court's judgement on the judicial review? Has the Government processed any applications for a small house grant by way of “private treaty grant” or “land exchange” since the handing down of the aforesaid judgment by the High Court?
2. Please set out the number of small houses granted in each of the past five years, with a breakdown by “free building licence”, “private treaty grant” and “land exchange”.
3. What was the number of cases to which approval was given for removing the alienation restrictions and which recognised village registered the most number of approved applications in each of the past five years?
4. Over the past five years, how many complaints of suspected “buying and selling of ding rights” (i.e. suspected cases in which indigenous villagers of the New Territories have sold their small house rights) were received by the Government? How many of these cases were referred to the enforcement department(s) for follow-up action and, among them, how many cases against which criminal prosecutions were instituted eventually?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 23)

Reply:

1. The Court of First Instance of the High Court (CFI) handed down the judgement and subsequent orders on the judicial review on the Small House Policy (the Policy) on 8 April and 30 April 2019 respectively, and the judgment took effect on 8 October 2019. The CFI ruled that the Free Building Licence (FBL) and Land Exchange arrangements for building small house on private land under the Policy, being a lawful traditional right and interest of the indigenous inhabitants of the New Territories within the meaning of Article 40 of the Basic Law, are lawful and constitutional, while the Private Treaty Grant (PTG) and Land Exchange arrangements for building small house on government land under the Policy are not. As the judgment involves the interpretation of Article 40 of the Basic Law which is of constitutional importance, having considered legal advice, the Government lodged an appeal on 9 July 2019 with the Court of Appeal against the CFI judgment.

Since the judgment took effect, the Lands Department (LandsD) has suspended the processing of the applications already received for building small house on government land by way of PTG and Land Exchange arrangements, as well as the receipt of new applications for these two types of grants since 8 April 2019. Pending the results of the appeal, the aforesaid arrangements will be maintained.

2. The breakdown of the number of small houses applications approved and executed by FBL on private land, PTG of government land and land exchange in the past five years (2015 to 2019) are set out below:

Year	Number of small houses granted on private land by way of FBL	Number of small houses granted on government land by way of PTG	Number of small houses granted by way of land exchange
2015	775	146	23
2016	562	78	16
2017	655	73	24
2018	582	47	25
2019	553	76	14

3. The number of cases approved for removal of alienation restriction by LandsD in the past five years (2015 to 2019) is set out below:

Year	Number of approved cases for removal of restriction on alienation
2015	462
2016	409
2017	435
2018	329
2019	340

LandsD does not categorise applications for removal of restriction on alienation according to individual recognised villages.

4. LandsD started collating statistics on complaints/referrals about suspected cases of selling the rights to apply for and build small houses by indigenous villagers (so called “To Ding”) in July 2014. From July 2014 to the end of 2019, LandsD received 1 757 such complaints/referrals. Amongst these cases, 270 cases have been referred to law enforcement agencies for investigation, of which 98 cases were found not substantiated based on information available, and the rest of the referred cases are being investigated by the law enforcement agencies. Moreover, LandsD received in end 2019 a number of complaints without providing specific details about suspected “To Ding”, and is now in the course of seeking clarification from complainants concerned before considering how these complaints should be handled and reflected in the statistics.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)138

(Question Serial No. 3042)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Under the Programme, the Lands Department (LandsD) will continue to implement the measures under the new round of revitalisation scheme for industrial buildings. In this connection, please inform this Committee of the following:

- 1) Details of applications as at 1 March 2020 under the six new measures (namely redevelopment, wholesale conversion, facilitating community-led transitional housing proposals for wholesale conversion of industrial buildings, relaxing the waiver application policy to permit uses for arts and cultural sectors, creative industries, and innovation and technology sectors, broadening the permissible uses of buffer floors and broadening the permissible uses of buffer floors) to be provided in respect of each project as follows: i) lot number, ii) address, iii) amount of waiver fees, iv) uses applied, v) floor area before redevelopment/conversion works, and vi) floor area after redevelopment/conversion works;
- 2) A breakdown of the number of applications under processing by 18 districts; and
- 3) Will the Government consider relaxing the requirement on operation period for the conversion of industrial buildings into transitional housing to a minimum of 10 years, so as to allow owners more flexibility and development opportunities? If no, what are the reasons?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 27)

Reply:

- 1) As announced in the 2018 Policy Address, six measures (the 2018 Measures) are being implemented to facilitate transformation of old industrial buildings (IBs) to better meet

our changing social and economic needs, and to address more effectively the issues of fire safety and non-compliant uses. Up to February 2020, the Lands Department (LandsD) received six ^{Note 1} lease modification applications for redevelopment of IBs respectively located in Kowloon East and Tsuen Wan & Kwai Tsing, and two special waiver applications for wholesale conversion of IBs respectively located in Hong Kong East and Kowloon East. LandsD is not in a position to provide the details required at this moment, as the premium chargeable in one application for redevelopment is being assessed, whilst other land applications for redevelopment and wholesale conversion are still under processing. As for the other four measures, no special waiver application has been received for facilitating community-led transitional housing proposals in wholesale-converted IBs and partial conversion leveraging the broadened permissible uses of buffer floors, while no land application to LandsD is required to permit compliant uses for specified sectors in individual IB units and to allow a broader interpretation for “godown” use under lease provisions.

Note 1: Including one lease modification application withdrawn by the applicant.

- 2) As at February 2020, the breakdown by district of the land applications for redevelopment and wholesale conversion that were under processing is set out in the following table:

District (by District Lands Office)	No. of land applications under the 2018 Measures	
	2019	2020
Hong Kong East	1	0
Kowloon East	5	0
Tsuen Wan & Kwai Tsing	1 ^{Note 1}	1

- 3) Facilitating community-led transitional housing proposals in wholesale-converted IBs supported by the Task Force on Transitional Housing is a short-term relief measure. We have been maximising the flexibility permissible under the planning regime to help expedite such projects. Projects with an operating period of not more than five years initially will be procedurally simpler, requiring no planning application. This is in line with the spirit of streamlined processing for transitional housing. Both IB owners and non-government organisations are free to decide whether to renew the projects upon the expiry of the five-year initial period. If the project is extended for another five years, the above streamlined arrangement of requiring no planning application will continue to apply.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)139

(Question Serial No. 2232)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

At present, the Government grants land to public services providers by different means. For instance, the Lands Department (LandsD) granted land to bus companies by way of short-term tenancies (STTs), whereas land was granted to the two power companies by way of private treaty. The following are questions regarding land grants to the bus companies and the power companies by LandsD:

1. In the past ten years, how many pieces of land were granted by way of private treaty by LandsD to the two power companies and the various bus companies? Please provide the following information: (a) date of grant; (b) lot number; (c) location; (d) lot area; (e) land use; (f) land premium; (g) term of grant; (h) means of grant and (i) grantee in respect of individual pieces of land.
2. Apart from private treaty grant, has LandsD granted land to the two power companies by other means? If yes, what are the details?
3. What are the current decision-making mechanism and process involved in the land grants to public services providers? What are the government departments involved?
4. In particular, what mechanism has been put in place by the Government to decide whether to grant land by way of private treaty to the two power companies? What are the policy bureaux or departments responsible for making such decisions?
5. If LandsD grants land by way of STTs to the two power companies, will the practice itself violate any guidelines or policy, resulting in the department's failure to grant land to the power companies by such means?

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 34)

Reply:

- Under the current policy, land may be granted by way of private treaty grant (PTG) to electricity companies and franchised bus companies with policy support at full market premium. In the past five years (from 1 January 2015 to 31 December 2019), the Government granted three sites by PTG to CLP Power Hong Kong Limited (CLP), all for a term of 50 years commencing from the respective dates of agreement. No site was granted to The Hongkong Electric Company, Limited (HK Electric) or any franchised bus companies by PTG in the past five years. Details of the three sites granted to CLP by PTG are set out in the table below:

Item	Date of Land Document	Lot Number and Location	Site Area (m ²) (about)	User ^(Note)	Premium
1	12 February 2015	Chek Lap Kok Lot No. 2 Hong Kong Boundary Crossing Facilities, Chek Lap Kok	1 595	Electricity Substation	\$25,370,000
2	29 September 2017	Fanling Sheung Shui Town Lot No. 265 Lung Ma Road, Queen's Hill, Fanling	1 450.7	Electricity Substation	\$40,180,000
3	24 June 2019	New Kowloon Inland Lot No. 6620 Kai Tak Area 1L Site 4, Kai Tak	2 516	Electricity Substation	\$120,870,000

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

Information on sites granted by way of private treaty is published on the Lands Department (LandsD) website (www.landso.gov.hk/en/exc_mod/ptg.htm).

2. Information on sites granted to the two electricity companies in the past five years (from 1 January 2015 to 31 December 2019) by short-term tenancies (STTs) is tabulated below:

Tenant	Commencement Date of STT	STT Number and Location	Site Area (m²) (about)	User^(Note)	Annual Rent
CLP	15 October 2018	SX4865 Yi Chun Street Playground, Sai Kung	11	Access area for operation and maintenance of the cabinet transformer to be erected on the adjoining government land.	\$4,840
CLP	17 September 2018	CX2799 Government land adjoining Lot 243 DD331, Cheung Sha, Lantau	58	Erection of a hoarding	\$12,000
HK Electric	4 January 2016	SHX-1325 Underground stratum of government land from adjoining Davis Switching Station, erected on IL8556, to the edge of Belcher's	1057	Cable tunnel for cable installation	\$151,280

Tenant	Commencement Date of STT	STT Number and Location	Site Area (m²) (about)	User^(Note)	Annual Rent
HK Electric	4 January 2016	SHX1299 Government land next to the Davis Switching Station, IL8556, and next to No.14A Belcher's Street, Hong Kong	185	Work site for cable installation	\$199,800

Note: The users quoted are general descriptions of the broad type of uses permissible in the tenancy agreements and not intended to be the legal interpretation of the user conditions of the STT in question.

- 3.&4. Land available for commercial, industrial or residential development is usually sold by public tender or auction. The Government may also grant land by PTG for specific uses in justified circumstances, in accordance with relevant government policies to meet Hong Kong's economic, social and community needs. All PTGs for specified uses (including PTGs to public services providers) are subject to consideration by relevant departments from technical perspectives (e.g. Planning Department, Transport Department, Buildings Department) and policy scrutiny and support by the relevant policy bureau, with approval granted by the Executive Council (ExCo) or under its delegated authority on a case-by-case basis, subject to payment of full market value premium (unless with specific approval by ExCo for concessionary or nominal premium on the support by relevant policy bureau).

For land grants to the two electricity companies, the Environment Bureau is the relevant policy bureau.

5. In general, sites of general commercial interest and available for temporary use are let at full market rent by way of STTs through open tender. Sites which may be temporarily used to support specific policy objectives may be directly granted to a particular organisation with policy support from the relevant policy bureaux. All the STTs let to the power companies are granted in accordance with the established policy and guidelines.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)140

(Question Serial No. 0912)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding temporary use of government land, please inform this Committee of the following:

1. In 2019, the number of short-term tenancy (STT) sites let to non-government entities by tender for temporary uses was 49, which was fewer than expected due to the suspension of re-tendering between October 2019 and December 2020. Please provide the number of cases for which re-tendering has yet to be conducted and such details as the expiry dates, site locations, uses and areas of the STTs.
2. Details of the 25 STT sites to be let by tender in 2020, including the dates on which the sites are available for tendering, terms of the STTs, site locations, uses and areas.
3. What is the estimated expenditure involved in the tendering exercise?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 31)

Reply:

1. On 4 December 2019, the Financial Secretary announced further measures to support enterprises and employment. One of the measures was to suspend the re-tendering of most short term tenancies (STTs) of government land under the management of the Lands Department (LandsD) for community and business use from 1 October 2019 until 31 December 2020, to allow the existing tenants to stay on under existing terms, unless termination is required for other policy considerations or initiated by the tenants themselves.

Accordingly, re-tendering has not been conducted for the following STTs previously included in LandsD's STT Tender Forecast (October 2019 to March 2020) with originally proposed tender invitation dates falling between October and December 2019:

Item	Existing STT No.	Location	Proposed STT		
			STT No.	Site Area (m ²) (about)	User
1	1503 Tsuen Wan	Junction of Hoi Kok Street, Hoi Hing Road and Tai Chung Road, Tsuen Wan, New Territories	1549 Tsuen Wan	5 180	Fee-paying public carpark
2	1508 Tsuen Wan	Sham Tseng, Tsuen Wan, New Territories	1556 Tsuen Wan	464	Fee-paying public carpark
3	1625	Off Choi Shun Street, Sheung Shui, New Territories	1692	6 270	Fee-paying public carpark
4	3702 Kwai Tsing	Junction of Tsing Yi Road and Tsing Hung Road, Tsing Yi, New Territories	3792 Kwai Tsing	23 000	Fee-paying public carpark
5	3726 Kwai Tsing	Kwai Fuk Road, Kwai Chung, New Territories	3816 Kwai Tsing	7 300	Fee-paying public carpark
6.	2074	Tai Shui Hang, Sha Tin, New Territories	2223	3 000	Fee-paying public carpark
7	3722 Kwai Tsing	San Kwai Street, Kwai Chung, New Territories	3834 Kwai Tsing	699	(i) Landscape gardening, plant nursery and/or commercial gardening; or (ii) Fee paying public carpark; or (iii) Any combination of the above.

Item	Existing STT No.	Location	Proposed STT		
			STT No.	Site Area (m ²) (about)	User
8	EHX-502	Sheung On Street, Chai Wan, Hong Kong	EHX-571	5 320	Fee paying public carpark

LandsD also suspended its work related to tender invitation for other eligible STTs which are due for re-tendering up to 31 December 2020.

2. The total number and area of STTs to be let by tender in 2020 are only estimates. We are unable to provide detailed information of the individual sites at this stage. Under the prevailing practice, LandsD would publish the particulars of individual sites to be let by tender in a six months' STT tender forecast on its website (www.landsd.gov.hk/en/stt/forecast.htm), generally updated on a monthly basis, as and when the relevant sites are near ready to be tendered. The tender results would also be published by Government Gazette and on the department's website (www.landsd.gov.hk/en/stt/records.htm). The actual number and area of STTs let by tender would hinge on various factors, such as the eventual number of available sites and market response.
3. The land administration work for letting of STTs by tender is carried out by staff of LandsD as part of their overall land administration duties. We are unable to provide a breakdown of the expenditure involved solely for handling the above work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)141****(Question Serial No. 0913)**Head: (91) Lands DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Land AdministrationControlling Officer: Director of Lands (Thomas CHAN)Director of Bureau: Secretary for DevelopmentQuestion:

Regarding the revitalisation scheme for industrial buildings, will the Government inform this Committee of the respective numbers of applications approved and rejected, as well as their geographical distribution, in the past three years (2017-2019)?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 32)Reply:

- For the measures of redevelopment and wholesale conversion of old industrial buildings (IBs) implemented between 2010 and 2016, there was no outstanding application for redevelopment as at the end of 2016, while a total of 59 applications for wholesale conversion were approved with no application being rejected in 2017 to 2019. Details of these 59 wholesale conversion applications with breakdown by district and year are as follows –

District (by District Lands Office)	No. of Applications Approved			
	2017	2018	2019	Total
Hong Kong East	3	1	0	4
Hong Kong West and South	0	2	0	2
Kowloon East	2	10	15	27
Kowloon West	1	1	4	6
North	3	4	0	7
Sha Tin	0	2	1	3
Tsuen Wan and Kwai Tsing	3	2	1	6
Tuen Mun	3	0	0	3
Yuen Long	1	0	0	1
Total	16	22	21	59

2. For the six measures as announced in the 2018 Policy Address (“the 2018 Measures”) now being implemented to revitalise old IBs, up to February 2020, the Lands Department (LandsD) received six^{Note 1} lease modification applications for redevelopment of IBs respectively located in Kowloon East and Tsuen Wan & Kwai Tsing, and two special waiver applications for wholesale conversion of IBs respectively located in Hong Kong East and Kowloon East. As for the other four measures, no waiver application has been received for facilitating community-led transitional housing proposals in wholesale-converted IBs or partial conversion leveraging the broadened permissible uses of buffer floors, while no waiver application to LandsD is required to permit compliant uses for specified sectors in individual IB units and to allow a broader interpretation for “godown” use under lease provisions.

Note 1: Including one lease modification application withdrawn by the applicant.

As at February 2020, the above-mentioned lease applications for redevelopment and wholesale conversion were under processing, and none of them was rejected. Details of these applications with breakdown by district are set out in the following table:

District (by District Lands Office)	No. of lease applications under the 2018 Measures	
	2019	2020
Hong Kong East	1	0
Kowloon East	5	0
Tsuen Wan & Kwai Tsing	1 ^{Note 1}	1

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)142

(Question Serial No. 1711)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding the detailed planning of the Kwu Tung North/Fanling North New Development Area, please inform this Committee of the following:

- (1) the manpower and estimated expenditure involved in the planning work;
- (2) the current progress and expected completion date of the planning work;
- (3) whether the Government plans to report to the Legislative Council after its completion. If yes, what are the details? If not, what are the reasons?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 24)

Reply:

The overall land use planning for the Kwu Tung North/Fanling North New Development Area (the NDA) had been completed with the approval of relevant outline zoning plans by the Chief Executive-in-Council in June 2015. With Legislative Council (LegCo)'s funding approval in May 2019, the NDA is being implemented with land resumption and clearance as well as site formation and infrastructural works for the first phase development commencing progressively from September 2019 onward. Meanwhile, Planning Department (PlanD)'s inputs to the NDA focus more on individual assignments such as urban design studies of selected NDA areas as well as the review of several sites in the second phase no longer needed for their original purpose in the light of latest developments. We will as appropriate report the relevant findings in our next funding application to LegCo concerning the second phase development.

The above planning work is undertaken by existing staff of PlanD as part of their overall district planning duties. We are unable to provide a separate breakdown of the manpower and estimated expenditure deployed solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)143

(Question Serial No. 2420)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The Government states that it 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. Please list in a table the location of individual sites by districts, the proposed increase in the domestic floor space, the implementation progress and the expenditure involved.

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 15)

Reply:

As announced by the Chief Executive in the Policy Address in 2014, the Government will increase the maximum domestic Plot Ratios (PRs) allowed for both private and public residential sites located in certain Density Zones by 20% (except for the north of Hong Kong Island and Kowloon Peninsula which are more densely populated), where planning terms permit. In view of the shortage in public housing supply, the Government refined the policy in December 2018, such that the development intensity of public housing sites could be further increased by up to 10% where their technical feasibility permits (i.e. increase in maximum domestic PRs allowed by 30% in total).

Since the announcement of the increase in the maximum domestic PRs in 2014, the Town Planning Board has, up to March 2020, approved 26 applications involving 45 sites to increase the development intensity under section 16 of the Town Planning Ordinance, and rezoned 87 sites for higher development intensity. These approved applications and rezoning proposals altogether lead to an additional supply of about 43 600 units (including 23 600 public housing units and 20 000 private housing units). Details of individual sites with increased development intensity through planning applications and rezoning by districts are listed at **Annex**.

Planning applications or rezoning procedures can be initiated either by government departments or private developers under the established planning mechanism. 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 expenditure incurred solely for this work.

- End -

**Information on sites with development intensity increased since 2014
(as at March 2020)**

I. Sites with development intensity increased through planning applications

District	Location [Planning Application No. (Approval Date)]	Housing Type	Estimated Additional Residential Units Note 1
2014-15			
Sha Tin	1. Ma Kam Street, Ma On Shan [A/MOS/97 (4.4.2014)]	Private	72
	2. Hang Kwong Street, Ma On Shan [A/MOS/98 (4.4.2014)]	Private	51
	3. Yiu Sha Road, Whitehead, Ma On Shan [A/MOS/99 (13.6.2014)]	Private	319
	4. Wo Sheung Tun Street, Fo Tan, Area 16, Sha Tin [A/ST/857 (31.10.2014)]	Public	246
	5. Fo Tan, Areas 16 and 58D, Sha Tin [A/ST/858 (31.10.2014)]	Public	650
Tuen Mun	6. Lok Chui Street, Tuen Mun [A/TM/453 (9.5.2014)]	Private	3
	7. Yan Ching Street, Tuen Mun [A/TM/454 (9.5.2014)]	Private	21
	8. King Sau Lane, Area 4, Tuen Mun [A/TM/463 (8.8.2014)]	Private	212
North	9. Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling [A/FSS/220 (13.6.2014)]	Private	41
	10. Fai Ming Road, Fanling [A/FSS/223 (12.9.2014)]	Public	161
	11. Ex-Kin Tak Public School, Fan Kam Road, Sheung Shui [A/NE-KTS/377 (28.11.2014)]	Private	7

District	Location [Planning Application No. (Approval Date)]	Housing Type	Estimated Additional Residential Units^{Note 1}
Kwai Tsing	12. Hing Fong Road, Kwai Chung [A/KC/415 (12.9.2014)]	Private	14
Yuen Long	13. Near Maple Gardens, San Tam Road, Ngau Tam Mei, Yuen Long [A/YL-NTM/310 (14.11.2014)]	Private	10
Total			1 807
2015-16			
Kowloon City	14-26. 13 sites in Kai Tak Development (including Sites 1E1, 1F1, 1K1, 1K2, 1K3, 1L1, 1L2, 1L3, 4A1, 4B1, 4B2, 4B3 and 4B4) [A/K22/16 (17.4.2015)]	Private	3 900
Tuen Mun	27. 5 Lok Yiu Street, So Kwun Wat, Tuen Mun [A/TM/468 (3.7.2015)]	Private	2
North	28. Choi Yuen Road, Sheung Shui [A/FSS/236 (7.8.2015)]	Public	260
Kwai Tsing	29. Texaco Road, Kwai Chung [A/KC/433 (8.1.2016)]	Public	91
Total			4 253
2016-17			
Sham Shui Po	30. Tai Hang Sai Estate, Shek Kip Mei [A/K4/67 (24.6.2016)]	Private	792
Total			792
2017-18			
Tai Po	31. Yat Yiu Avenue, Tai Po [A/TP/627 (28.4.2017)]	Private	13
Kwai Tsing	32. Vacant site opposite to Fu Yiu House of Lai Yiu Estate, Lai Cho Road, Kwai Chung [A/KC/445 (12.5.2017)]	Public	153
	33. Vacant site adjacent to Lok King House of Lai King Estate, Lai King Hill Road, Kwai Chung [A/KC/447 (14.7.2017)]	Public	108

District	Location [Planning Application No. (Approval Date)]	Housing Type	Estimated Additional Residential Units^{Note 1}
Tuen Mun	34. Sites 3 and 4 (East), Area 54, Tuen Mun [A/TM/499 (23.6.2017)]	Public	883
	35. Sites 1 and 1A, Area 54, Tuen Mun [A/TM/500 (23.6.2017)]	Public	742
Total			1 899
2018-19			
North	36-43. Various Lots in D.D. 51, D.D. 83, D.D. 95 and D.D. 96, and Adjoining Government Land in Fanling North (FLN) and Kwu Tung North (KTN) (Eight sites including FLN Area 15 East, Area 13, KTN Areas 11 and 12, Area 13, Area 19 (West and East), KTN Area 21, Area 24 and Area 26) [A/KTN/54 (16.11.2018)]	Public	4 300
Tai Po	44. Tai Po Town Lot 157 and various Lots in D.D. 165, D.D. 207 and D.D. 218, and Adjoining Government Land, Sai Sha, Shap Sz Heung [A/NE-SSH/120 (18.1.2019)]	Private	4 538
Total			8 838
2019-20			
Sha Tin	45. Ma On Shan Road, Area 81A, Ma On Shan [A/MOS/122 (5.7.2019)]	Public	10
Total			10
Grand Total (45 sites)			17 599 (Public: 7 604 Private: 9 995)

- 1 The estimated additional number of residential units are subject to revision at the detailed design stage of the proposed residential developments.

II. Sites with development intensity increased through rezoning

District	Location [Date of Approval of Outline Zoning Plan by the Chief Executive-in-Council]	Housing Type	Estimated Additional Residential Units arising from the Policy ^{Note 2}
2014-15			
Sha Tin	1. Lok Wo Sha Lane, Area 111, Ma On Shan [2.12.2014]	Private	70
	2.&3. Ma On Shan Road (Northern and Southern Portions), Area 81A, Ma On Shan [2.12.2014]	Public	190
	4. Hang Tai Road, Area 86B, Ma On Shan [2.12.2014]	Public	316
Tai Po	5. Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po [2.12.2014]	Private	563
	6. Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po [2.12.2014]		
	7. Site 1C, Chong San Road, Pak Shek Kok, Tai Po [2.12.2014]		
	8. Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po [2.12.2014]		
Yuen Long	9. Au Tau, Yuen Long [2.12.2014]	Private	275
Tuen Mun	10&11. East and West of So Kwun Wat Road, Area 56, Tuen Mun (Tuen Mun Town Lot No. 541 and Tuen Mun Town Lot No. 497) [10.2.2015]	Private	1 052
	12. Ex-Gordon Hard Camp Site, Area 48, Tuen Mun [10.2.2015]	Private	95

District	Location [Date of Approval of Outline Zoning Plan by the Chief Executive-in-Council]	Housing Type	Estimated Additional Residential Units arising from the Policy^{Note 2}
	13. Tsing Ha Lane, Area 20, Tuen Mun [10.2.2015]	Private	236
	14&15. Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Western and Eastern Portions) [10.2.2015]	Private	480
	16. Junction of Hang Fu Street and Hoi Wong Road, Area 16, Tuen Mun [10.2.2015]	Private	88
	17. Hin Fat Lane, Castle Peak Road – Castle Peak Bay, Tuen Mun (Phase 1) [10.2.2015]	Public	63
	18. Area 29 West, Tuen Mun [10.2.2015]	Public	138
	19. Area 2, Tuen Mun [10.2.2015]	Public	48
	20. South of Kwun Chui Road, Area 56, Tuen Mun [10.2.2015]	Private	460
Islands	21. Near Shan Ha, Tung Chung Road, Area 27, Tung Chung [31.3.2015]	Public	200
Total (21 sites)			4 274
2015-16			
Kwai Tsing	22. Sai Shan Road, Tsing Yi [21.4.2015]	Private	123
	23. Near Cheung Wang Estate, Tsing Yi [21.4.2015]	Private	25
Yuen Long	24. Wang Chau Phase 1, Yuen Long [2.6.2015]	Public	666

District	Location [Date of Approval of Outline Zoning Plan by the Chief Executive-in-Council]	Housing Type	Estimated Additional Residential Units arising from the Policy ^{Note 2}
Sham Shui Po	25. North of Yin Ping Road, Tai Wo Ping [21.7.2015]	Private	163
Tai Po	26&27. Lo Fai Road, Tai Po (Eastern and Western Portions) [8.9.2015]	Private	330
	28. Shan Tong Road, Lai Chi Shan, Tai Po [8.9.2015]	Private	297
	29. Chung Nga Road East, Tai Po [8.9.2015]	Public	1 141
	30. Area 9, Tai Po [8.9.2015]		
	31. Chung Nga Road West, Tai Po [8.9.2015]	Public	158
	32. Near Junction of Tai Po Road and Yat Yiu Avenue, Tai Po [8.9.2015]	Private	140
	33. Near Cheung Shue Tan Road, Tai Po Kau [8.9.2015]	Private	75
Kowloon City	34. Sheung Shing Street, Ho Man Tin [8.9.2015]	Private	151
Southern	35. West of Wong Ma Kok Road (near Regalia Bay), Stanley [1.12.2015]	Private	35
Tuen Mun	36. North of Jade Cove, So Kwun Wat, Tuen Mun [1.12.2015]	Private	333
	37. North of Fiona Garden, So Kwun Wat, Tuen Mun [1.12.2015]		
	38. North of The Aegean, So Kwun Wat, Tuen Mun [1.12.2015]		

District	Location [Date of Approval of Outline Zoning Plan by the Chief Executive-in-Council]	Housing Type	Estimated Additional Residential Units arising from the Policy^{Note 2}
Sha Tin	39. Au Pui Wan Street, Area 16B, Fo Tan [1.12.2015]	Public	135
	40. North of Tai Po Road near Garden Villa, Tai Wai [1.12.2015]	Private	28
	41. North of To Shek Service Reservoir, Sha Tin [1.12.2015]	Private	113
	42. North of Lai Ping Road near Yung Ping Path, Kau To [1.12.2015]	Private	66
	43. Whitehead, Ma On Shan [5.1.2016]	Private	30
	44. Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan [5.1.2016]	Public	122
North	45&46. Queen's Hill (Sites 1 and 2), Lung Yeuk Tau [2.2.2016]	Public	2 366
Total (25 sites)			6 497
2016-17			
Southern	47. Lee Nam Road, Ap Lei Chau [3.1.2017]	Private	236
North	48. Area 48, Fanling/Sheung Shui [3.1.2017]	Public	666
Kwai Tsing	49. Junction of Ting Yi Road and Tsing Hung Road, Area 22B, Tsing Yi [7.2.2017]	Public	466
Total (3 sites)			1 368

District	Location [Date of Approval of Outline Zoning Plan by the Chief Executive-in-Council]	Housing Type	Estimated Additional Residential Units arising from the Policy ^{Note 2}
2017-18			
Kowloon City	50. Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong [5.12.2017]	Private	113
Total (1 site)			113
2018-19			
Kowloon City	51-56. 6 Residential Sites in Kai Tak Development (including Sites 2B1, 2B2, 2B3, 2B4, 2B5 and 2B6) (after Kai Tak Rethink 2 Study) [15.5.2018]	Public	2 059
	57-68. 12 Residential Sites in Kai Tak Development (including Sites 4A1, 4A2, 4B1, 4B2, 4B3, 4B4, 4C1, 4C2, 4C3, 4E1, 4E2, and 3E1,2 and adjoining open space) (after Kai Tak Rethink 2 Study) [15.5.2018]	Private	3 839
Sha Tin	69. Shek Mun “O” site near Shek Mu Business Area, Sha Tin (Phase 1) [29.5.2018]	Public	93
Tai Po	70. Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po [21.8.2018]	Private	191
	71. Ma Wo Road near Classical Garden I and Chung Woo Ching Sai, Tai Po [21.8.2018]	Private	211
Yuen Long	72&73. Long Bin Interim Housing Phases 1 and 2, Yuen Long [4.9.2018]	Public	1 949
	74. Near Tan Kwai Tsuen (Southern Portion), Yuen Long [4.9.2018]	Public	1 233

District	Location [Date of Approval of Outline Zoning Plan by the Chief Executive-in-Council]	Housing Type	Estimated Additional Residential Units arising from the Policy ^{Note 2}
Sai Kung	75. South of Chiu Shun Road, Tseung Kwan O [16.10.2018]	Public	93
	76. East of Movie City, Tseung Kwan O [16.10.2018]	Public	483
	77. Northwest of Ying Yip Road, Tseung Kwan O [16.10.2018]	Public	266
	78. West of Yau Yue Wan Village, Tseung Kwan O [16.10.2018]	Public	416
Tuen Mun	79. Hin Fat Lane, Castle Peak Road – Castle Peak Bay, Tuen Mun (Phase 2) [11.12.2018]	Public	158
	80. Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun [11.12.2018]	Public	591
	81. Tseng Tau Sheung Tsuen South, Tuen Mun [11.12.2018]	Public	450
	82. Wu Shan Road, Tuen Mun [11.12.2018]	Public	490
	83. Hang Fu Street, Area 16, Tuen Mun [11.12.2018]	Public	86
	84. South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun [11.12.2018]	Private	164
Total (34 sites)			12 772

District	Location [Date of Approval of Outline Zoning Plan by the Chief Executive-in-Council]	Housing Type	Estimated Additional Residential Units arising from the Policy ^{Note 2}
2019-20			
North	85. Former Fanling Magistracy [7.1.2020]	Public	106
	86. Areas 4 and 30, Fanling/Sheung Shui [7.1.2020]	Public	583
	87. Po Shek Wu Road, Fanling [7.1.2020]	Public	300
Total (3 sites)			989
Grand Total (87 sites)			26 013 (Public: 16 031 Private: 9 982)

- 2 The estimated additional residential units arising from the Policy refers to the difference between the estimated flat yield as proposed by the rezoning proposals, and the estimated flat yield derived from the assumption that the policy on increased development intensity does not apply to the respective sites. All estimated flat yields are subject to technical and other assessments and changes.

CONTROLLING OFFICER'S REPLY**DEVB(PL)144****(Question Serial No. 2421)**Head: (118) Planning DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) District PlanningControlling Officer: Director of Planning (Raymond LEE)Director of Bureau: Secretary for DevelopmentQuestion:

The Government will conduct land use reviews to increase housing, commercial and other land supply and undertake necessary statutory planning work. Please list in table form the location and size of the lots planned to be reviewed, the estimated number of sites for housing, commercial and other land uses to be provided, as well as the implementation progress and the expenditure involved.

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

Details of the major land use reviews undertaken by the Planning Department (PlanD) and other studies relating to land supply for housing, commercial and other land uses involving substantial district planning inputs from PlanD in 2020-21 are set out below:

Land Use Reviews/ Planning Studies	Responsible Departments	Estimated Completion Year	Contract Sum (\$ Million)	Latest Findings or Progress
"210" sites identified in Policy Address in previous years	PlanD	On-going	As the relevant work is undertaken by staff of PlanD as part of their overall duties, we are unable	Land use review is a continuous process. PlanD has been carrying out reviews to identify sites suitable for housing and other uses, among the existing land and reserved sites that have no development plan or of which the original purpose is no longer pursued.

Land Use Reviews/ Planning Studies	Responsible Departments	Estimated Completion Year	Contract Sum (\$ Million)	Latest Findings or Progress
			to provide a breakdown on the expenditure incurred solely for this work.	The 210 sites are capable of providing over 310 000 housing units in the short- to medium-term (over 70% being public housing). Rezoning for 135 sites completed; 12 sites in progress; and 25 sites to commence in the coming year.
Engineering & Feasibility Study (EFS) on the site formation and infrastructure works for proposed public housing developments at Cha Kwo Ling Village	Civil Engineering and Development Department (CEDD)	2021	6.3	As announced in the 2019 Policy Address, the three urban squatter areas, with a total site area of about 7 hectares, are being replanned for integrated development of a new community comprising mainly public housing. The EFS on the Cha Kwo Ling Village commenced in mid-2019 and the EFS on Ngau Chi Wan Village and Chuk Yuen United Village started in early 2020. The studies, covering formulation of development options, detailed land use proposals, etc. are aimed for completion in 2021 tentatively. Subject to outcomes of the studies, amendments to the Outline Zoning Plans will be proposed.
EFS on the site formation and infrastructure works for proposed public housing development at Ngau Chi Wan Village and Chuk Yuen United Village	CEDD	2021	6.9	
2019 Area Assessments of Industrial Land in the Territory (2019 Area Assessments)	PlanD	2020	3.6	The main purpose of the Assessments is to obtain an updated overview of the utilisation of private industrial buildings to facilitate future planning of industrial land for optimising the use of land resources and meeting the changing market needs. The Assessments commenced in September 2019 and will be completed by end of this year.

Land Use Reviews/ Planning Studies	Responsible Departments	Estimated Completion Year	Contract Sum (\$ Million)	Latest Findings or Progress
Planning and Engineering Study for Replanning of Tseung Kwan O Area 137	PlanD and CEDD	On-going	29.0	The study is in progress. Development potential and constraints of the Tseung Kwan O Area 137 are being reviewed. Assessments on possible land use options are being carried out.

Since the above reviews/studies are still in progress, we have yet to have a concrete estimate on the number of sites or area of land that could be used for housing, commercial and other land uses purposes as a result of them. We will take appropriate follow-up actions in the light of outcomes of the respective reviews/studies when they are ready.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)145

(Question Serial No. 2422)

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

Question:

In collaboration with the Civil Engineering and Development Department, the Government will carry out the in-house study on scattered brownfield sites outside New Development Area projects under planning and implementation to identify those suitable for public housing development. In this connection, please list in table form the locations of all the aforesaid brownfield sites and the areas occupied. How many of them have been studied, and what is the percentage of these sites against all scattered brownfield sites? Are there any sites identified suitable for public housing development? If yes, what are the number of public housing units expected to be provided, the implementation progress and the expenditure involved? If no, what are the problems?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 20)

Reply:

Planning Department (PlanD) has completed the first-phase review of 160 hectares (ha) of brownfield sites closer to existing infrastructure, and shortlisted eight brownfield clusters respectively located in Yuen Long, Tuen Mun and Tai Po suitable for engineering feasibility studies in relation to public housing development. It is roughly estimated at this stage that the above eight brownfield clusters may have potential to produce over 20 000 public housing units. Details about the shortlisted clusters (including the information asked for) are set out in an information note issued to the Panel on Development on 18 March 2020. Please refer to LC Paper No. CB(1)463/19-20(01) (<https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-463-1-e.pdf>).

PlanD is continuing the examination of the remaining 290 ha of brownfield sites in the next phase of review, with a view to completing the assessment by the end of this year.

The in-house study is mainly conducted by staff members of PlanD as part of their overall duties. As such, we are unable to provide a separate breakdown of the manpower resources and associated expenditure incurred solely for this work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)146****(Question Serial No. 3144)**Head: (118) Planning DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) District PlanningControlling Officer: Director of Planning (Raymond LEE)Director of Bureau: Secretary for DevelopmentQuestion:

Please list in table form the existing and planned population, the types and standard requirements (based on planned population) of major community facilities, their existing and planned provision, as well as the surplus/shortfall (against the planned provision) in (1) Tsing Yi, (2) Tung Chung, (3) Tsuen Wan, (4) Kwai Chung, (5) Tin Shui Wai, (8) Lantau, (9) Cheung Chau, (10) Peng Chau and (11) Lamma Island.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 40)Reply:

The required information for various areas is set out in the following table.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
(1) Tsing Yi Area¹					
Existing Population : 184 200			Planned Population : 200 300		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	231 classrooms	184	244	13
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	256 classrooms	324	324	68

¹ The Tsing Yi Area includes area covered by the planning scheme boundary of the Tsing Yi Outline Zoning Plan (OZP).

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Hospital	5.5 beds per 1 000 persons	1 101 beds	0	0	(1 101)
Clinic/Health Centre	1 per 100 000 persons	2	2	2	0
Library	1 district library for every 200 000 persons	1	1	1	0
Sports Centre	1 per 50 000 to 65 000 persons	2	4	4	2
(2) Tung Chung Area²					
Existing Population : 86 400			Planned Population : 299 300		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	233 classrooms	209	299	66
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	503 classrooms	210	420	(83)
Hospital	5.5 beds per 1 000 persons	1 646 beds	180	500	(1 146)
Clinic/Health Centre	1 per 100 000 persons	2	1	2	0
Library	1 district library for every 200 000 persons	1	2	2	1
Sports Centre	1 per 50 000 to 65 000 persons	4	1	4	0
(3) Tsuen Wan Area³					
Existing Population : 318 900			Planned Population : 315 400		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	324 classrooms	304	304	(20)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	385 classrooms	488	515	130
Hospital	5.5 beds per 1 000 persons	1 734 beds	1 147	1 447	(287)

² The Tung Chung Area includes area covered by the planning scheme boundary of the Tung Chung Town Centre Area OZP, the Tung Chung Extension Area OZP and the Tung Chung Valley OZP.

³ The Tsuen Wan Area includes mainly areas covered by the planning scheme boundary of the Tsuen Wan OZP, the Tsuen Wan West OZP, the Chuen Lung and Ha Fa Shan OZP and the Ma Wan OZP.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Clinic/Health Centre	1 per 100 000 persons	3	2	2	(1)
Library	1 district library for every 200 000 persons	1	2	2	1
Sports Centre	1 per 50 000 to 65 000 persons	4	5	6	2
(4) Kwai Chung Area⁴					
Existing Population : 338 400			Planned Population : 354 100		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	388 classrooms	683	683	295
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	456 classrooms	459	459	3
Hospital	5.5 beds per 1 000 persons	1 947 beds	2 693	3 883	1 936
Clinic/Health Centre	1 per 100 000 persons	3	4	4	1
Library	1 district library for every 200 000 persons	1	2	2	1
Sports Centre	1 per 50 000 to 65 000 persons	5	4	5	0
(5) Tin Shui Wai Area⁵					
Existing Population: 286 150			Planned Population : 289 787		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	363 classrooms	608	608	245
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	468 classrooms	782	782	314
Hospital	5.5 beds per 1 000 persons	1 594 beds	300	1 100	(494)
Clinic/Health Centre	1 per 100 000 persons	2	2	2	0
Library	1 district library for every 200 000 persons	1	2	2	1
Sports Centre	1 per 50 000 to 65 000 persons	4	4	5	1

⁴ The Kwai Chung Area includes area covered by the planning scheme boundary of the Kwai Chung OZP.

⁵ The Tin Shui Wai Area includes the area covered by the planning scheme boundary of the Tin Shui Wai OZP.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
(8) Lantau Island⁶					
Existing Population: 123 200			Planned Population : 404 500		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	245 classrooms	223	361	116
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	487 classrooms	255	537	50
Hospital	5.5 beds per 1 000 persons	2 225 beds	180	500	(1 725)
Clinic/Health Centre	1 per 100 000 persons	4	3	4	0
Library	1 district library for every 200 000 persons	2	4	4	2
Sports Centre	1 per 50 000 to 65 000 persons	5	2	6	1
(9) Cheung Chau⁷					
Existing Population: 21 000			Planned Population : 25 000		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	29 classrooms	40	40	11
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	24 classrooms	35	35	11
Hospital	5.5 beds per 1 000 persons	137 beds	87	87	(50)
Clinic/Health Centre	1 per 100 000 persons	0	1	1	1
Library	1 district library for every 200 000 persons	0	1	1	1
Sports Centre	1 per 50 000 to 65 000 persons	0	2	2	2

⁶ The Lantau Island includes the area covered by the planning scheme boundary of the Chek Lap Kok OZP, the Discovery Bay OZP, the Luk Wu and Keung Shan OZP, the Mui Wo Fringe OZP and vicinity, the Ngong Ping OZP, the North-East Lantau OZP, the Siu Ho Wan OZP, the South Lantau Coast OZP, the Tai Ho OZP, the Tai O Fringe OZP, the Tai O Town Centre OZP, the Tung Chung Town Centre Area OZP, the Tung Chung Extension Area OZP, the Tung Chung Valley OZP and the Yi O OZP.

⁷ Cheung Chau includes the area covered by the planning scheme boundary of the Cheung Chau OZP.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
(10) Peng Chau⁸					
Existing Population: 5 600			Planned Population : 6 900		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	7 classrooms	0	0	(7)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	6 classrooms	6	6	0
Hospital	5.5 beds per 1 000 persons	37 beds	0	0	(37)
Clinic/Health Centre	1 per 100 000 persons	0	1	1	1
Library	1 district library for every 200 000 persons	0	1	1	1
Sports Centre	1 per 50 000 to 65 000 persons	0	1	1	1
(11) Lamma Island⁹					
Existing Population: 6 400			Planned Population : 11 700		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	11 classrooms	0	20	9
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	16 classrooms	6	16	0
Hospital	5.5 beds per 1 000 persons	64 beds	0	0	(64)
Clinic/Health Centre	1 per 100 000 persons	0	2	2	2
Library	1 district library for every 200 000 persons	0	2	2	2
Sports Centre	1 per 50 000 to 65 000 persons	0	0	1	1

⁸ Peng Chau includes the area covered by the planning scheme boundary of the Peng Chau OZP.

⁹ Lamma Island includes the area covered by the planning scheme boundary of the Lamma Island OZP.

General Remarks

- (a) “Existing Population” refers to 2016 By-Census figures. “Planned Population” includes Usual Residents (UR), Mobile Residents (MR) and Transients. All population figures have been adjusted to the nearest hundred.
- (b) Figure in bracket denotes shortfall in provision against the planned provision.
- (c) Requirement for sports centre is calculated based on UR and MR while requirements for primary school and secondary school are calculated based on UR. Requirements for the remaining facilities are calculated based on the total planned population.
- (d) The existing and planned provisions of primary and secondary schools exclude the classrooms in international schools.
- (e) The provision of hospital beds is assessed on a regional basis.
- (f) Small libraries are counted towards meeting the HKPSG requirement.
- (g) The requirement of Government, Institution or Community facilities under HKPSG based on planned population is rounded down.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)147****(Question Serial No. 3145)**Head: (118) Planning DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) District PlanningControlling Officer: Director of Planning (Raymond LEE)Director of Bureau: Secretary for DevelopmentQuestion:

Please list in table form the existing and planned population, the types and standard requirements (based on planned population) of major community facilities, their existing and planned provision, as well as the surplus/shortfall (against the planned provision) in (1) Tsuen Wan, (2) Kwai Tsing, (3) Tuen Mun, (4) Yuen Long and (5) Islands districts.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 41)Reply:

The required information is set out in the following table by District Council (DC) districts.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
(1) Tsuen Wan DC District					
Existing Population : 318 900			Planned Population : 315 400		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	324 classrooms	304	304	(20)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	385 classrooms	488	515	130
Hospital	5.5 beds per 1 000 persons	1 734 beds	1 147	1 447	(287)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Clinic/Health Centre	1 per 100 000 persons	3	2	2	(1)
Library	1 district library for every 200 000 persons	1	2	2	1
Sports Centre	1 per 50 000 to 65 000 persons	4	5	6	2
(2) Kwai Tsing DC District					
Existing Population : 520 600			Planned Population : 552 600		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	620 classrooms	867	927	307
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	713 classrooms	783	783	70
Hospital	5.5 beds per 1 000 persons	3 039 beds	2 693	3 883	844
Clinic/Health Centre	1 per 100 000 persons	5	6	6	1
Library	1 district library for every 200 000 persons	2	3	3	1
Sports Centre	1 per 50 000 to 65 000 persons	8	8	9	1
(3) Tuen Mun DC District					
Existing Population : 489 300			Planned Population : 622 000		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	739 classrooms	974	1 034	295
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	991 classrooms	985	1 081	90
Hospital	5.5 beds per 1 000 persons	3 421 beds	3 692	3 692	271
Clinic/Health Centre	1 per 100 000 persons	6	3	5	(1)
Library	1 district library for every 200 000 persons	3	3	3	0
Sports Centre	1 per 50 000 to 65 000 persons	9	6	8	(1)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
(4) Yuen Long DC District					
Existing Population: 614 200		Planned Population: 1 028 300			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	1 181 classrooms	1 163	1 553	372
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 691 classrooms	1 271	2 033	342
Hospital	5.5 beds per 1 000 persons	5 655 beds	1 095	3 695	(1 960)
Clinic/Health Centre	1 per 100 000 persons	10	5	10	0
Library	1 district library for every 200 000 persons	5	3	3	(2)
Sports Centre	1 per 50 000 to 65 000 persons	15	8	15	0
(5) Islands DC District					
Existing Population: 156 800		Planned Population: 448 200			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	293 classrooms	263	421	128
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	536 classrooms	302	594	58
Hospital	5.5 beds per 1 000 persons	2 465 beds	267	587	(1 878)
Clinic/Health Centre	1 per 100 000 persons	4	7	8	4
Library	1 district library for every 200 000 persons	2	8	8	6
Sports Centre	1 per 50 000 to 65 000 persons	6	5	10	4

General Remarks

- (a) “Existing Population” refers to 2016 By-Census figures. “Planned Population” includes Usual Residents (UR), Mobile Residents (MR) and Transients. All population figures have been adjusted to the nearest hundred.
- (b) Figure in bracket denotes shortfall in provision against the planned provision.
- (c) Requirement for sports centre is calculated based on UR and MR while requirements for primary school and secondary school are calculated based on UR. Requirements for the remaining facilities are calculated based on the total planned population.
- (d) The existing and planned provisions of primary and secondary schools exclude the classrooms in international schools.
- (e) The provision of hospital beds is assessed on a regional basis.
- (f) Small libraries are counted towards meeting the HKPSG requirement.
- (g) The requirement of Government, Institution or Community facilities under HKPSG based on planned population is rounded down.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)148

(Question Serial No. 1569)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

When will the Government review the Hong Kong Planning Standards and Guidelines and consult the public in view of the latest development?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 42)

Reply:

The Hong Kong Planning Standards and Guidelines (HKPSG) is a government manual of criteria for determining the scale, location and site requirements of various land uses and facilities. It serves to ensure that during the planning process, the Government will reserve adequate land to facilitate social and economic development and provide appropriate public facilities to meet the needs of the public. Various bureaux and departments (B/Ds) will formulate, review and amend the planning standards and guidelines falling under their purview from time to time taking into account the latest policy considerations and initiatives. In this regard, the formulation and review of individual planning standards and guidelines is an on-going process, to be initiated as and when necessary by relevant B/Ds to reflect their prevailing policies and views of the stakeholders. For example, with the support of Planning Department (PlanD), Labour and Welfare Bureau and Social Welfare Department have recently incorporated into the HKPSG population-based planning standards for elderly facilities and child care services. PlanD will continue to assist B/Ds to incorporate updated or new standards and guidelines into the HKPSG for promulgation to the public.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)149

(Question Serial No. 1876)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

As at the end of last year, residents affected by the Kwu Tung North and Fanling North Development were allocated public rental housing flats in the same districts and many of them had already moved into the newly completed flats. Apart from publication of the plans and schemes of the roadworks and sewerage works in 2015, the Government's work on the detailed planning of these two New Development Areas includes preparation of planning briefs and urban design guidelines, and provision of input to the Civil Engineering and Development Department and the Lands Department. In this regard, has the Government worked out a timetable for timely updating local residents on the progress of the Development? If yes, what are the details?

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

Reply:

Land use planning for the Kwu Tung North/Fanling North New Development Area (NDA) has by and large been completed with the approval of the relevant Outline Zoning Plans by the Chief Executive-in-Council in June 2015. Planning Department's further involvement in the NDA will focus on vetting of planning briefs for public housing developments, preparation of urban design guidelines for the town plazas, land use review in the detailed design for the remaining phase development, and processing of development proposals.

With Finance Committee (FC)'s funding approval in May 2019, the land resumption and clearance as well as site formation and infrastructure works for the first phase development have commenced progressively since September 2019. For major milestones including authorisation of the road and sewerage works under the relevant Ordinances in December 2018 and posting of resumption notices in September 2019, the Government has issued press releases to widely publicise the arrangements. As the first phase development progresses, the Government has been disseminating information that are of interest to affected households through direct communication between our Social Service Team and

residents, as well as other channels including meetings, telephone discussions, correspondences, and our dedicated website for the NDA (<https://www.ktnfln-ndas.gov.hk/en/>).

The detailed design for the remaining phase development commenced progressively in December 2019. The Civil Engineering and Development Department and the Lands Department will consult the relevant DC and Rural Committee at an appropriate time on the land resumption limits as well as the proposed road and sewerage works as part of the statutory gazettal process before funding for construction in respect of the remaining phase development is sought from FC in 2023 tentatively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)150

(Question Serial No. 1902)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The Planning Department (PlanD) states that it will continue to conduct the technical assessments and studies including land demand and supply analysis for the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”) study to support the finalisation of the updated territorial development strategy for completion in early 2020. As stated in Legislative Council Paper No CB(1)51/16-17(05) issued in December 2016, the entire “Hong Kong 2030+” study was expected to complete in 2018. However, in 2019, PlanD indicated that the technical assessments for the study and the finalisation of the updated territorial development strategy are expected to complete in 2019-20. In this connection, please inform the Committee of the following:

1. the reasons for further deferment of the release of the entire “Hong Kong 2030+” study; and
2. the earliest possible time for the release of the findings based on the progress of the study so far.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 30)

Reply:

As the territorial development strategy to guide our land and infrastructural development over the next 30 years and beyond, the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”) needs to be finalised taking into account the latest circumstances and relevant policies and initiatives such as the Report of the Task Force on Land Supply (TFLS) and the Long Term Housing Strategy Annual Progress Report 2019 promulgated in end 2018 and late 2019 respectively. For example, to address TFLS’s comments that the land shortfall of 1 200 hectares as originally estimated under the “Hong Kong 2030+” has been grossly understated, we have been re-assessing the future land requirements of Hong Kong with the concept of land reserve in mind, under the auspices of the Steering Committee on Land Supply and in consultation with other relevant

bureaux/departments. Based on this revised land requirement and updated land supply forecast, we are finalising relevant technical assessments including the Strategic Environmental Assessment, the Transport and Land Use Assessment and the Sustainability Assessment.

We aim to complete the updating of land demand and supply analysis and the above technical assessments for promulgation of the final strategy for the “Hong Kong 2030+” in the second quarter of 2020.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)151

(Question Serial No. 0108)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2020–21, the Administration states that it 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”. In this regard, will the Administration inform this Committee the criteria for increasing domestic plot ratios in Hong Kong? What are the current and maximum domestic plot ratios currently allowed in different Density Zones in Hong Kong? Does the Administration has any targets for the number of domestic floor space that can be increased in different Density Zones in Hong Kong? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 50)

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. The aforementioned maximum domestic PR for sites located in the respective Density Zones of the Main Urban Areas and New Towns refined since 2014 are set out at **Annex A**. 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 prevalent maximum domestic PRs allowed for public residential sites in different Density Zones of the Main Urban Areas and New Towns, taking account of the above two policy refinements, are set out at **Annex B**.

The development intensity of individual housing 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 to the traffic and infrastructure facilities or incompatibility with the surroundings, as well as approval by the Town Planning Board.

- End -

**Maximum Domestic Plot Ratios (PRs) for Sites Located in
the Respective Density Zones of the Main Urban Areas and New Towns
Permissible as Announced in 2014 Policy Address**

Main Urban Areas

- (a) Density Zone 1 - **no increase in PR** (maximum domestic PR remains at 8/9/10 as the density of the built-up area is already high);
- (b) Density Zone 2 - PR to be increased by 20% (maximum domestic PR to increase from 5 to 6); and
- (c) Density Zone 3 - PR to be increased by 20% (maximum domestic PR to increase from 3 to 3.6).

New Towns

- (a) Density Zone 1 - PR to be increased by 20% (maximum domestic PR to increase from 5 to 6);
- (b) Density Zones 2 and 3 - PR to be increased by 20%; and
- (c) Density Zone 4 (low density zone) – PR to be increased by 100%.

**Maximum Domestic Plot Ratios (PRs) for Public Housing Sites
Located in the Respective Density Zones of the Main Urban Areas
and New Towns Permissible upon Policy Refined in 2014 and 2018**

Main Urban Areas

- (a) Density Zone 1 - **no increase in PR** (maximum domestic PR remains at 8/9/10 as the density of the built-up area is already high);
- (b) Density Zone 2 - PR to be increased by 30% (maximum domestic PR to increase from 5 to 6.5); and
- (c) Density Zone 3 - PR to be increased by 30% (maximum domestic PR to increase from 3 to 4).

New Towns

- (a) Density Zone 1 - PR to be increased by 30% (maximum domestic PR to increase from 5 to 6.5);
- (b) Density Zones 2 and 3 - PR to be increased by 30%; and
- (c) Density Zone 4 (low density zone) - PR to be increased by 100%. (no change in 2018).

CONTROLLING OFFICER'S REPLY

DEVB(PL)152

(Question Serial No. 3033)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In 2019, the Planning Department completed the Study on Existing Profile and Operations of Brownfield Sites in the New Territories, and will continue to carry out the in-house study on the scattered brownfield sites outside New Development Area projects under planning and implementation to identify those suitable for public housing development. In this connection, will the Government please inform this Committee of the following:

- 1) Are there any effective measures to combat unauthorised developments and prevent proliferation of brownfield sites which will lead to cases of “destroy first, plan and develop later”?
- 2) What are the sites identified for multi-storey buildings? Since most operators will find a site similar to the existing venue for their operation so as to continue their business if they are required to move, will this result in proliferation of brownfield sites? In case some brownfield operations cannot be relocated to multi-storey buildings, what arrangements will the Government make?
- 3) About 69 hectares of active brownfield sites are located within conservation-related zones, most of which fall within the “Wetland Buffer Area” and in close proximity to wetlands and fish ponds. What are the operations involved in these active brownfield sites? Is approval from the Town Planning Board granted for these operations? If no, what are the reasons?
- 4) Please provide, with a breakdown by sub-area, the information of brownfield sites in 40 sub-areas, including their sizes, businesses and industries.

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

Reply:

- (1) The Town Planning Ordinance (TPO) empowers the Planning Authority (PA) to undertake enforcement and prosecution actions against unauthorised developments (UD). The PA will continue to take prompt and decisive enforcement and prosecution actions. Enforcement notice recipients, particularly those responsible for UD in environmentally sensitive zones, are required to reinstate the damaged land to the conditions before occurrence of the UD. Any planning application at the same site subsequently submitted to the Town Planning Board is not given sympathetic consideration due to the damaged state of the site. According to section 23(6) of TPO, any person who fails to comply with a notice issued by the PA to discontinue the UD and/or reinstate the land to the condition specified in the notice is liable to a maximum fine of \$500,000 for the first conviction plus a daily fine of \$50,000 after expiry of the notice.
- (2) At a macro planning level, the Government is reserving land or floor space to support the sustainable development of relevant industries, including brownfield operations which are in demand in our economy but needed to be relocated. In this regard, about 61 and 11 hectares (ha) of land have been reserved in the Hung Shui Kiu/Ha Tsuen New Development Area (NDA) and the Yuen Long South Development respectively for logistics facilities, port back-up, storage and workshops. Most of these 72 ha of land will be used for development of multi-storey buildings (MSBs) to provide orderly and more land efficient accommodation for relevant industries, and the remaining area may be used for open storage. In addition, we will continue to identify large land parcels with good accessibility and infrastructure in major development projects including New Territories North, Lam Tei Quarry and near-shore reclamation at Lung Kwu Tan for consolidation of brownfield operations.

Apart from the land reserved in the NDAs, affected brownfield operators who are unable to relocate their businesses to MSBs may also consider other areas where brownfield uses (including open storage) are permitted under relevant statutory town plan in the New Territories. Besides, the Town Planning Board has updated and promulgated its guidelines for “Application for Open Storage and Port Back-up uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13F)” on 27 March 2020 to provide guidance for channelising open storage and port backup uses to more appropriate locations and avoiding their uncontrolled proliferation.

- (3) According to the surveys conducted by the consultant of the “Study on Existing Profile and Operations of Brownfield Sites in the New Territories” (“the Brownfield Study”), about 69 ha of active brownfield sites are located within conservation-related zones. Of these brownfield sites, over 50% involves “existing uses” tolerated under the TPO (i.e. building or land uses that was in existence immediately before the first publication of the draft plan for the Interim Development Permission Area/Development Permission Area), while the rest are subject to ongoing enforcement action or investigation by Planning Department (PlanD).

- (4) The findings of the Brownfield Study (including the information asked for) have Been uploaded onto PlanD's website (https://www.pland.gov.hk/pland_en/p_study/comp_s/Brownfield/Home_e.html).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)153

(Question Serial No. 1079)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The Chief Executive said in the 2019 Policy Address that “about 450 hectares of brownfield sites in the New Territories may have development potential but have not been covered by new development areas (NDAs) or other development projects. These sites are mostly private land larger in size and located nearer to existing new towns and major highways, including brownfield sites in Ping Shan and Lam Tei. The Planning Department (PlanD) will accord priority to the study of 160 hectares brownfield sites that are closer to existing infrastructure and assess their suitability for public housing development, with a view to commencing follow-up technical assessment by the end of this year.”

It is stated in Matters Requiring Special Attention that PlanD will “continue with the in-house study on scattered brownfield sites outside NDA projects under planning and implementation to identify those suitable for public housing development”. Regarding the review of brownfield sites for public housing development, please advise on the following:

1. In respect of the “in-house study on scattered brownfield sites” to be carried out by PlanD mentioned above, is it the programme put forward by the Chief Executive in which 160 hectares of brownfield sites will be studied? If yes, please provide the locations of these 160-hectare “scattered brownfield sites”.
2. What are the expenses and staff establishment involved in PlanD’s review on scattered brownfield sites, and what is the expected working target? For example, how many hectares of brownfield sites will see their review completed this year? When will the whole review of the 160-hectare sites be completed?
3. Apart from the above “in-house study”, does PlanD need to carry out other consultancy studies? Can PlanD put forward a detailed planning proposal for public housing development upon completion of the “in-house study”;

4. As the review aims to facilitate public housing development, besides PlanD, are there any other government departments or public organisations also participating in the related work? If yes, please provide the details;
5. What is PlanD's working target regarding the about 450 hectares of brownfield sites? When will the review of these 450 hectares of brownfield sites be completed? Will additional staff be employed for the related work? If yes, please provide the details.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 37)

Reply:

There are 450 hectares (ha) of brownfield sites in the New Territories that are not covered by new development areas or other development projects, but may have relatively higher possible development potential in view of the proximity to existing new towns and major highways, as well as the larger size of land in each site. As announced in the 2019 Policy Address, Planning Department (PlanD) is assessing, by phases, how many of the 450 ha of brownfield sites would be suitable for public housing development, taking into account such considerations as land use compatibility and site constraints. In this regard, PlanD has completed the first-phase review of 160 ha of brownfield sites closer to existing infrastructure¹, and shortlisted eight brownfield clusters respectively located in Yuen Long, Tuen Mun and Tai Po suitable for engineering feasibility studies (EFSs) in relation to public housing development. Civil Engineering and Development Department aims to kick-start the EFSs on the eight shortlisted brownfield clusters progressively starting from the second quarter of this year to establish the development parameters (including the proposed site areas, development intensity, expected flat yield, etc.). Details about the recommendations of the above first-phase review and the follow-up work to be pursued by relevant departments are set out in an information note issued to the Panel on Development on 18 March 2020. Please refer to LC Paper No. CB(1)463/19-20(01) (<https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-463-1-e.pdf>).

PlanD is continuing the examination of the remaining 290 ha of brownfield sites in the next phase of review, with a view to completing the assessment by the end of this year.

The in-house study is mainly conducted by staff members of PlanD as part of their overall duties. As such, we are unable to provide a separate breakdown of the manpower resources and associated expenditure incurred solely for this work.

¹ For details about the location of these 160 ha of brownfield sites, please refer to the findings of "Study on Existing Profile and Operations of Brownfield Sites in the New Territories" uploaded onto PlanD's website (https://www.pland.gov.hk/pland_en/p_study/comp_s/Brownfield/Home_e.html).

CONTROLLING OFFICER'S REPLY

DEVB(PL)154

(Question Serial No. 0907)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding the study on scattered brownfield sites outside New Development Areas to identify those suitable for public housing development, please advise on the site area and geographical distribution of the brownfield sites involved, as well as the expected date of completion and estimated expenditure for the study.

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 25)

Reply:

Planning Department (PlanD) has completed the first-phase review of 160 hectares (ha) of brownfield sites closer to existing infrastructure, and shortlisted eight brownfield clusters respectively located in Yuen Long, Tuen Mun and Tai Po suitable for engineering feasibility studies in relation to public housing development. Details about the shortlisted clusters (including the information asked for) are set out in an information note issued to the Panel on Development on 18 March 2020. Please refer to LC Paper No. CB(1)463/19-20(01) (<https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-463-1-e.pdf>).

PlanD is continuing the examination of the remaining 290 ha of brownfield sites in the next phase of review, with a view to completing the assessment by the end of this year.

The in-house study is mainly conducted by staff members of PlanD as part of their overall duties. As such, we are unable to provide a separate breakdown of the manpower resources and associated expenditure incurred solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)155

(Question Serial No. 0908)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding the Area Assessments of Industrial Land in the Territory, will the Government please inform this Committee of the study outline, timetable and expenditure involved?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 26)

Reply:

The main purpose of the Area Assessments of Industrial Land in the Territory ("the Assessments") conducted by Planning Department (PlanD) is to obtain an updated overview of the utilisation of private industrial buildings to facilitate future planning of industrial land for optimising the use of land resources and meeting the changing market needs.

The Assessments started in September 2019 and will be completed by the end of this year. As for the expenditure involved, the contract fee for undertaking on-site questionnaire surveys to collect information on the profiles of business establishments operating in private industrial buildings is about \$3.6 million, while the overseeing of the Assessments is undertaken by staff members of PlanD as part of their overall duties.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)156

(Question Serial No. 0694)

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 (Ricky C K LAU)
Director of Bureau: Secretary for Development

Question:

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

(a) Please provide information in the form below:

- (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 be (will continue to be) used for agricultural purposes
- (v) the area of the green belt within the planning scope that will be (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 locations of pig farms on agricultural land rezoned to non-agricultural uses
- (xiii) the number and 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 3 km 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 NDAs																
Hung Shui Kiu/Ha Tsuen NDA																
Yuen Long South																
Kam Tin South near the West Rail Line and 3 adjacent public housing sites																
Reclamation outside the Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, South West Tsing Yi, Ma Liu Shui and artificial islands in the Central Waters)																
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																
Other development plans and maritime engineering																

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 33)

Reply:

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

Table 1

Proposed or Existing Development Planning	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(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: Detailed design commenced since December 2019; Construction targeted to commence in 2024 for completion in 2031 (Subject to review).	612	Nil	58	128	87.6	28
Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA	Subject to funding approval in the first half of 2020, First Phase development: to commence works tentatively in mid 2020 for completion in 2025. Full completion of works for entire NDA by 2037/38 (Subject to review).	714	Nil	Nil	54 (Note 1)	27	7
Yuen Long South (YLS) Development	First batch of works to commence tentatively in 2022. Full completion of works for entire NDA expected by 2038 (Subject to review).	224	Nil	10	10	12	5

Proposed or Existing Development Planning	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
Site formation and infrastructure works for the Initial Sites at Kam Tin South (KaTS)	Advance works: commenced in 2018 for completion in 2021. Subject to funding approval and progress of land resumption and clearance, Main Works: to commence tentatively in 2021 for completion by 2026.	19	Nil	Nil	Nil	5.9	4.8
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, and Artificial Islands in the Central Waters)	Subject to further study.	Subject to further study.	Sunny Bay: about 60-100 Lung Kwu Tan: about 220-250 Kau Yi Chau Artificial Islands: about 1 000 Others: subject to further study.	Nil	Nil	Nil	Nil

Proposed or Existing Development Planning	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
Tung Chung New Town Extension (Note 2)	Reclamation: commenced in end 2017 for completion in end 2023. Site formation and infrastructure: programme under review.	250	130	Nil	12	4.5	0.7
Wang Chau Public Housing Development (Note 3)	To commence works tentatively in 2020 for completion in 2024.	5.6	Nil	Nil	Nil	3.5	0.05
Other development planning and maritime engineering - Tuen Mun Area 54	Site formation works commenced in 2011 for completion in phases from 2013.	14.5	Nil	Nil	Nil	13.7	2.9
Partial Development of Fanling Golf Course Site	Subject to further study.	32	Nil	Nil	Nil	Nil	Nil
San Tin / Lok Ma Chau Development Node	Subject to further study.	270	Nil	Subject to further study.	Nil	Subject to further study.	Subject to further study.

Table 2

Proposed or Existing Development Planning	(viii) (ha)	(ix) (ha)	(x) (ha)	(xi) (no)	(xii) (no)
KTN/FLN NDA	Nil	Nil	Nil	2 (about 382 m ²)	1
HSK/HT NDA	Nil	Nil	Nil	1 (about 60 m ²) (Note 4)	Nil
YLS	Nil	Nil	Nil	1 (about 175 m ²) (Note 5)	3
KaTS	Nil	Nil	Nil	Nil	Nil
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, and Artificial Islands in the Central Waters)	Subject to further study.	Subject to further study.	Subject to further study.	Nil	Nil
Tung Chung New Town Extension (Note 2)	150	200	Nil	Nil	Nil
Wang Chau Public Housing Development (Note 3)	Nil	Nil	Nil	Nil	Nil
Other development planning and maritime engineering - Tuen Mun Area 54	Nil	Nil	Nil	Nil	Nil
Partial Development of Fanling Golf Course Site	Nil	Nil	Nil	Nil	Nil
San Tin / Lok Ma Chau Development Node	Nil	Nil	Nil	Nil	Subject to further study.

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 – Relevant information not yet available.	First Phase – about 13,334.5 (Note 6) Remaining Phase - Relevant information not yet available.	15
HSK/HT NDA	Nil	Relevant information not yet available.	First Phase development: about 2,181 (Note 6) Second Phase and Remaining Phase development: relevant information not yet available.	12
YLS	2	Relevant information not yet available.	Relevant information not yet available.	11
KaTS	Nil	Relevant information not yet available.	Advance works: about 6.2 Main works: relevant information not yet available.	23

Proposed or Existing Development Planning	(xiii) (no.)	(xiv) (no.)	(xv) (\$ million)	(xvi) (no.)
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, and Artificial Islands in the Central Waters)	Nil	Nil	Subject to further study.	Subject to further study.
Tung Chung New Town Extension (Note 2)	Nil	Relevant information not yet available.	Relevant information not yet available.	Nil
Wang Chau Public Housing Development (Note 3)	Nil	Nil	About 311.1	Nil
Other development planning and maritime engineering - Tuen Mun Area 54	Nil	Nil	About 1,444.1 (subject to finalisation / review)	Nil
Partial Development of Fanling Golf Course Site	Nil	Nil	Nil	Subject to further study.
San Tin / Lok Ma Chau Development Node	Subject to further study.	Subject to further study.	Subject to further study.	Subject to further study.

- Note 1 This is the total area of “Green Belt” zones according to the Revised Recommended Outline Development Plan (Revised RODP) of the planning and engineering study for the HSK/HT NDA.
- Note 2 The information does not include Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island.
- Note 3 The information covers the roads and infrastructure works serving Phase 1 of Wang Chau development only. The information does not include the remaining phases of public housing developments at Wang Chau, Yuen Long for which engineering feasibility study (EFS) has been completed. Reports of the EFS have been uploaded to Internet.
- Note 4 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 another one at the southern edge of the NDA is subject to further review.
- Note 5 There were 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 already moved out of the Development Area.
- Note 6 This covers the estimated cost of land acquisition and clearance for the first phase development of the respective NDAs, including but not limited to the ex-gratia allowance payable to eligible affected farmers.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)157

(Question Serial No. 1564)

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 (Ricky C K LAU)
Director of Bureau: Secretary for Development

Question:

Regarding the technical study on partial development of Fanling Golf Course site commenced by the Department,

1) given the land lease of the Golf Course will expire on 31 August 2020, what is the progress of such study? If the planning work fails to be completed on time, what agreement will the Government sign with Hong Kong Golf Club?

2) what was the staffing establishment involved in the technical study? Was it necessary to work together with other departments such as the Tree Management Office to handle the tree-related issues of the Golf Course?

3) given Lot 4076 in DD 91 (i.e. Junction of Fan Kam Road and Castle Peak Road – Kwu Tung, Fanling) will be available for sale as a residential site in the second half of 2020-21 under this year's Land Sale Programme, will such proposed land sale have any implications on the study in question?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 32)

Reply:

1) The Technical Study on Partial Development of Fanling Golf Course Site (the Study) covering 32 hectares (ha) of land east of Fan Kam Road of the Fanling Golf Course (FGC) commenced in September 2019, with a view to ascertaining the highest yield of housing flats attainable within the site, with emphasis on public housing, in short- to medium-term. The Study is proceeding on schedule for completion in early 2021. Accordingly, the 32 ha of land will not be covered by any lease renewal for the FGC and will only be subject to a special three-year hold-over arrangement after expiry of the current lease in August 2020. After the special three-year hold-over arrangement, the 32 ha of land will revert to the Government.

2) The Study is being conducted under a consultancy agreement. The staffing establishment for managing the Study is summarised below:-

Item	Staffing (Note 1)
Technical Study on Partial Development of Fanling Golf Course Site	2 professional staff

Note 1: There are also directorate officers overseeing the Study as well as other supporting technical and clerical staff involved.

Comments and advice from relevant government bureaux and departments, including but not limited to the Tree Management Office of the Development Bureau, the Planning Department, the Environmental Protection Department, the Agriculture, Fisheries and Conservation Department, the Transport Department, etc. will be sought on different technical aspects during the course of the Study.

3) The concerned Lot is planned for private residential development, while the 32 ha of land is being considered mainly for public housing. Under the Study, we will take into account all the existing, ongoing, planned and proposed developments in the study area (which covers the concerned Lot) in assessing the environmental, traffic, etc. impacts and formulate appropriate mitigation/improvement measures. The land sale will not affect the progress of the Study.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)158

(Question Serial No. 2019)

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 (Ricky C K LAU)
Director of Bureau: Secretary for Development

Question:

As far as the Kwu Tung North/Fanling North new development area (KTN/FLN NDA) is concerned, the Civil Engineering and Development Department (CEDD) has commenced the construction of the first phase development. The CEDD has also commenced the detailed design for the remaining phase of the KTN/FLN NDA. Would the Government advise:

- 1) the progress of the NDA; when the intake of the public housing in the first phase will begin;
- 2) the number of households at the time of the Freezing Survey for the first phase development of the KTN/FLN NDA; the number of households allocated with rehousing flats by the Hong Kong Housing Authority and the Hong Kong Housing Society; the number of households not qualified for rehousing and the reasons for that;
- 3) the total number of households refusing the rehousing arrangements proposed by the Government; how the Government handled the complaints in question;
- 4) the supporting traffic measures to address the needs arising from the new population?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 30)

Reply:

1) The site formation and engineering infrastructure works for the first phase development of Kwu Tung North/Fanling North new development area (KTN/FLN NDA) have commenced progressively since September 2019 with the target to enable the first population intake of public housing in 2027. Besides, the consultancy studies on the detailed design of the remaining phase development of the NDA commenced progressively in December 2019 as scheduled.

2) & 3) The freezing survey completed for first phase development of KTN/FLN NDA has recorded a total of 445 households recorded. Since late 2018, Lands Department (LandsD) has started to approach households concerned for conducting eligibility assessment for compensation and rehousing. As at end of February 2020, the LandsD has identified 577 households (including household splitting cases) within the project boundary of the first phase development of the KTN/FLN NDA, amongst which about 240 have been offered with rehousing flat units, about 130 households have their rehousing applications under processing or are pending submission of further supporting information, and about 20 households opt for cash compensation in lieu of rehousing whose claims are under processing. About 140 households are ineligible for rehousing or compensation based on existing information due to their failure to meet the eligibility criteria including: (i) the household owns domestic property in Hong Kong; (ii) the structure currently occupied by the household is unauthorised (i.e. not registered in the 1982 squatter structure survey and not covered by any licences); or (iii) the household is an existing tenant of public housing. The remainder of about 50 households have yet to contact LandsD and provide information for eligibility assessment notwithstanding the department's repeated approaches and invitations. All households registered in the freezing survey will be offered domestic removal allowance irrespective of their eligibility for rehousing or compensation. LandsD will continue to make the best endeavor to handle the compensation and rehousing matters for affected clearerees.

4) Under the first phase development, the Civil Engineering and Development Department (CEDD) will construct the Fanling Bypass (Eastern Section) connecting the FLN NDA and the Fanling Highway so as to direct road-based traffic from the NDA development away from the town centres of Fanling and Sheung Shui. Improvement works will also be undertaken to enhance the performance of some existing road junctions. Under the remaining phase development, the CEDD plans to construct the Po Shek Wu Road Flyover, Fanling Bypass (Western Section) connecting the Fanling Bypass (Eastern Section) and Man Kam To Road, and new interchanges together with widening of Fanling Highway (Kwu Tung Section) for connection with the KTN NDA.

Besides, our target is to commission the Kwu Tung Station to tie in with the population intake programme of the public housing development in the KTN NDA. The Government will also expedite the implementation of projects proposed in the Railway Development Strategy 2014, including the Northern Link (NOL). The Government will invite MTR Corporation Limited to commence detailed planning and design for the NOL within the coming year.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)159****(Question Serial No. 2248)**Head: (33) Civil Engineering and Development DepartmentSubhead (No. & title): ()Programme: (3) Provision of Land and InfrastructureControlling Officer: Director of Civil Engineering and Development (Ricky C K LAU)Director of Bureau: Secretary for DevelopmentQuestion:

1. The actual area of land formed by the Government in 2019 was 24.9 hectares. Please specify the land uses.
2. The planned area of land to be formed by the Government in 2020 will be 14.6 hectares. Please specify the land uses.
3. The Government commenced the construction of advance works of the Lok Ma Chau Loop development in 2019. What is the progress of the works concerned? Please account for the anticipated time table for putting land into use.

Asked by: Hon MA Fung-kwok (LegCo internal reference no.: 3)Reply:

(1) Details of the land formed and delivered by the Civil Engineering and Development Department (CEDD) in 2019 are as follows:

Location of Project	Area of Land Formed in Hectare (Approx.)	Land Use
Near Lai Chi Yuen Tsuen, Mui Wo, South Lantau	4.5	Recreation
Sandy Ridge Cemetery, North District	0.6	Columbarium
Kai Tak Development	15.1	Public / Private residential and commercial development
Anderson Road Quarry	3.2	Public residential development
Kwu Tung North Area 29	1.5	Social welfare facility
Total	24.9	

(2) Details of the land to be formed by CEDD in 2020 are as follows:

Location of Project	Area of Land to be Formed in Hectare (Approx.)	Land Use
Tung Chung New Town Extension	8.1	Public residential and commercial development
Kai Tak Development	3.2	Commercial development
Anderson Road Quarry	3.3	Public residential development and Government, Institution or Community facilities
Total	14.6	

(3) The construction of the Advance Works of the Lok Ma Chau Loop development commenced in June 2018, with the target of making the first batch of land available by 2021 for Phase 1 development of the Hong Kong-Shenzhen Innovation and Technology Park.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)160

(Question Serial No. 1355)

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (1) Acquisition and Allocation

Controlling Officer: Government Property Administrator (Miss Leonia Tai)

Director of Bureau: Secretary for Development

Question:

The 2019-20 Budget mentioned the implementation of the “single site, multiple use” initiative. Please set out the relevant projects confirmed or to be confirmed, the locations of the projects/sites, the site area involved, the existing uses and structures of the projects/sites, the planned floor area to be provided and the expected completion timetable.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 32)

Reply:

The 2019-20 Budget set aside \$22 billion to take forward the first batch of projects under the “single site, multiple use (SSMU)” initiative to meet the community’s demand for the provision of more public services and optimise the use of limited land resources. The first batch of SSMU developments involves six projects, which includes redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, development of joint user complexes at Anderson Road Quarry, Tseung Kwan O town centre and Shan Mei Street in Sha Tin as well as consolidation of several government sites in Tsuen Wan town centre. Information of the projects is tabulated as follows: -

Project	Current use	Site Area [#] (square metres)	Latest Progress
Redevelopment of Tuen Mun Clinic (TMC)	Student Health Service Centre, General Out-Patient Clinics, etc.	About 4 000	We consulted the Tuen Mun District Council (DC) on the proposed TMC redevelopment with underground public carparking facilities in September 2019. Facilities proposed to be included in the 24-storey development are mainly district-based healthcare services including child assessment centre, general out-patient clinics and elderly health centre, supplemented by welfare facilities including residential care home for theelderly. Taking into account the DC's views, we are finalising the user mix based on an enlarged site incorporating the Tuen Mun Rural Committee (TMRC) Building into the site boundary. We aim to consult the DC and the TMRC again on the revised user mix in the second half of 2020 and will commence thereafter the technical assessment for rezoning to start in 2021.

Project	Current use	Site Area [#] (square metres)	Latest Progress
Development of a proposed ambulance depot near Sheung Wan Fire Station	Bus dock	About 3 000	We are finalising the user mix for the seven-storey development including the proposed ambulance depot having regard to the views of the Central & Western DC collated in March 2019. Other facilities proposed to be included in the development include district health centre, welfare facilities, reading room as well as public carparking facilities. We plan to consult the DC on the user mix in the latter half of 2020.
Joint-user complex at Anderson Road Quarry	Vacant government land, site formation works are in progress	About 8 000	At the meeting of the Sai Kung DC in March 2020, members generally supported the proposal of constructing a seven-storey joint user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of welfare services including residential care home for the elderly. We have submitted the same proposal to the Kwun Tong DC for discussion in April/May 2020. Thereafter, we plan to complete within two years several tasks, including seeking Town Planning Board's approval for minor relaxation of building height restriction to optimise the site potential; completing the detailed design of the complex; and seeking the Legislative Council's (LegCo) funding approval for construction. Our target is to start construction in 2022 to dovetail with the completion of site formation works in 2021.

Project	Current use	Site Area [#] (square metres)	Latest Progress
Joint-user complex at Tseung Kwan O town centre	Government temporary works area	About 6 000	We plan to consult the Sai Kung DC in the second quarter of 2020 on the proposal of constructing a 12-storey joint-user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a public market, kindergarten, welfare services, district health centre and child assessment centre. Subject to finalisation of the mix of public services, we will take forward the project through a range of tasks including completing the detailed design of the complex; and seeking the LegCo's funding approval for construction.
Joint-user complex at Shan Mei Street in Sha Tin	Shan Mei Street Playground, open car park, etc.^	About 5 600	We attended the meeting of the Sha Tin DC in September 2019 to exchange views with members on the proposed development. Members suggested providing a sports centre, library and community hall and reprovisioning cooked food centres in the proposed complex. Taking into account members' views, we are working with relevant bureaux and departments to formulate a user mix. We aim to revert to the DC on the user mix in the latter half of 2020.

Project	Current use	Site Area[#] (square metres)	Latest Progress
Consolidation of several government sites in Tsuen Wan town centre	Tsuen Wan Town Hall and Former Tsuen Wan Magistrates' Courts and other facilities	About 14 000	The Tsuen Wan DC has commissioned a study on the future development of the government sites including Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. We will take into account progress of that study in considering the way forward for optimising the use of the area.
	Ex-Luen Yan Street Cooked Food Hawker Bazaar	About 2 000	
	Lady Trench Polyclinic	About 3 000	
	Princess Alexandra Community Centre	About 3 000	

#: The actual site areas will be determined in accordance with the information and surveys of the relevant policy bureaux/departments.

^: We are assessing the site boundary of the project, taking into consideration whether the relatively old or low rise facilities in the vicinity should be included.

- End -