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Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2021-22

Director of Bureau : Secretary for Development
Session No. : 16
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Reply Serial No.

DEVB(PL)001

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1926)

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 "Kwu Tung North/Fanling North (KTN/FLN)" and the "New Territories North (NTN)" new development areas, will the Government inform this Committee of the following:

1. Progress of the site formation and engineering infrastructure works for the first phase development in "KTN/FLN";

2. Progress of the remaining development phases in "KTN/FLN";

3. The latest progress of the "NTN" development project. When will the works of the next phase commence?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 23)

Reply:

1. The site formation and infrastructure works for the first phase development of Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA) commenced in September 2019 and has been progressing as scheduled. The target of completing the works by the end of 2026 remains unchanged.

2. The detailed design of the remaining phase development of KTN/FLN NDA commenced in December 2019 and has been progressing as scheduled. The target of commencing the construction works for the remaining phase development in 2024 after seeking the requisite funding approval remains unchanged.

3. The New Territories North (NTN) development comprises three Potential Development Areas, namely the San Tin/Lok Ma Chau Development Node (STLMC DN), the Man Kam To Logistics Corridor (MKT LC) and the NTN

New Town (covering Heung Yuen Wai, Ping Che, Ta Kwu Ling, Hung Lung Hang and Queen's Hill). NTN project will be implemented in two phases: first phase and remaining phase. The Government commenced a study on the first phase development of the NTN covering STLMC DN in September 2019. The study is substantially completed and is at the stage of stakeholders' consultation. The Government will apply to the Legislative Council for funding in 2020-21 legislative session for investigation and design of the STLMC DN and the planning and engineering study for the remaining phase development of the NTN (covering NTN New Town and MKT LC).

- End -

Reply Serial No.

DEVB(PL)002

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1970)

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:

1. The number of applications received;
2. The time required to process the applications;
3. Details of approved applications;
4. Reasons of rejection for rejected applications;
5. 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.: 89)

Reply:

1. to 4.

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 2020-21" (LC Paper No. CB(1)762/20-21(01)) to the Panel on Development on 8 April 2021 (https://www.legco.gov.hk/yr20-21/english/panels/dev/papers/devcb1-762-1-e.pdf). Details about the applications processed are included in the note.

5. A list of vacant government sites 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 details of those vacant sites, including their individual locations, site areas and application status.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3043)

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

Subhead (No. & title): (700) General non-recurrent

(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the Government's plan to launch the Building Drainage System Repair Subsidy Scheme involving $1 billion, will the Government inform this Committee of the following:

1. The staffing arrangement for implementation of the scheme;

2. The estimated implementation timetable of the scheme; and the estimated number of beneficiary buildings and beneficiaries, as well as the amount of subsidies to be granted in this financial year;

3. The estimated shortest time required for the grant of subsidy after receipt of an application.

4. Eligibility is based on the principle that subsidy should be granted to residential or composite buildings with relatively low average rateable values. According to the Government's usual practice, subsidies for the urban areas and the New Territories are calculated on different basis, and such a practice has led to criticism. Will the Government consider applying a uniformed standard with a view to benefiting more owners?

5. It is stated that the Government will select from the buildings with owners who fail to organise the works by themselves, such as "three-nil" buildings, and intervene according to the risk profile. In this connection, will the Government provide details of the risk assessment standard? Will the Government set up a hotline, so that owners or tenants of "three-nil" buildings may report such circumstances on their own? If yes, what are the details? If not, what are the reasons?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 24)

Reply:

To address rising public concerns regarding defective drains amid the Coronavirus Disease 2019 epidemic, the Government plans to launch the Building Drainage System Repair Subsidy Scheme (DRS) at a commitment of $1 billion to subsidise the investigation, repair, rectification and/or upgrading of drainage systems of old residential or composite buildings.

1. As the Government's partner in implementing DRS, the Urban Renewal Authority (URA) will be responsible for administering the scheme under the "all-in-one" Integrated Building Rehabilitation Assistance Scheme and will absorb the associated administrative cost with its own resources. URA is unable to provide a separate breakdown of the expenditure and manpower incurred solely for administering the DRS.

   Under DRS, the Buildings Department (BD) will also proactively select buildings with outstanding statutory orders for common drains where the owners concerned have difficulties in coordinating the requisite drainage investigation and repair works. BD will exercise its statutory power to carry out the works in default of owners by mobilising its default works consultants and government contractors and seek to recover the cost from them afterwards. Such owners could also benefit from the DRS. To this end, some $50 million out of the $1 billion earmarked for DRS will be set aside for BD to procure services for a period of six years from 2021-22 to assist in the administration of the default works.

   The Buildings Unit of the Development Bureau oversees the provision of technical support to building owners and the implementation of DRS as part of its overall portfolio. This being the case, we are unable to provide a breakdown of the manpower resources in the Bureau deployed solely for this new initiative.

2. Subject to funding approval, we plan to launch DRS in May 2021. We plan to kick start the publicity campaign for the scheme in mid-April 2021 to allow sufficient time for owners to reach a consensus and plan for the works to be conducted.

   The scheme will be administered on building basis. It is expected that the funding scheme would benefit owners of over 3 000 eligible buildings and the estimated cash flow requirement in 2021-22 is $10 million. The actual amount of subsidies granted in the financial year will depend on various factors such as the initiative and progress of owners in organising the works, and the complexity and scale of works involved.

3. Applications for DRS will be processed by URA. During the initial phase of application, the URA expects that approval-in-principle could be given within two weeks upon receipt of applications on building basis with all the requisite information from the applicants. Upon completion of works, applications for disbursement of subsidy could be submitted to URA and the subsidy could be disbursed in a month's time upon receipt of all the necessary documents.

4. Under DRS, the average rateable value (RV) of the domestic units of the buildings should not exceed $162,000 for buildings in the urban areas and $124,000 for buildings in the New Territories (NT) at 2017-18 level[(1)].

These RV thresholds are estimated to cover 80% of the buildings aged 30 or above territory-wide (i.e. in both urban and NT areas). The Government has no plans to unify the RV thresholds across urban areas and the NT.

Note[(1)]: Urban areas include Shatin, Kwai Tsing and Tsuen Wan districts, while NT include all NT districts but exclude Shatin, Kwai Tsing and Tsuen Wan districts.

5. Under DRS, BD will proactively select buildings with outstanding statutory orders for common drains whereby the owners concerned have difficulties in coordinating the requisite drainage investigation and repair works (e.g. "three-nil" buildings[(2)]), and exercise its statutory power to carry out the works in default of owners and seek to recover the cost from them afterwards.

In considering applications from participating buildings, priority would be accorded to older buildings with long outstanding statutory orders relating to common drains, buildings whose owners may have difficulty organising the works by themselves, and buildings located in specified areas as announced by the Secretary for Food and Health in exercising her power to enforce compulsory testing under Prevention and Control of Disease (Compulsory Testing for Certain Persons) Regulation (Cap. 599 sub. leg. J).

Note[(2)]: "Three-nil" buildings refer to buildings which do not have an owners' corporation or any form of owners'/residents' organisations, or do not engage a property management company.

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CONTROLLING OFFICER'S REPLY

(Question Serial No. 3044)

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

Subhead (No. & title): (700) General non-recurrent

(Item 802 Operation Building Bright 2.0)

(Item 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 "Building Maintenance Grant Scheme for Needy Owners" (BMGSNO) and the "Operation Building Bright 2.0" (OBB 2.0), will the Government inform this Committee of the following:

1. What are the estimated staff establishment and expenditure involved for implementation of these schemes in the current financial year?

2. What are the numbers of applications received, approved and the amounts of subsidies granted under the BMGSNO in the past three years?

3. What are the numbers of applications received, approved, and the amounts of subsidies granted so far under OBB 2.0?

4. Please set out, by District Council districts, the numbers and building age of the applicant buildings for each of these two schemes, broken down by general owner-occupiers and elderly owner-occupiers.

5. The number of cases involving exercise of statutory powers by the Government to intervene into buildings which fail to comply with the mandatory building inspection requirements in the past three years;

6. The eligibility criteria for flats in the urban areas and those in the New Territories are currently calculated on the basis of their annual average rateable values, which are not the same. Such difference causes stricter requirements on flats in the New Territories. Will the Government consider relaxing the relevant restriction. If yes, what are the details? If not, what are the reasons?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 25)

Reply:

1. The estimated cash flow requirements for the Building Maintenance Grant Scheme for Needy Owners (BMGSNO) and the Operation Building Bright (OBB 2.0) in 2021-22 are $300 million and $720 million respectively.

   The Buildings Unit of the Development Bureau (DEVB) oversees the implementation of BMGSNO and OBB 2.0 as part of its overall duties. DEVB is unable to provide a breakdown of the manpower and expenditure incurred by the DEVB solely for these initiatives. The Urban Renewal Authority (URA), as government's partner in administering both schemes under the all-in-one "Integrated Building Rehabilitation Assistance Scheme", bears the associated administration cost with its own funding and is unable to provide a separate breakdown of the expenditure and manpower incurred solely for administering the two schemes.

2. From BMGSNO's launch on 2 July 2020 till end of 2020, the URA has received 3 710 applications, of which 560 were approved-in-principle and the total amount of subsidy committed to be released is $20.66 million. The processing of applications was affected by the Coronavirus Disease 2019 epidemic (e.g. delay in conducting in-flat inspections and additional time required to gather outstanding documents from applicants).

3. 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 the Mandatory Building Inspection Scheme (MBIS). The first round and second round of applications for the eligible buildings to participate in OBB 2.0 as Category 1 buildings closed in October 2018 and October 2020 respectively. 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 on risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost. No building-based application is therefore required for Category 2 buildings.

   According to URA, the number of applications received and approved in the first round and second round of applications for Category 1 buildings, the number of applications under processing and the Category 1 buildings involved in the approved applications as of end 2020 are set out below –

	Number of applications received	Number of applications approved (1) & (2)	Number of applications under processing	Number of Category 1 buildings involved in approved applications (1)
The first round of applications	644	579	0	479
The second round of applications	921	762	35	694

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

Note(2) The major reasons of not meeting the eligibility criteria are buildings exceeding the prescribed limits of average rateable value (RV), buildings without outstanding MBIS notices/pre-notification letters (where required), and/or buildings not meeting the age requirement.

At the same time, BD had selected some 636 buildings on risk basis for participation in OBB 2.0 as Category 2 buildings as of end 2020.

Participation of OBB 2.0 is on building basis, while the subsidy is disbursed on application by individual owner-occupiers of the participating building. According to URA, subsidy of around $73.2 million, including the amount of subsidies released and committed to be released, has been approved under OBB 2.0 for beneficiary buildings whose owner-occupiers have submitted applications for disbursement of the subsidies as of end 2020.

4. *BMGSNO*

Applications under the BMGSNO are made on individual owner-occupiers' basis. According to information provided by URA, the geographical distribution of BMGSNO applications with breakdown by elderly and non-elderly owner-occupiers as of end 2020 are set out below –

District	Applicants' profile		Number of applications received
	Non-elderly (viz. aged below 60)	Elderly (viz. aged 60 or above)	
Central and Western	5	83	88
Eastern	7	346	353
Kowloon City	16	219	235
Kwai Tsing	12	338	350
Kwun Tong	6	347	353
North	4	113	117
Islands	0	25	25

District	Applicants' profile		Number of applications
Sai Kung	5	141	146
Sham Shui Po	12	210	222
Shatin	5	367	372
Southern	4	186	190
Tai Po	5	208	213
Tsuen Wan	18	126	144
Tuen Mun	8	256	264
Wan Chai	2	99	101
Wong Tai Sin	9	191	200
Yau Tsim Mong	8	234	242
Yuen Long	0	95	95
Total	**126**	**3 584**	**3 710**

OBB 2.0

The geographical distribution of buildings which have been approved (as Category 1 buildings) or selected by BD to participate in OBB 2.0 (Category 2 buildings) in different age groups as of end 2020 are set out in the table below -

	Building Age (years) [(1)]		
District	**40-49**	**50 or above**	**Total**
Central & Western	26	113	139
Eastern	11	91	102
Kowloon City	19	265	284
Kwai Tsing	11	1	12
Kwun Tong	1	55	56
North	14	10	24
Islands	1	0	1
Sai Kung	1	1	2
Sham Shui Po	40	337	377
Shatin	4	1	5
Southern	4	21	25
Tai Po	17	6	23
Tsuen Wan	13	61	74
Tuen Mun	4	0	4
Wan Chai	11	83	94
Wong Tai Sin	4	46	50
Yau Tsim Mong	43	454	497
Yuen Long	30	10	40
Total	**254**	**1 555**	**1 809**

Note [(1)] amongst other eligibility criteria, only buildings aged at 40 or above are eligible to join OBB 2.0.

Participation of OBB 2.0 is on building basis, while individual owner-occupiers of the participating building disburse the subsidy on application. An eligible building may have elderly and non-elderly owner-occupiers. In respect of subsidies, which have been released or are committed to be released upon receipt of applications by individual owner-occupiers, 1 085 and 481 elderly and non-elderly owner-occupiers are involved respectively.

5. As of end 2020, BD had selected 636 buildings on risk basis for participation in OBB 2.0 as Category 2 buildings, which have outstanding MBIS notices but the owners concerned have difficulties in co-ordinating the inspection and repair works. BD had exercised its statutory power to carry out the requisite inspection and repair works in default of owners, and will seek 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.

6. Generally speaking, buildings that are of higher age and lower RV are more prone to building disrepair. To ensure a prudent use of public fund, OBB 2.0 focuses on the buildings of relatively low RV, viz. the average RV of the domestic units of the building not exceeding $162,000 for buildings in urban areas (including Shatin, Kwai Tsing and Tsuen Wan districts) and $124,000 in the New Territories (all New Territories districts excluding Shatin, Kwai Tsing and Tsuen Wan districts) at 2017-18 level. The RV thresholds have taken into account the average RV of buildings located in different districts, and should cover some 80% of buildings aged 30 or above across the territory. The Government has no plan to unify the RV thresholds applied to urban areas and New Territories.

There is no requirement on the RV for BMGSNO.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1151)

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 indicates under the programme that it will form an inter-disciplinary team to lead and co-ordinate the "Invigorating Island South" initiative. In fact, the Development Bureau stated recently that the office had commenced operation and had a preliminary work plan, while awaiting the Head of the office to assume duty. In this connection, please inform this Committee of the following:

a. Details of the work plan; when the office will gauge local views;

b. The MTR South Island Line (West) is still under study. How to deal with the traffic problems in the Southern District after launching the "Invigorating Island South" initiative?

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

Reply:

To take forward the Invigorating Island South (IIS) initiative, the multi-disciplinary IIS Office (IISO) was set up within the Development Bureau in February 2021. We are in the process of seeking the Finance Committee's approval to create a non-civil service position as Head of IISO to steer the work.

IISO will formulate a Conceptual Master Plan (CMP) to set out the core ideas and proposals for IIS within 2021. It has already started to meet with stakeholders including district councillors and other local groups to gauge their views on the initiative. The views collected will be duly considered in the preparation of the CMP, and more detailed proposals for implementation will be worked out afterwards.

Relevant government bureaux/departments, including IISO, will carefully assess the traffic impact that may be generated by projects and measures under the IIS initiative to ensure that

they will not overstrain the traffic capacity and cause unacceptable impact to the road network, while providing new impetus to the area.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1744)

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 a Programme that the Development Bureau will handle Land Sharing Pilot Scheme applications. In fact, the Government advised the Legislative Council in January this year that it was conducting preliminary exchanges with potential applicants on about ten projects, but no formal application had been received. In this connection, please inform this Committee of the following:

a. Have any applications been received so far, or are there any applications to be received?

b. Is the low application rate caused by the stringent criteria set by the Government or the changes in market conditions?

c. Will the Government review the details of the application criteria to enhance attractiveness of the scheme?

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

Reply:

To take forward the Land Sharing Pilot Scheme (LSPS), the Land Sharing Office (LSO) was set up under the Development Bureau in May 2020 to provide one-stop consultation and facilitation services for the relevant project proposals. Enquiries in relation to about ten preliminary development proposals have been received thus far, and LSO has been in dialogue with these proponents. We understand that some proponents are preparing the materials required for filing a formal application, including, amongst others, proof of land ownership, master layout plans, schematic designs (especially for road and public facilities), relevant technical (including traffic, environment, ecology, sewerage etc. with proposed mitigation measures) and financial assessments. Since LSPS was launched not too long ago and interested parties are already preparing proposals according to the promulgated

criteria drawn up after public consultation, we have no plan to change the design of the scheme for the time being. LSO would make every effort to assist the proponents in preparing such materials by providing facilitation service in coordination with concerned departments.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2720)

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 the Budget, the Government mentioned that "the 12 hectares of private land involved in the first phase of the works for Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA) has been resumed as scheduled. Site formation and infrastructure works are underway". Will the Government inform this Committee of the following:
(A) The respective locations and site areas of the lands resumed in HSK/HT NDA and the related expenditures thereof;
(B) The estimated completion time of the entire site formation works;
(C) Whether a cap will be set on the additional expenditure for land resumption if the above-mentioned works could not be implemented as scheduled.

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 103)

Reply:

(A) The private lots affected by the first phase development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) were reverted to the Government on 24 October 2020. The locations and areas of the resumed private lots were set out on the plans promulgated in Government Notices Nos. 4136 and 4205 which are accessible on LandsD's website: https://www.landsd.gov.hk/en/legco/acq_2020.htm. The estimated expenditure for land resumption and clearance for the first phase development of HSK/HT NDA is about $2,181 million.

(B) The site formation and engineering infrastructure works under first phase development of HSK/HT NDA commenced in mid 2020 for progressive completion by 2025.

(C) The project programme of HSK/HT NDA is so far on schedule. In any event, once land resumption and clearance have been triggered, the amount of compensation and ex-gratia allowances payable for those affected would be determined accordingly and any delay in works schedule has no bearing on the payment so determined.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2741)

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 provide in the following table details of the cases with private property owners making application to the Lands Tribunal for compulsory sale orders under the Land (Compulsory Sale for Redevelopment) Ordinance in the past five years (including the number of compulsory sale orders granted, rejected or cancelled; orders suspended or applications withdrawn, as well as cases being processed):

Case No.	Address	Applicant	Percentage share of property right held by the applicant (%)	Site area (m^2)	Before development	Upset price by auction ($ million)	Involving combination of site? (Y/N)
					Use (according to building plans)	Number of buildings	Number of residential units

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 138)

Reply:

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. The details of applications for compulsory sale order made over the past five years that are granted are set out at **Annex A**. Having consulted the Judiciary on the status of the applications, information on cases which are being processed, discontinued, adjourned and withdrawn are set out at **Annex B**. There were no rejected cases during the said period.

Annex A

Case number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Site area	Before redevelopment			Upset price by auction ($ million)	Involving combination of sites (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 1000/ 2016	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	Central Profit Investments Limited, Group Leader Limited, Dynamic Hero Limited, Gentway Limited, Ever Planet Limited, Rise Cheer Investment Limited, Glory Star Development Limited, Supreme Hero Limited, Triple Glory Limited	84.9	1 198.837m^2	R/C	1	135	$1,401	N
LDCS 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	South Crown Development Limited	Not less than 80	1 832.514m^2	R/C	5	102	$2,137	N
LDCS 4000/ 2016	No. 61, 63, 65 and 67 Soy Street, Kowloon	Asia Hero (H.K.) Limited, Open Bright Limited, Ip Siu Ping, Tang Yiu Sing	90	328.317m^2	R/C	2	15	$386.4	N
LDCS 5000/ 2016	Nos. 30-44 Gillies Avenue South and Nos. 75-77 Baker Street, Kowloon	Asia Charming Limited	not less than 80	1 223.997m^2	R/C	4	42	$1,445	N
LDCS 6000/ 2016	Nos. 1 and 1A Wood Road, Hong Kong	Wood One Keeprich Limited	84.4	410.736m^2	R/C	1	28	$485	N

Case number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Site area	Before redevelopment			Upset price by auction ($ million)	Involving combination of sites (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 9000/ 2016	Nos. 39 and 41 Whampoa Street and Nos. 12A, 12B, 14, 16, 18 and 20 Bulkeley Street, Kowloon	First Mate Development Limited	not less than 80	1 105.546m^2	R/C	5	73	$626	N
LDCS 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	Century Wide Development Limited	83.4	895.771m^2	R/C	4	74	$1,145	N
LDCS 3000/ 2017	No. 153 Queen's Road East, Hong Kong	Sky Reach Enterprises Limited , Jetson Resources Limited, Kozi Enterprises Limited, Pico Resources Limited, Dream Wave Enterprises Limited	87.5	621.942m^2 (The site area covers No. 153 and No. 155-167 Queen's Road East)	R/C	1	6	$81.2	Y
LDCS 4000/ 2017	Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Gillies Avenue South, Kowloon	Asia Harbour Investment Limited	not less than 80	2,171.611m^2 (The site area covers Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 and 26, 28 Gillies Avenue South, Kowloon)	R/C	6	60	$2,045	Y
LDCS 8000/ 2017	Nos. 79-81 Baker Street, Nos. 23-25 and 27-29 Whampoa Street, Kowloon	Fortress Star Limited	not less than 80	1 079.997m^2	R/C	4	77	$496	N

Case number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Site area	Before redevelopment			Upset price by auction ($ million)	Involving combination of sites (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 10000/ 2017	Nos. 83 & 85 Baker Street, Hung Hom and Nos. 26, 28, 30, 30A, 32, 32A, 34, 34A, 36, 36A, 38, 38A, 40 and 40A Whampoa Street, Kowloon	Sino Accord Investment Limited	not less than 80	1,223.997m^2	R/C	4	98	$1,306.5	N
LDCS 13000/ 2017	Amoycan Industrial Centre, Block 1, No. 7 Ngau Tau Kok Road, Kowloon	Total Select Limited	84.9	1 923.1m^2	I	1	0	$2,075.6	N
LDCS 14000/ 2017	Nos. 61, 63, 65, 67, 69, 71 and 73 Granville Road, Kowloon	Pacific Base Holdings Limited, Ever Million Development Limited, East Kowloon Plaza Limited, Harvest Year Estate Limited, World-Wide Grocery Store Limited, Eye's Mate Optical Limited, Popular Way Engineering Limited, lp Siu Ping, World Charm Enterprises Limited, Superway Development Limited, Joinbo International Limited, More Year Limited, Pacific Gate (H.K.) Limited, Tang Shing Bor, Pop Fame Development Limited, Tang Yiu Sing, City Power Limited	not less than 80	#	R/C	5	28	- - (An appeal is being processed in the Court of Appeal. The auction is yet to be conducted.)	#

Case number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Site area	Before redevelopment			Upset price by auction ($ million)	Involving combination of sites (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 1000/ 2018	Nos. 2, 2A, 2B, 4, 6, 6A, 8, 8A, 10, 10A, 12, 12A, 14, 14A, 16 and 16A Whampoa Street, Kowloon	Lucktime Limited	not less than 90	1,337.805m^2	R/C	4	110	$1,363	N
LDCS 2000/ 2018	Nos. 22, 22A & 24 Whampoa Street and Nos. 88, 90 & 90A Baker Street, Kowloon	Lucktime Limited	83.3	434.332m^2	R/C	1	42	$482	N
LDCS 3000/ 2018	Nos. 13 and 13A Liberty Avenue, Kowloon	China Step Corporation Limited, Maxbright Concept Limited, New Advantage Limited and Royal Active Limited	95.2	672.34m^2 (The site area covers 9-13A Liberty Avenue encompassing the site area in LDCS 4000/ 2018)	R/C	1	15	$249.1	Y
LDCS 4000/ 2018	Nos. 9, 9A, 11 and 11A Liberty Avenue, Kowloon	China Step Corporation Limited, Maxbright Concept Limited, New Advantage Limited, Royal Active Limited, Fortress Ridge (BVI) Limited	85.7	672.34m^2 (The site area covers 9-13A Liberty Avenue encompassing the site area in LDCS 3000/ 2018)	R/C	1	24	$451	Y
LDCS 5000/ 2018	Nos. 121, 123, 125, 127, 129 and 131 Shau Kei Wan Main Street East, Hong Kong	China Vision Engineering Limited, Kam Wah Investment Company Limited, Mi-Wave Electronic Limited, Pacific Way Enterprises Limited	84	#	R/C	1	84	$804	#

Case number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Site area	Before redevelopment			Upset price by auction ($ million)	Involving combination of sites (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 8000/ 2018	Nos. 326, 328, 330 and 332 Des Voeux Road West and Nos. 11A-D Sai On Lane, Hong Kong	Kannix Limited, Supreme Profile Limited	89.8	573.396m^2	R/C	1	56	$700	N
LDCS 14000/ 2018	Nos. 3 and 5 St. Francis Street, Hong Kong	Sarford Development Limited, Triumph Base Investment Limited, Hostford Development Limited	not less than 80	#	R/C	1	6	- - (Developer acquired the remaining property interests after compulsory sale order was made. The public auction was thus cancelled.)	#
LDCS 19000/ 2018	Nos. 27E and 27F Robinson Road, Hong Kong	On Grand Investment Limited	not less than 80	464.558m^2 (The site area covers Nos. 27E, 27F and 27D Robinson Road)	R	1	10	$234	Y
LDCS 21000/ 2018	Wing Cheong Factory Building, No. 121 King Lam Street, Kowloon	Wealth Plan Development Limited	86.36	509.4m^2	I	1	0	$395	N
LDCS 23000/ 2018	Nos. 73 and 75 Lion Rock Road, Kowloon	Perfect Horizon Limited	not less than 80	#	R/C	1	8	- - (The lot was not sold and the order was subsequently deemed to be of no effect.)	N

Case number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Site area	Before redevelopment			Upset price by auction ($ million)	Involving combination of sites (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 27000/ 2018	State Theatre Building, Nos. 277-291 King's Road, Nos. 4, 4A-4D, 6, 6A-6D Java Road, Nos. 2-16 Tin Chong Street, Hong Kong	Orient Sea Investments Limited, Top Score Properties Limited, Million Top Properties Limited, Radiant Ocean Properties Limited, Gold Dynasty Enterprises Limited, Victory Succeed Limited, Solar King Limited, Star Link Enterprises Limited, Victory Harvest Corporation Limited, Rich Metropo Limited, China Winner Investments Limited, Glory Alliance Investments Limited, Wayson Hong Kong Investment Limited	82.22	#	R/C	1	220	$4,776	#
LDCS 30000/ 2018	Nos. 99 and 101 Des Voeux Road West, Hong Kong	New Dorset Investments Limited	not less than 80	1,878.805m^2 (The site area covers Nos. 99 and 101 Des Voeux Road West, No. 91 Des Voeux Road West and 92-103A Connaught Road West)	R/C	1	16	$302	Y
LDCS 32000/ 2018	Nos. 244, 246, 248, 250, 252, 254 and 256 Hai Tan Street, Kowloon	Promise Fine Investments Limited, Union Grace Investments Limited, Trinity Cosmos Limited	not less than 80	#	R/C	4	35	$576.3	#

Case number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Site area	Before redevelopment			Upset price by auction ($ million)	Involving combination of sites (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 39000/ 2018	Nos. 56, 58, 60 and 62 Larch Street, and Nos. 6 and 8 Lime Street, Kowloon	Top Harmony Limited	87.04	#	R/C	1	48	$326.8	#
LDCS 2000/ 2019	Kim Hing Mansions, Nos. 49, 49A & 51 Kimberley Road, Kowloon	Excel Castle International (HK) Limited, Full Talent Global (Hong Kong) Limited, Right Surplus Developments (HK) Limited, Ambitious Glory Global (HK) Limited, Eagle Avenue (HK) Limited	86.61	Kimberley Road Nos. 49, 49A will be developed separately with Kimberley Road No. 51 , each area is 334.451m^2	R/C	1	41	$652.5	N
LDCS 3000/ 2019	Nos. 223, 223A, 225 amd 225A, Hai Tan Street, Kowloon	Grand Creation Development Limited	not less than 80	439.32m^2	R/C	1	16	$293.1	N
LDCS 8000/ 2019	Nos. 16 & 18 Gage Street, Hong Kong	Favour Day Limited	not less than 80	333.6m^2 (The site area covers Nos. 16 & 18 and No. 20 Gage Street)	R/C	1	20	$332	Y
LDCS 12000/ 2019	Nos. 20, 20A, 20B, 22, 24, 26, 26A, 26B and 28 Cannon Street, Hong Kong	Sporting Bright Limited, Honourable International Trading Limited, Yield Fine Limited	95.83	500.5m^2	R/C	1	60	$1,450	N
LDCS 13000/ 2019	Nos. 2, 4, 6 and 8 Mount Parker Road, Hong Kong	Fuller Holdings Limited, Extra Effort Global Limited	not less than 90	#	R	1	20	$452	#
LDCS 20000/ 2019	Jade Garden, No. 105 Robinson Road, Hong Kong	Sino Noble Enterprises Limited	83.33	#	R	3	54	$2,505	#

Case number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Site area	Before redevelopment			Upset price by auction ($ million)	Involving combination of sites (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 9000/ 2020	Nos. 227, 229, 231 and 233 Yee Kuk Street, Kowloon	Lanada (BVI) Company Ltd Amber Shine Ltd	not less than 80	#	R/C	2	20	$276	#
LDCS 22000/ 2020	No. 93 and 95, Catchick Street, Hong Kong	Nice Able Holdings Ltd, Success Mark Investments Ltd	91.667	#	R/C	1	10	$190	#

Legend :

#	Information is not available since a redevelopment proposal has yet to be submitted/approved
R	Residential
R/C	Residential/Commercial
I	Industrial
^	Based on information submitted by the applicant to the Lands Tribunal

Annex B

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 3000/2016	Nos. 13, 15 & 17 Chung Ching Street, Hong Kong	More Lucky Development Limited	94.4	Withdrawn
LDCS 7000/2016	Nos. 5 and 7 Chung Ching Street, Hong Kong	More Lucky Development Limited	85.7	Withdrawn
LDCS 8000/2016	No. 46, 48 and 50 Gillies Avenue South, Kowloon	First Mate Development Limited	83.3	Discontinued
LDCS 10000/2016	Nos. 238 and 240 Wan Chai Road, Hong Kong	Kiang Nam Enterprises Limited, Goodpex Development Limited, Topco Enterprises Limited	Not less than 80	Discontinued
LDCS 1000/2017	Nos. 153 and 153A Queen's Road East, Hong Kong	Sky Reach Enterprises Limited, Jetson Resources Limited, Kozi Enterprises Limited, Pico Resources Limited, Dream Wave Enterprises Limited, Top Lucky Resources Limited, Muka Investment Limited, View Lion Resources Limited, Beva International Limited	Not less than 80	Discontinued
LDCS 2000/2017	Nos. 153A Queen's Road East, Hong Kong	Top Lucky Resources Limited, Muka Investment Limited, View Lion Resources Limited, Beva International Limited	83.3	Withdrawn
LDCS 5000/2017	Nos. 2 and 2A Humphreys Avenue, Kowloon	Teamwell International Properties Limited, Cheer World Properties Limited	90	Discontinued
LDCS 6000/2017	Lee Hing Building, No. 96 Connaught Road West, Hong Kong	Swift China Limited	93.8	Withdrawn
LDCS 7000/2017	Nos. 5A, 5B, 5C and 5D Victory Avenue, Kowloon	Gainwin Enterprises Limited	94.4	Withdrawn
LDCS 9000/2017	Nos. 35-37 Whampoa Street, Kowloon	Fortress Star Limited	83.3	Discontinued

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 11000/2017	Nos. 13, 13A and 15 Wood Road, Hong Kong	Oriental Moon Limited	82.4	Withdrawn
LDCS 12000/2017	Tien Shing Industrial Building, No. 38 Belcher's Street, Hong Kong	City Precise Limited, Well Metro Development Limited, Victory Land Management Limited	88.5	Discontinued
LDCS 15000/2017	Tin Fung Industrial Mansion, No. 63 Wong Chuk Hang Road, Hong Kong	Glorious Time Investments Limited, Prime Prestige Global Limited, Ultimate Joy Developments Limited, Wealth Key Global Limited	96.5	Discontinued
LDCS 6000/2018	Zung Fu Industrial Building, No. 1067 King's Road, Hong Kong	Lead Harvest Group Limited, King Device Company Limited, Master Hand Technology Limited, Wit Way Enterprises Limited and Bewick Investments Limited	87	In Progress
LDCS 7000/2018	Wah Ha Factorty Building, No. 8 Shipyard Lane, Kong Kong	China Orchid International Limited, Sinoease Enterprises Limited, Parko Star Limited Dragonwing Investments Limited, Wit Way Enterprises Limited, Newmainco Limited, Wit Union Limited	81.6	In Progress
LDCS 9000/2018	Nos. 68A-C, 70, 70A-C, To Kwa Wan Road, Kowloon	City Fair Development Limited, Rise Cheer Investment Limited, Dynamic Hero Limited, Gentway Limited, Ever Planet Limited, Supreme Hero Limited, Glory Star Development Limited, Triple Glory Limited, Group Leader Limited	87	In Progress
LDCS 10000/2018	Nos. 160 and 162, Queen's Road West, Hong Kong	Full Leader Development Limited	not less than 80	Discontinued

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 11000/2018	Yip Fat Factory Building (Phase 1), No. 77 Hoi Yuen Road, Kowloon	Able Luck Development Limited, Biel Crystal Manufactory Limited, Manway Coporation Limited, Huge Wise Trading Limited, Sky Huge Development Limited, Nice Express Development Limited, Able Wide Corporation Limited, Well Nice Corporation Limited, High Smart Industrial Limited	84	In Progress
LDCS 12000/2018	Nos. 24 & 26 Bonham Road, Bonham Terrace, Hong Kong	Up Wealthy Limited, Wealth Smile Limited	93.98	Discontinued
LDCS 13000/2018	Sung Wah Mansion, 28-30 Bonham Road, Hong Kong	Speed Harvest Limited, Champion Genius Limited, Wealth Luck International Investment Limited, Sure Gain Investment Limited, Billion Wealth International Investment Limited	87.93	Discontinued
LDCS 15000/2018	Nos. 3-13 Nga Tsin Long Road, Kowloon	Fancy Million Limited, Long Galaxy Limited, Lau Tee Ting, Ip Siu Ping	not less than 80	In Progress
LDCS 16000/2018	Nos. 8, 8A, 10, 12, 14, 16 and 16A Nam Kok Road, Kowloon, and Nos. 18, 20 and 22 Nam Kok Road, Kowloon	Equal Fame Limited, Star Hero Investment Limited	not less than 90	Discontinued
LDCS 17000/2018	No. 35 Cameron Road, Kowloon	Creative Profit Development Limited	87.5	Discontinued
LDCS 18000/2018	Delite Mansion, No. 3 Granville Circuit, Kowloon	Amtec Investment Limited, Hong Kong Mega Profit Limited, Richly Success Investment Limited, Ip Oi Shuen	not less than 80	Discontinued
LDCS 20000/2018	Nos. 1, 3, 5 and 7 Lai Wa Street, Nos. 14, 14A, 16 Ha Heung Road, and Nos. 2, 4, 6 and 8 Mei Wa Street, Kowloon	City Fair Development Limited, Dynamic Hero Limited, Gentway Limited, Ever Planet Limited, Supreme Hero Limited, Triple Glory Limited and Group Leader Limited	90.64	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 22000/2018	Tsang Chiu Ho Building, Nos. 160/164 Wellington Street and Nos. 1/2 Wa On Lane, Hong Kong	Go Sonic Limited, Premier Era Limited, Wildmark Global Limited	98	Discontinued
LDCS 24000/2018	Ventris Court, 15 Ventris Road, Hong Kong	Century Supreme International Limited	not less than 80	In Progress
LDCS 25000/2018	Stewart Terrace, 81-95 Peak Road, Hong Kong	Wah Ha Property Development Limited, Carolan, Paul John and Chiu, Yee Ping GiGi, Tendy Limited, Wu Pui Kwan Gwenny, Button Michael Geoffery, Sense Well Investment Limited, Rich Super Investment Limited, Shirley Huang and Hugo, Christopher Barrett, Unicome Investment Limited, Peter Thomas Murphy and Kay Mcardle, Sunland (Asia) Limited, Harmony Loyal Limited, Goldhill Corporation Limited, Independent Services Limited, Hong Kong Wellwin Development Limited, Jade Water Group Limited	81.36	In Progress
LDCS 26000/2018	Jaffe Mansion, Nos. 216, 216A, 218, 220, 222 and 222A Jaffe Road, Hong Kong	Delight Land Investments Limited	88	Withdrawn

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 28000/2018	Nos. 16 - 94 (even nos.) Pan Hoi Street, and nos. 983, 983A, 985, 985A, 987 and 987A King's Road, Hong Kong	Peace Ever Limited, City, Health Limited, Yes King (HK) Limited, Pollock Developments Limited, Wealth First Limited, Marvel Castle Limited, Crown Way Capital Limited, Million Maple Limited, New Century Device Co., Ltd, Snap International Limited, Trimba International Limited, Charmpoint Limited, Quick Succession Limited, China Logistic Innovation Co., Ltd, Guru Star International Limited, Boardlane Business Enterprises Co., Ltd, Kuamin Holdings Limited	not less than 80	In Progress
LDCS 29000/2018	No. 13, 15 and 17 Bowrington Road, Hong Kong	United Asset Limited, Union Max Enterprises Limited	83.33	Discontinued
LDCS 31000/2018	Nos. 472, 474, 476 and 478 Chatham Road North, Kowloon	Success Active Limited	not less than 80	In Progress
LDCS 33000/2018	Nos. 260 and 260A Hai Tan Street, Kowloon	Promise Fine Investments Limited	not less than 80	Discontinued
LDCS 34000/2018	Nos. 262 and 264 Hai Tan Street, Kowloon	Unique Fidelity Investments Limited	not less than 80	Discontinued
LDCS 35000/2018	Nos. 266 and 268 Hai Tan Street, Kowloon	Unique Fidelity Investments Limited	not less than 80	Discontinued
LDCS 36000/2018	Nos. 270 and 272 Hai Tan Street, Kowloon	Union Grace Investments Limited, Trinity Cosmos Limited, Unique Fidelity Investments Limited	not less than 80	In Progress
LDCS 37000/2018	Nos. 274 and 276 Hai Tan Street, Kowloon	Promise Fine Investments Limited, Unique Fidelity Investments Limited	not less than 80	Discontinued

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 38000/2018	Nos. 50 and 52 Larch Street, Kowloon	Top Harmony Limited	not less than 90	Discontinued
LDCS 1000/2019	No. 403 Shanghai Street, Kowloon	Natural Beauty Enterprise Development Limited	83.33	In Progress
LDCS 4000/2019	Wing On Mansion, Nos. 5, 7, 9 and 11 Bowrington Road, Hong Kong	Asia Jumbo Holdings Limited, Orient Deluxe Limited	91.67	Discontinued
LDCS 5000/2019	Nos. 163, 165, 167 and 175 Yee Kuk Street, Kowloon	Apex Intelligence Limited	not less than 80	In Progress
LDCS 6000/2019	No. 189 Johnston Road, and No. 110 Thomson Road, Hong Kong	On Harvest Enterprises Limited, Joyful Harvest Enterprises Limited	93.75	Discontinued
LDCS 7000/2019	Yin Yee Mansion, Nos. 63, 65, 65A and 67 Robinson Road, Hong Kong	Greatmax International Limited, Lucky Gain Holdings Limited, Gold Dynamic Development Limited	84.88	In Progress
LDCS 9000/2019	Nos. 16 & 18 Man On Street, Kowloon	Kinstar Development Limited	92.86	Discontinued
LDCS 10000/2019	Nos. 24, 26, 28 & 30 Man On Street, Kowloon	Kinstar Development Limited	not less than 80	In Progress
LDCS 11000/2019	Nos. 58-70 Lok Shan Road, Nos. 1-9 Mei Wa Street and Nos. 18-20 Ha Heung Road, Kowloon	Asia Bright Enterprises Limited, New Fortress Investment Limited	84.292	In Progress
LDCS 14000/2019	Nos. 132 and 134 Austin Road, Kowloon	Nice Beauty Limited	83.333	In Progress
LDCS 15000/2019	Hankow Apartments, Nos. 43, 45, 47, 47A, 49 & 49A Hankow Road, Kowloon	Asia Rich Incorporation Limited, Singking Creation Limited, Smartco Hong Kong Group Limited, Whistle Max Limited	88.596	In Progress
LDCS 16000/2019	Lee Wang Building, Nos. 133-134 of Connaught Road West, Hong Kong	Double Top Development Limited, Hero Perfect Limited, Golden Ivy Holdings Limited	not less than 80	In Progress
LDCS 17000/2019	Nos. 33, 33A, 35, 37, 37A, 39, 41, 43, 45, 47 Elgin Street, Hong Kong	Sun Crystal Limited, Jumbo Honest Limited	not less than 90	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 18000/2019	Nos. 1 & 2 Yiu Tung Street, Kowloon	Fairbo Investment Limited	not less than 80	Discontinued
LDCS 19000/2019	Nos. 9-14 Yiu Tung Street, Kowloon	Fairbo Investment Limited	not less than 80	In Progress
LDCS 21000/2019	Nos. 26, 26A, 28, 30, 32, 32A, 34, 36, 38, 40, 42, 44, 46 and 48 Ming Fung Street, Kowloon	Joint Hope Limited	not less than 80	In Progress
LDCS 22000/2019	Good Year Industrial Building, Nos. 119-121 How Ming Street, Kowloon	Able Wide Corporation Limited, Top Smart Industrial (HK) Limited, Able Luck Development Limited, Sky Huge Development Limited, Manway Corporation Limited, High Smart Industrial Limited, Joyson International Company Limited, Chander Development Company Limited, Nice Express Development Limited	92.2	Discontinued
LDCS 23000/2019	Haven Court, No. 134 Leighton Road, Hong Kong	Billion Glory Properties Limited, Harvest Fortune Limited, Lead Properties Limited	84.04	In Progress
LDCS 24000/2019	Nos. 56, 60 & 62 Kai Yuen Street, Hong Kong	Chief Lead Limited, Sparkling Dragon Limited	93.33	In Progress
LDCS 25000/2019	Chung Chai Building, Nos. 67, 69, 69A, 71 Nam On Street, Hong Kong	Earn Benefit Limited	90.625	In Progress
LDCS 26000/2019	Nos. 103-117 Chung On Street, No. 79 Yeung Uk Road and No. 66 Ho Pui Street, Tsuen Wan, New Territories	Concept World Investment Limited, W.M. Consultants (K.C.C.) Limited, Greatcom Limited, Metrorient Investments Limited, Panmart Investments Limited, Beauty Concept Limited	92.59	In Progress
LDCS 27000/2019	Ko Shing Building, 78-80 Queen's Road West, 265-267 Hollywood Road, Hong Kong	Wise Grace Investment Limited, Ready Earn Limited, Ample Rich Corporation Limited, Joyful Zone Limited, Myriad Gain Investments Limited, Wise Sound Limited	81.08	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 28000/2019	Lai Yuen, Nos. 7 & 8 Tak Hing Street, Kowloon	Well Will Corporation Limited	81.58	In Progress
LDCS 29000/2019	Fung Wah Factorial Building, Nos. 646, 648 and 648A Castle Peak Road, Kowloon	Daily Leader Limited, Treasure Arts International Group Limited	90.83	In Progress
LDCS 30000/2019	Nos. 1-7 Po Tuck Street, Hong Kong	Famous Concept Development Limited	not less than 80	In Progress
LDCS 31000/2019	Nos. 31-36 Sau Wa Fong, Hong Kong	Great Kinetic Limited	81.25	In Progress
LDCS 32000/2019	Nos. 19-21 Wood Road & Nos. 22-30 Wing Cheung Street, Hong Kong	Oriental Moon Limited	82.75	In Progress
LDCS 33000/2019	Au's Building, 15-19 Hollywood Road, Hong Kong	Lucky Phoenix Limited	86.207	In Progress
LDCS 34000/2019	China Paint Building, No.1163 Canton Road, No.5B Arran Street, Kowloon	Star China Development	not less than 80%	In Progress
LDCS 35000/2019	Nos. 72, 74 and 76 Lok Shan Road and Nos. 72, 72A, 72B, 74, 74A, 74B, 76, 76A and 76B To Kwa Wan Road, Kowloon	Asia Bright Enterprises Limited, New Fortress Investment Limited, Dynamic Hero Limited, Gentway Limited, Ever Planet Limited, Supreme Hero Limited, Glory Star Development Limited, Triple Glory Limited, Group Leader Limited	90.38	In Progress
LDCS 36000/2019	No. 29 Sassoon Road, Hong Kong	Bright Full Limited, Power Wish Limited, Sheen Elite Limited, Prosper Charm Limited	80	In Progress
LDCS 37000/2019	Nos. 300-302 & Nos. 304-306 Castle Peak Road, Kowloon	Max Win Development (HK) Limited	not less than 80	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 1000/2020	Good Year Industrial Building, Nos. 119-121 How Ming Street, Kowloon	Able Wide Corporation Limited, Top Smart Industrial (HK) Limited, Able Luck Development Limited, Sky Huge Development Limited, Manway Corporation Limited, High Smart Industrial Limited, Joyson International Company Limited, Chander Development Company Limited, Nice Express Development Limited, China Best Corporation Limited	97.7	In Progress
LDCS 2000/2020	Nos. 181-183 Temple Street Kowloon	Joybase International Investment Ltd, Star Legend Industrial Ltd	83.3	Discontinued
LDCS 3000/2020	Nos. 331, 333, 335, 337, 339 and 341 Des Voeux Road West, Hong Kong	Rising Radient Ltd, Long Affluent Enterprise Ltd	not less than 80	In Progress
LDCS 4000/2020	Nos.11,13,15 and 17 Lyndhurst Terrace, Hong Kong	Winmark Properties Ltd, Smart Surplus Mega Trade Ltd	not less than 80	In Progress
LDCS 5000/2020	Nos.23A,23B,24A,24B,25A,25B,26A,26B,27A,27B,28,29A,29B,30A,30B,31A,31B,32,33A,33B,34A,34B Rose Street, Yau Yat Chuen, Kowloon	Bremont Investment Ltd	80.303	In Progress
LDCS 6000/2020	Nos.177, 179, 181, 183, 185, 187, 189 and 191, Tai Kok Tsui Road, Kowloon	Ever Great Development Ltd	not less than 80	In Progress
LDCS 7000/2020	No. 62E Robinson Road and 4 Seymour Terrace, Hong Kong	Lucky Step Properties Ltd, Lucky Concept International Enterprise Ltd	85.714	In Progress
LDCS 8000/2020	Nos. 2A and 2B San Lau Street and No. 26 Ko Shan Road, Kowloon	New Brilliant Development Holdings Ltd	83.333	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 9000/2020	Nos. 227, 229, 231 and 233 Yee Kuk Street, Kowloon	Lanada (BVI) Company Ltd Amber Shine Ltd	not less than 80	In Progress
LDCS 10000/2020	No.5 Sharp Street East, Hong Kong	Teryhill Ltd, Delightful Investment Ltd, Abundant Fortune Ltd, Canro Investment Ltd, Benifeat Ltd, Harton Investment Ltd, Modive Ltd, Hesper Resources Ltd, Jonhop Ltd	90	In Progress
LDCS 11000/2020	Nos. 10 and 12 Matheson Street, Hong Kong	Luck Most Ltd, Welfine Ltd, Brighteam Ltd, Betan Ltd, Emmanie Ltd, Max Strength Ltd Best Preference Ltd, Grandsha Ltd, Unicell Ltd, Hope Best Ltd	91.67	In Progress
LDCS 12000/2020	No. 16 Matheson Street, Hong Kong	Luton Resources Ltd, Ocean Venture Assets Ltd, Cristino Investment Ltd	83.33	In Progress
LDCS 13000/2020	Nos.9A and 9B, Sharp Street East, Hong Kong	Plenty Treasure Ltd, Wealth Resources Ltd, Comic Fun Ltd, Quandingen Ltd, Marsco Investment Ltd, Positive Response Ltd, Build Returns Ltd, Erna Ltd, Manear Ltd	83.33	In Progress
LDCS 14000/2020	Nos 21, 23, 25, 27, 29 and 31, Sheung Heung Road, Kowloon	Million Classic Ltd Star Supreme Ltd Fortune Deluxe Ltd Sino Alliance Investment Ltd Trinity Way Ltd Goldbond Ltd Charm Union Ltd Ray Profit Ltd	not less than 80	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 15000/2020	Nos 9, 11 and 13, Lai On Lane, Hong Kong	Century Treasure Ltd	94.74	In Progress
LDCS 16000/2020	Nos. 4, 4B, 6 and 6A High Street, Hong Kong	Or Pui Kwan	not less than 80	In Progress
LDCS 17000/2020	No. 8, 8A, 10 & 10A Water Street and No. 155 Third Street, Hong Kong	Courage Investments Ltd Century Island Holdings Ltd	87.5	In Progress
LDCS 18000/2020	No. 145, 147 and 149 Third Street, Hong Kong	Sound Advice Property Ltd Century Island Holding Ltd Sky Rise Investment Ltd Jubilee Wisdom Ltd	not less than 80	In Progress
LDCS 19000/2020	Dragon Court, No. 6 Eastbourne Road, Kowloon	Supreme Host Investments Ltd Joint Smart Development Ltd	81.82	In Progress
LDCS 20000/2020	Nos. 79, 81, 83 and 85 Hill Road, Hong Kong	Norminster Ltd	82.507	In Progress
LDCS 21000/2020	Champagne Court, No. 16 Kimberly Road, Kowloon	Far Union Investment Ltd Ever East Investment Ltd Asia Charming Ltd Asia Harbour Investment Ltd First Mate Development Ltd Fortress Star Ltd Lucktime Ltd Sino Accord Investment Ltd South Crown Development Ltd	80	In Progress
LDCS 23000/2020	No. 306, 308, 310 and 312 Tung Chau Street, Kowloon	Allied Future Limited	not less than 80	In Progress
LDCS 24000/2020	Nos 94, 94A and 96 Robinson Road, Hong Kong	Master Honest Investment Limited	91.304	In Progress
LDCS 25000/2020	Tsui Wah Building, Nos. 120-122 High Street, Hong Kong	Pro Shine International Inc. Ltd Power Able Development Ltd Super Fortune Corporation Ltd	89.58	In Progress
LDCS 26000/2020	Nos. 124-126 High Street, Hong Kong	Pro Shine International Inc. Ltd Super Fortune Corporation Ltd	87.5	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 2700/2020	No.88 Robinson Road, Hong Kong	Onbrave Ltd	92	In Progress
LDCS 28000/2020	Nos 47, 49, 51, 53, 55 and 57 Staunton Street, Hong Kong	Holly Property Company Ltd	not less than 80	In Progress
LDCS 29000/2020	Nos 23 and 24, Sun Chun Street, Hong Kong	Smart Host Ltd	91.667	In Progress
LDCS 30000/2020	Wing Shing Industrial Building, Nos. 26-30 Wing Kei Road, Kwai Chung, N.T.	Jumbo Fair Ltd Day Lucky Enterprise Ltd	not less than 90	In Progress
LDCS 31000/2020	Rainbow Home, 45 Fei Fung Street, 110 Shatin Pass Road, Kowloon	Hopway Ltd	94.51	In Progress
LDCS 32000/2020	No. 134, 136, 138 and 140, Yee Kuk Street, Kowloon	Sun Fai Investment Development Ltd	not less than 80	In Progress
LDCS 33000/2020	Cheng Fung Mansion, Nos. 31-41 Fei Fung Street, Kowloon	Top Prince Ltd	91.11	In Progress
LDCS 34000/2020	Nos. 22-24, Ming Fung Street, Kowloon	Famous Success Ltd	83.33	In Progress
LDCS 35000/2020	Nos. 2B and 2C, High Street, Hong Kong	Or Pui Kwan	83.33	In Progress
LDCS 1000/2021	Nos. 26A & 26B Grampian Road, Nos. 13A & 13B Junction Road, Kowloon	Southern Joyous Investment (HK) Ltd Southern City Global (Hong Kong) Ltd Robust Team Holdings (HK) Ltd	95.45	In Progress
LDCS 2000/2021	Nos. 39, 41 and 43 Tai Nan Street, Kowloon	Asia Group Trading Ltd Lau Yee Ting	90.323	In Progress

^ Based on information submitted by the applicant to the Land Registry

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2994)

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 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 CHAN Pierre (LegCo internal reference no.: 130)

Reply:

Details of the residential sites/projects in the past five financial years (from 1 April 2016 up to 28 February 2021) 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)
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
13	Kai Tak Area 1K Site 3, Kai Tak, Kowloon (NKIL 6565)	1.1262	60 814 m^2	680

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) (Note 2)	Estimated Flat Number (Note 3)
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
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

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) (Note 2)	Estimated Flat Number (Note 3)
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
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

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) (Note 2)	Estimated Flat Number (Note 3)
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				
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	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
7	Reclamation Street and Shanghai Street, Mong Kok, Kowloon (KIL 11238)	0.0253	2 272.5 m^2	37
8	Junction of Soy Street and Shanghai Street, Mong Kok, Kowloon (KIL 11240)	0.0626	5 629.5 m^2	93
9	Off Anderson Road, Kwun Tong, Kowloon (Lot 1069 in SD 3)	2.0167	101 185 m^2	1,720
2020-21 (up to end-February 2021)				
1	Ap Lei Chau Praya Road, Ap Lei Chau, Hong Kong (APIL 137)	0.1129	Not specified	164
2	Ma Wo Road, Tai Po, New Territories (TPTL 243)	2.2608	72 640 m^2	1,210
3	Hiram's Highway near Heung Chung Road, Ho Chung, Sai Kung, New Territories (Lot 1003 in DD 214)	0.3563	5 344 m^2	76

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) (Note 2)	Estimated Flat Number (Note 3)
4	Tai Po Road – Tai Po Kau, Tai Po, New Territories (TPTL 241)	0.6238	9 357 m^2	85
5	Kai Tak Area 4E Site 1, Kai Tak, Kowloon (NKIL 6603)	0.5548	30 514 m^2	392
6	Nos. 2, 4, 6 and 8 Mansfield Road, The Peak, Hong Kong (RBL 1211)	1.2531	24 093 m^2	241
7	Nos. 9 and 11 Mansfield Road, The Peak, Hong Kong (RBL 1222)	0.5067	13 468 m^2	134
8	Kai Tak Area 4E Site 2, Kai Tak, Kowloon (NKIL 6604)	1.0948	60 214 m^2	773

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)
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

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
4	Tseung Kwan O Area 86 Package 11 (TKOTL 70 S.A & R.P.)	1.1794	88 858 m^2	1 850
2019-20				
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
2020-21 (up to end-February 2021)				
1	Tseung Kwan O Area 86 Package 13 (TKOTL 70 S.A and R.P.)	1.2440	143 694 m^2	2 550
2	Wong Chuk Hang Station - Package 5 (AIL 467)	0.8878	59 100m^2	1 050

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)
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
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

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
4	Tung Chau Street/Kweilin Street, Sham Shui Po (NKIL 6559)	0.149	13 410 m^2	210
2019-20				
1	Tonkin Street / Fuk Wing Street, Sham Shui Po (NKIL 6627)	0.1075	9 675 m^2	180
2020-21 (up to 28 February 2021)				
	Nil			

IV. Private development projects involving residential use subject to land exchange/lease modification (other than MTRCL, KCRC and URA projects) (Note 4)

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
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
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

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
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	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
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

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
2019-20				
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
2020-21 (up to end-February 2021)				
1	138 and 138A Pok Fu Lam Road, Pok Fu Lam (RBL 757)	0.1895	Not specified	3
2	Siu Hong, Area 54, Tuen Mun (TMTL 483 & Ext.)	4.4926	Not specified	47
3	Coombe Road, The Peak (RBL 1207)	0.1100	549.98 m^2	1
4	Junction of Hung Shui Kiu Tin Sam Road, Hung Yuen Road, Hung Tai Road and Hung On Lane, Hung Shui Kiu, Ping Shan, Yuen Long (Lot 4312 in DD 124)	0.9689	48 445 m^2	935
5	142-154 Carpenter Road, Kowloon City (NKIL 6561)	0.0848	7 627 m^2	167
6	30 Hang Hau Wing Lung Road, Sai Kung (Lot 540 in DD 238)	0.2514	Not specified	4
7	Pak Sha Wan, Sai Kung (Lot 1203 in DD 217)	0.0815	326 m^2	1
8	6, 8, 10 and 12 Maidstone Road, To Kwa Wan (KIL 7456, KIL 7455, KIL 6466 S.C, KIL 7453)	0.0446	4 014 m^2	48
9	So Kwun Wat, Tuen Mun (TMTL 496)	2.1924	57 002 m^2	1,316
10	Wo Shang Wai, Mai Po, Yuen Long (Lot 77 in DD 101)	16.0008	82 963 m^2	400
11	8 and 10 Lomond Road, Kowloon City (KIL 4164 S.C SS.1 and KIL 4164 S.C R.P.)	0.0847	4 234 m^2	50

V. Private development projects involving residential use not subject to land exchange/lease modification (Note 5) (Note 6)

Item	Location (Lot number)	Estimated Flat Number (Note 7)
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
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 Caine Road (IL 83 sA, sB, RP and IL 1486 RP)	293
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

Item	Location (Lot number)	Estimated Flat Number (Note 7)
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
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)	12

Item	Location (Lot number)	Estimated Flat Number (Note 7)
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)	54
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
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)	312
11	228 Tai Nan Street (NKILs 274, 325, 410, 411, 415, & 1064)	160
12	74 Waterloo Road (KIL 3903 sG, ss1, sG RP, sH, sI, sJ, s,M, sN & RP & Ext)	240
13	10 & 10A Wang Fung Terrace (IL 6408 sE & RP)	6
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		
1	103-105 Caroline Hill Road, Hong Kong (IL 1946 sA ss1 sD, sA ss2 sA, sA ss3 sA & RP)	1

Item	Location (Lot number)	Estimated Flat Number (Note 7)
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)	341
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)	37
7	150-162 Queen's Road West (IL4549, IL 4550, IL 4551 RP, IL 4552 RP, IL 4553, IL 4554 and IL 4555)	130
8	5A-D Victory Avenue (KIL 1327 RP)	69
9	73-73E Caine Road (IL 120 sB ss1 and IL 122 sB ss1)	187
10	7, 7A, 9 & 9A Cheung Wah Street (NKIL 2196 RP & sB & sC & NKIL 2197 RP & sB & sC & NKIL 2198 RP & sB & sC)	42
11	42-46 Tung Street (IL 238A sA, RP,sB RP & RP)	13
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
15.	37 & 39 Bisney Road (IL 623 s5 RP)	6
2020-21 (up to end-February 2021)		
1	9-13A Liberty Avenue (KILs 1309, 1308 & 1329 RP)	162
2	1 Wood Road (IL 668 sC, s,D & RP and IL 668A sC, s,D & RP)	42
3	25-31 Yin Chong Street (KILs 6890, 6891, 6892 & 6893)	94
4	44-50 Third Street (IL 684 sE RP, IL 684 sD RP, IL 684 sH RP, IL 684 sF RP)	42
5	2 Tak Shing Street (KILs 11015, 11016, 11017, 11018, 11019 & 11020)	190

Item	Location (Lot number)	Estimated Flat Number (Note 7)
6	128 Waterloo Road (KIL 1900)	110
7	2 Tai Cheong Street (SML2 sB)	415
8	1-4 Chancery Lane (IL 67 sB, sC and sD)	87
9	2 Headland Road (RBL 676)	5
10	89-95 Apliu Street, Kowloon (NKIL 1690 RP, 1691 RP & 1268 sARP & RP)	85
11	1-9 Eastern Street, Hong Kong (IL 1247 sZ ss1 RP & sZ RP, IL 1247 sY RP & sX RP, IL 1247 sW)	67

Notes:

1. Based on the date of tender invitation by Government/MTRCL/URA. Only awarded sites are included.
2. Maximum GFA figures specified in the land documents, if stipulated.
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. Based on the date of execution of land document.
5. Based on the date when commencement of project works was made known to the Transport and Housing Bureau.
6. 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.
7. Based on the building plans approved by the Building Authority.

- End -

Reply Serial No.

DEVB(PL)010

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2995)

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 over the past five years according to the table below:

Case number	Lot number	Address of the property	Site area (m^2)	Transection price by auction ($ million)	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio	Number of residential units	Gross floor area (m^2)	Plot ratio	Number of residential units	Gross floor area (m^2)	

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 CHAN Pierre (LegCo internal reference no.: 136)

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 cases[1] with compulsory sale orders granted over the past five years are at **Annex A**.

(2) Having consulted the Judiciary on the status of the applications, the information on applications made to the Lands Tribunal in the past five years which have been granted, rejected or withdrawn 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.

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

Annex A

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 4000/ 2013	Section B and the Remaining Portion of New Kowloon Inland Lot Nos. 167 and 168	Kai Tak Mansion, Nos. 53-55A Kwun Tong Road, Kowloon	5 713.318 m^2	$2,293	^	288	^	*	*	Non-domestic GFA = 5 351.2 m^2 ◈ Domestic GFA = 43 558.1 m^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	795.156 m^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 = 1 192.6 m^2 ◈ Domestic GFA = 5 963.5 m^2 ◈ (Combined site)	The redevelopment site covers Nos. 1-19 Nam Cheong Street
LDCS 1000/ 2014	Kowloon Inland Lot No. 1151	Matauwei Apartments, Nos 57, 57A-57H, 57J-57K, 65-69 Ma Tau Wai Road & Nos 2-18, 18A & 20 Bailey Street, Kowloon	2 139.649 m^2	$1,739	^	161	^	*	*	Non-domestic GFA = 3 208.3 m^2 ◈ Domestic GFA = 16 046.3 m^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	2 126.459 m^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 = 3 016.7 m^2 ◈ Domestic GFA = 15 931.8 m^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 Remaining 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	732.269 m^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 = 687.1 m^2 ◈ Domestic GFA = 6 150.3 m^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	986.1 m^2	$941	^	48	^	*	*	Non-domestic GFA = 924.4 m^2 ◈ Domestic GFA = 7 395.3 m^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	418.968 m^2	$267	^	24	^	*	*	Non-domestic GFA = 607.1 m^2 ◈ Domestic GFA = 3 206.9 m^2 ◈	@
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	1 868.651 m^2	$1,698	^	238	^	*	*	Non-domestic GFA = 2 802.5 m^2 ◈ Domestic GFA = 14 009.8 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 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	1 340.8 m^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	629.989 m^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 Wan Chai Road
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	1 045.728m^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

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 17000/ 2015	Section Q and Section R of Inland Lot No. 730	Nos. 11 and 13 Matheson Street, Hong Kong	265.491m²	$441	^	8	^	*	*	Non-domestic GFA = 3,982.1m² ◈ (Combined site)	The redevelopment site covers Nos. 11-15 Matheson Street
LDCS 1000/ 2016	Section B of Shau ki wan Marine Lot No. 2	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	1 198.837m²	$1,401	^	135	^	*	*	Non-domestic GFA = 1658.3m² ◈ Domestic GFA = 10,882.8m² ◈	@
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	1 832.514m²	$2,137	^	102	^	*	*	Non-domestic GFA = 2,771.5 m² ◈ Domestic GFA = 13,868.1m² ◈	@
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	328.317m²	$386.4	^	15	^	*	*	Non-domestic GFA = 587.9m² ◈ Domestic GFA = 2,367.0m² ◈	@
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	1 223.997m²	$1,445	^	42	^	*	*	Non-domestic GFA = 1 834.1m² ◈ Domestic GFA = 9 182.9m² ◈	@
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	410.736m²	$485	^	28	^	*	*	Non-domestic GFA = 212.5m² ◈ Domestic GFA = 3 134.6m² ◈	@
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	1 105.546m²	$626	^	73	^	*	*	Non-domestic GFA = 1,659.9m² ◈ Domestic GFA = 8,286.m² ◈	@
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	895.771m²	$1,145	^	74	^	*	*	Non-domestic GFA = 1 343.4m² ◈ Domestic GFA = 6 717.9m² ◈	@
LDCS 3000/ 2017	Inland Lot No. 5657	No. 153 Queen's Road East, Hong Kong	621.942m² (The site area covers No. 153 and No. 155-167 Queen's Road East)	$81.2	Non-domestic = 0.868 Domestic = 3.327	6	Non-domestic GFA = 64.26m² Domestic GFA = 246.26m²	*	*	Non-domestic GFA = 9 313m² ◈ (Combined site)	The redevelopment site covers No. 153-167 Queen's Road East

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 4000/ 2017	Section A, B, C, D, E, F, G, H, I, J, K, L of Sub-section 9 of Section A of Hung Hom Marine Lot No. 1	Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Gillies Avenue South, Kowloon	2,171.611m² (The site area covers Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 and 26, 28 Gillies Avenue South, Kowloon)	$2,045	^	60	^	*	*	Non-domestic GFA =3 257.8 ◈ Domestic GFA =16 286.5 ◈ (Combined site)	The redevelopment site covers 2-28 Gillies Avenue South
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 m²	$496	^	77	^	*	*	Non-domestic GFA = 1 619.2m² ◈ Domestic GFA = 8 099.8m² ◈	@
LDCS 10000/ 2017	Sub-Section 8 of Section A, Remaining Portion, Section A and B of Sub-Section 6 of Section A of Hung Hom Marine Lot No. 1	Nos. 83 & 85 Baker Street, Hung Hom and Nos. 26, 28, 30, 30A, 32, 32A, 34, 34A, 36, 36A, 38, 38A, 40 and 40A Whampoa Street, Kowloon	1,223.997m²	$1,306.5	^	98	^	*	*	Non-domestic GFA =1 836.4 ◈ Domestic GFA =9 179.8 ◈	@
LDCS 13000/ 2017	New Kowloon Inland Lot No. 1744	Amoycan Industrial Centre, Block 1, No. 7 Ngau Tau Kok Road, Kowloon	1 923.1m²	$2,075.6	^	0	^	*	*	Non-domestic GFA = 2 485.6m² ◈ Domestic GFA = 14 057.5m² ◈	@
LDCS 14000/ 2017	Kowloon Inland Lot No. 9600, 9612, 8807, 9586, 9549, 9806 & 10101	Nos. 61, 63, 65, 67, 69, 71 and 73 Granville Road, Kowloon	#	-- (An appeal is being processed in the Court of Appeal. The auction is yet to be conducted.)	^	28	^	#	#	#	No approved redevelopment proposal yet
LDCS 1000/ 2018	Sub-Section 11, Section A-C of Sub-Section 13, of Section A of Hung Hom Marine Lot No. 1	Nos. 2, 2A, 2B, 4, 6, 6A, 8, 8A, 10, 10A, 12, 12A, 14, 14A, 16 and 16A Whampoa Street, Kowloon	1,337.805 m²	$1,363	^	110	^	*	*	Non-domestic GFA = 2 006.3 ◈ Domestic GFA =10 031.9 ◈	@
LDCS 2000/ 2018	Sub-Section 15 of Section A of Hung Hom Marine Lot No. 1	Nos. 22, 22A & 24 Whampoa Street and Nos. 88, 90 & 90A Baker Street, Kowloon	434.332 m²	$482	^	42	^	*	*	Non-domestic GFA = 651.5 ◈ Domestic GFA =3 257.2 ◈	@
LDCS 3000/ 2018 (See also LDCS 4000/20 18)	The Remaining Portion of Kowloon Inland Lot No. 1329	Nos. 13 and 13A Liberty Avenue, Kowloon	672.34 m² (The site area covers 9-13A Liberty Avenue encompassing the site area in LDCS 4000/2018)	$249.1	^	15	^	*	*	Non-domestic GFA = 1 008.1m² ◈ Domestic GFA = 5 042.5m² ◈ (Combined site)	The redevelopment site covers Nos. 9-13A Liberty Avenue
LDCS 4000/ 2018 (See also LDCS 3000/20 18)	Kowloon Inland Lot No. 1309 and 1308	Nos. 9, 9A, 11 and 11A Liberty Avenue, Kowloon	672.34m² (The site area covers 9-13A Liberty Avenue encompassing the site area in LDCS 3000/2018)	$451	^	24	^	*	*	Non-domestic GFA = 1 008.1m² ◈ Domestic GFA = 5 042.5m² ◈ (Combined site)	The redevelopment site covers Nos. 9-13A Liberty Avenue

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 5000/ 2018	Shau Kei Wan Inland Lot No. 735	Nos. 121, 123, 125, 127, 129 and 131 Shau Kei Wan Main Street East, Hong Kong	#	$804	^	84	^	#	#	#	No approved redevelopment proposal yet
LDCS 8000/ 2018	Inland Lot No. 5286 and 5287	Nos. 326, 328, 330 and 332 Des Voeux Road West and Nos. 11A-D Sai On Lane, Hong Kong	573.396m²	$700	^	56	^	*	*	Non-domestic GFA =416.4 ◈ Domestic GFA = 5 335.5 ◈	@
LDCS 14000/ 2018	The Remaining Portion of Inland Lot No. 350 and Section E of Inland Lot No. 350	Nos. 3 and 5 St. Francis Street	#	-- (Developer acquired the remaining property interests after compulsory sale order was made. The public auction was thus cancelled.)	^	6	^	#	#	#	No approved redevelopment proposal yet
LDCS 19000/ 2018	Section F of Inland Lot No. 713 and the Remaining Portion of Inland Lot No. 713	Nos. 27E and 27F Robinson Road, Hong Kong	464.558m² (The site area covers Nos. 27E, 27F and 27D Robinson Road)	$234	^	10	^	*	*	Non-domestic GFA =357.6 ◈ Domestic GFA = 2 322.6 ◈ (Combined site)	The redevelopment site covers Nos. 27D-F Robinson Road
LDCS 21000/ 2018	New Kowloon Inland Lot No. 4474	Wing Cheong Factory Building, No. 121 King Lam Street, Kowloon	509.4	$395	8.53	0	4 344.872	*	*	Non-domestic GFA =7 319.7 ◈	@
LDCS 23000/ 2018	The Remaining Portion of New Kowloon Inland Lot No.3759 and Section A of New Kowloon Inland Lot No. 3759	Nos. 73 and 75 Lion Rock Road, Kowloon	#	-- (The lot was not sold and the order for sale was subsequently deemed to be of no effect.)	^	8	^	#	#	#	@
LDCS 27000/ 2018	Section A of Marine Lot No. 430, Section B of Marine Lot No. 526 and Section B of Marine Lot No. 321	State Theatre Building, Nos. 277-291 King's Road, Nos. 4, 4A-4D, 6, 6A-6D Java Road, Nos. 2-16 Tin Chong Street, Hong Kong	#	$4,776	^	220	^	#	#	#	No approved redevelopment proposal yet
LDCS 30000/ 2018	Inland Lot Nos. 2963 and 3035	Nos. 99 and 101 Des Voeux Road West, Hong Kong	1,878.805m² (The site area covers Nos. 99 and 101, 91 Des Voeux Road West and 92-103A Connaught Road West)	$302	^	16	^	*	*	Non-domestic GFA =28 146.97 ◈ (Combined site)	The redevelopment site covers Nos. 99 and 101, 91 Des Voeux Road West and 92-103A Connaught Road West
LDCS 32000/ 2018	The Remaining Portion of New Kowloon Inland Lot No. 981, The Remaining Portion, Section B, and The Remaining Portion of Section C, D, E and F of Lot No. 976	Nos. 244, 246, 248, 250, 252, 254 and 256 Hai Tan Street, Kowloon	#	$576.3	^	35	^	#	#	#	No approved redevelopment proposal yet

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 39000/ 2018	The Remaining Portion of Section A, B and C, and the Remaining Portion of Kowloon Inland Lot No. 2241	Nos. 56, 58, 60 and 62 Larch Street, and Nos. 6 and 8 Lime Street, Kowloon	#	$326.8	^	48	^	#	#	#	No approved redevelopment proposal yet
LDCS 2000/ 2019	Kowloon Inland Lot No. 7410 and No. 6435	Kim Hing Mansions, Nos. 49, 49A & 51 Kimberley Road, Kowloon	334.451m² (Kimberley Road Nos. 49, 49A will be developed separately with Kimberley Road No. 51)	$652.5	^	41	^	*	*	Nos. 49、49A Non-domestic GFA = 3 941.4 ◈ No. 51 Non-domestic GFA =3 987.4 ◈	Kimberley Road Nos. 49, 49A will be developed separately with Kimberley Road No. 51
LDCS 3000/ 2019	Sub-Section 1 - 3, and the Remaining of Section A of New Kowloon Inland Lot No. 1897	Nos. 223, 223A, 225 amd 225A, Hai Tan Street, Kowloon	439.32m²	$293.1	^	16	^	*	*	Non-domestic GFA =518.8 ◈ Domestic GFA = 3 237.6 ◈	@
LDCS 8000/ 2019	The Remaining Portion and Section A-B of Inland Lot No. 188	Nos. 16 & 18 Gage Street, Hong Kong	333.6m² (The site area covers Nos. 16 & 18 and No. 20 Gage Street)	$332	^	20	^	*	*	Non-domestic GFA =607.8 ◈ Domestic GFA = 2 637.9 ◈ (Combined site)	The redevelopment site covers Nos. 16 & 18 and No. 20 Gage Street
LDCS 12000/ 2019	Section J of Marine Lot No. 52 and The Extension Thereto	Nos. 20, 20A, 20B, 22, 24, 26, 26A, 26B and 28 Cannon Street, Hong Kong	500.5m²	$1,450	^	60	^	*	*	Non-domestic GFA =7 507.2 ◈	@
LDCS 13000/ 2019	Inland Lot No. 7756 and The Extension Thereto	Nos. 2, 4, 6 and 8 Mount Parker Road, Hong Kong	#	$452	^	20	^	#	#	#	No approved redevelopment proposal yet
LDCS 20000/ 2019	Inland Lot No. 942	Jade Garden, No. 105 Robinson Road, Hong Kong	#	$2,505	^	54	^	#	#	#	No approved redevelopment proposal yet
LDCS 9000/ 2020	The Remaining Portion of Sub-Section 2, 3, 5 of Section A, and the Remaining Portion of Section A of New Kowloon Inland Lot. 976	Nos. 227, 229, 231 and 233 Yee Kuk Street, Kowloon	#	$276	^	20	^	#	#	#	No approved redevelopment proposal yet
LDCS 22000/ 2020	Remaining Portion and Sub-section 7 of Section A of Marine Lot No. 245	No. 93 and 95, Catchick Street, Hong Kong	#	$190	^	10	^	#	#	#	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
1000/2016	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
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
4000/2017	Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Gillies Avenue South, Kowloon	Order for Sale
5000/2017	Nos. 2 and 2A Humphreys Avenue, Kowloon	Discontinued
6000/2017	Lee Hing Building, No. 96 Connaught Road West, Hong Kong	Withdrawn
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
10000/2017	Nos. 83 & 85 Baker Street, Hung Hom and Nos. 26, 28, 30, 30A, 32, 32A, 34, 34A, 36, 36A, 38, 38A, 40 and 40A Whampoa	Order for Sale
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
14000/2017	Nos. 61, 63, 65, 67, 69, 71 and 73 Granville Road, Kowloon	Order for Sale (An appeal is being processed in the Court of Appeal)
15000/2017	Tin Fung Industrial Mansion, No. 63 Wong Chuk Hang Road, Hong Kong	Discontinued
1000/2018	Nos. 2, 2A, 2B, 4, 6, 6A, 8, 8A, 10, 10A, 12, 12A, 14, 14A, 16 and 16A Whampoa Street, Kowloon	Order for Sale
2000/2018	Nos. 22, 22A & 24 Whampoa Street and Nos. 88, 90 & 90A Baker Street, Kowloon	Order for Sale
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

Case number	Address of the Property	Application Status
5000/2018	Nos. 121, 123, 125, 127, 129 and 131 Shau Kei Wan Main Street East, Hong Kong	Order for Sale
8000/2018	Nos. 326, 328, 330 and 332 Des Voeux Road West and Nos. 11A-D Sai On Lane, Hong Kong	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
14000/2018	Nos. 3 and 5 St. Francis Street, Hong Kong	Order for Sale
16000/2018	1) Nos. 8, 8A, 10, 12, 14, 16 and 16A Nam Kok Road, Kowloon 2) Nos. 18, 20 and 22 Nam Kok Road, Kowloon	Discontinued
17000/2018	No. 35 Cameron Road, Kowloon	Discontinued
18000/2018	Delite Mansion, No. 3 Granville Circuit, Kowloon	Discontinued
19000/2018	Nos. 27E and 27F Robinson Road, Hong Kong	Order for Sale
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
23000/2018	Nos. 73 and 75 Lion Rock Road, Kowloon	Order for Sale (but subsequently deemed to be of no effect as the lot was not sold)
26000/2018	Jaffe Mansion, Nos. 216, 216A, 218, 220, 222 and 222A Jaffe Road, Hong Kong	Withdrawn
27000/2018	State Theatre Building, Nos. 277-291 King's Road, Nos. 4, 4A-4D, 6, 6A-6D Java Road, Nos. 2-16 Tin Chong Street, Hong Kong	Order for Sale
29000/2018	No. 13, 15 and 17 Bowrington Road, Hong Kong	Discontinued
30000/2018	Nos. 99 and 101 Des Voeux Road West, Hong Kong	Order for Sale
32000/2018	Nos. 244, 246, 248, 250, 252, 254 and 256 Hai Tan Street, Kowloon	Order for Sale
33000/2018	Nos. 260 and 260A Hai Tan Street, Kowloon	Discontinued
34000/2018	Nos. 262 and 264 Hai Tan Street, Kowloon	Discontinued
35000/2018	Nos. 266 and 268 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
39000/2018	Nos. 56, 58, 60 and 62 Larch Street, and Nos. 6 and 8 Lime Street, Kowloon	Order for Sale
2000/2019	Kim Hing Mansions, Nos. 49, 49A & 51 Kimberley Road, Kowloon	Order for Sale

Case number	Address of the Property	Application Status
3000/2019	Nos. 223, 223A, 225 amd 225A, Hai Tan Street, Kowloon	Order for Sale
4000/2019	Wing On Mansion, Nos. 5, 7, 9 and 11 Bowrington Road, Hong Kong	Discontinued
6000/2019	No. 189 Johnston Road, and No. 110 Thomson Road, Hong Kong	Discontinued
8000/2019	Nos. 16 & 18 Gage Street, Hong Kong	Order for Sale
9000/2019	Nos. 16 & 18 Man On Street, Kowloon	Discontinued
12000/2019	Nos. 20, 20A, 20B, 22, 24, 26, 26A, 26B and 28 Cannon Street, Hong Kong	Order for Sale
13000/2019	Nos. 2, 4, 6 and 8 Mount Parker Road, Hong Kong	Order for Sale
18000/2019	Nos. 1 & 2 Yiu Tung Street, Kowloon	Discontinued
20000/2019	Jade Garden, No. 105 Robinson Road, Hong Kong	Order for Sale
22000/2019	Good Year Industrial Building, Nos. 119-121 How Ming Street, Kowloon	Discontinued
2000/2020	Nos. 181-183 Temple Street Kowloon	Discontinued
9000/2020	Nos. 227, 229, 231 and 233 Yee Kuk Street, Kowloon	Order for Sale
22000/2020	No. 93 and 95, Catchick Street, Hong Kong	Order for Sale

- End -

Reply Serial No.

DEVB(PL)011

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0004)

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 list the estimated salaries expenditure and allowances for the Secretary for Development (SDEV), the Under Secretary for Development and the Political Assistant to SDEV in 2021-22.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 4)

Reply:

In the 2021-22 estimates, the provisions for the salary in respect of the positions of Secretary for Development (SDEV), Under Secretary for Development and Political Assistant to SDEV are $4.07 million, $3.13 million and $1.46 million respectively (these figures do not include the Mandatory Provident Fund contribution for each of the above-mentioned positions).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2860)

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 a list of the destinations, dates and number of duty visits outside Hong Kong made by the Secretary last year and the actual expenditures incurred.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 249)

Reply:

Information on the duty visits outside Hong Kong made by the Secretary for Development in 2020 is given in the table below -

Destination*	Date	Number of visits	Actual expenditure incurred
Singapore	12 – 15 January 2020	One	About $28,500

* Excluding one-day trips for which no expenditure on hotel or air ticket was incurred.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2899)

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:

Please provide the number of buildings applied for participation in the Operation Building Bright, broken down by building age.

Please set out the number of buildings (including residential, composite, commercial and industrial buildings) aged 20 to 50 years or above as at March this year, broken down by districts.

Please inform this Committee of the number of "three-nil" buildings which have joined the "Operation Building Bright 2.0".

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 227)

Reply:

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

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 the 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 (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 no application is therefore required for Category 2 buildings.

1. According to the Urban Renewal Authority, as of end December 2020, the building age distribution of the number of applications received and approved for Category 1 buildings, the number of Category 1 buildings involved in the approved applications, and the Category 2 buildings selected by BD are set out in the table below –

Building age (years)	**Number of applications received[(1)]**	**Number of Category 1 buildings involved in approved applications[(1)(2)]**	**Number of Category 2 buildings selected**	**Total number of Category 1 and Category 2 buildings approved and selected**
40 – 49	323	254	0	254
50 or above	1 242	919	636	1 555

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

Note[(2)]: Not including 35 applications (involving around 29 buildings) received at the second round application to join OBB 2.0 as Category 1 buildings under processing.

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 2020 is set out below (BD has been keeping such statistics based on cut off date in the end of each calendar year, instead of in March) –

District	**Building Age (years)**				
	20-29	**30-39**	**40-49**	**50 or above**	**Total**
Central & Western	497	660	944	1 131	3 232
Eastern	250	518	389	493	1 650
Kowloon City	321	522	623	1 524	2 990
Kwai Tsing	168	221	262	34	685
Kwun Tong	146	246	278	256	926
North	481	170	155	255	1 061
Islands	378	682	89	70	1 219
Sai Kung	544	1 124	509	98	2 275
Sham Shui Po	272	341	460	974	2 047
Shatin	449	816	161	48	1 474
Southern	578	866	667	520	2 631
Tai Po	877	1 211	392	48	2 528
Tsuen Wan	178	207	215	214	814

District	Building Age (years)				
Tuen Mun	366	507	167	18	1 058
Wan Chai	272	416	561	1 031	2 280
Wong Tai Sin	104	81	111	233	529
Yau Tsim Mong	408	394	603	1 618	3 023
Yuen Long	1 936	1 752	314	103	4 105
Total	**8 225**	**10 734**	**6 900**	**8 668**	**34 527**

3. As of end 2020, there are a total of 430 "three-nil" buildings participating in OBB 2.0.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2902)

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:

Please set out the number of cases approved in principle for the Building Maintenance Grant Scheme for Elderly Owners received in different districts of Hong Kong over the past three years, broken down by building age.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 230)

Reply:

Hong Kong Housing Society (HKHS) has been administering the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO). Starting from 2 July 2020, BMGSEO has been replaced by the Building Maintenance Grant Scheme for Needy Owners (BMGSNO) with enhanced features and taken over by the Urban Renewal Authority (URA). As such, HKHS has stopped accepting applications for BMGSEO from 2 July 2020, but will continue to follow through the applications submitted before the aforementioned date.

The applications under BMGSEO with approval-in-principle granted in different districts in the past three years from 1 January 2018 to 31 December 2020 by HKHS, and the age distribution of the buildings in which the relevant property units are located are tabulated below –

2018	**Age of the building in which the relevant property unit is located (years)**						
District	**Less than 10**	**10-19**	**20-29**	**30-39**	**40-49**	**50 or above**	**Total**
Central and Western	0	1	6	22	11	13	**53**
Eastern	0	8	27	130	63	47	**275**
Kowloon City	0	0	6	51	97	55	**209**
Kwai Tsing	0	0	25	44	21	1	**91**
Kwun Tong	0	2	28	43	14	14	**101**
North	0	7	91	33	3	4	**138**
Islands	0	0	1	2	1	0	**4**
Sai Kung	0	14	69	17	2	0	**102**
Sham Shui Po	0	0	7	50	28	56	**141**
Sha Tin	0	5	52	124	5	0	**186**
Southern	0	1	3	34	1	3	**42**
Tai Po	1	1	58	27	7	0	**94**
Tsuen Wan	0	1	8	10	24	5	**48**
Tuen Mun	0	19	51	76	8	0	**154**
Wan Chai	0	0	2	16	23	31	**72**
Wong Tai Sin	0	8	50	46	25	18	**147**
Yau Tsim Mong	0	0	2	44	48	70	**164**
Yuen Long	0	5	8	27	17	0	**57**
Total	**1**	**72**	**494**	**796**	**398**	**317**	**2 078**

2019	**Age of the building in which the relevant property unit is located (years)**						
District	**Less than 10**	**10-19**	**20-29**	**30-39**	**40-49**	**50 or above**	**Total**
Central and Western	1	0	0	7	11	11	**30**
Eastern	4	0	21	149	52	23	**249**
Kowloon City	6	3	5	39	36	32	**121**
Kwai Tsing	0	0	12	119	8	1	**140**
Kwun Tong	1	0	36	292	28	8	**365**
North	3	2	59	28	0	0	**92**
Islands	0	0	2	0	1	0	**3**
Sai Kung	1	12	42	45	0	0	**100**
Sham Shui Po	1	2	4	30	52	29	**118**
Sha Tin	0	3	22	108	2	1	**136**
Southern	0	0	10	41	41	0	**92**
Tai Po	0	0	38	48	2	0	**88**
Tsuen Wan	0	1	5	15	4	5	**30**
Tuen Mun	0	0	51	61	3	0	**115**
Wan Chai	0	0	0	6	30	13	**49**
Wong Tai Sin	0	1	19	57	6	0	**83**
Yau Tsim Mong	1	0	7	14	18	69	**109**
Yuen Long	0	18	16	59	28	0	**121**
Total	**18**	**42**	**349**	**1 118**	**322**	**192**	**2 041**

2020	**Age of the building in which the relevant property unit is located (years)**						
District	**Less than 10**	**10-19**	**20-29**	**30-39**	**40-49**	**50 or above**	**Total**
Central and Western	0	0	0	19	24	18	**61**
Eastern	0	0	5	42	15	18	**80**
Kowloon City	0	0	3	5	9	16	**33**
Kwai Tsing	0	0	4	38	37	1	**80**
Kwun Tong	0	2	14	88	18	5	**127**
North	0	0	22	20	0	1	**43**
Islands	0	0	2	1	1	0	**4**
Sai Kung	0	6	16	28	1	0	**51**
Sham Shui Po	0	0	1	19	96	32	**148**
Sha Tin	0	2	23	187	1	0	**213**
Southern	0	0	1	14	73	2	**90**
Tai Po	0	1	13	23	4	1	**42**
Tsuen Wan	0	0	2	4	26	1	**33**
Tuen Mun	0	0	28	103	6	0	**137**
Wan Chai	0	0	1	7	11	20	**39**
Wong Tai Sin	0	0	18	280	4	3	**305**
Yau Tsim Mong	0	1	2	23	16	41	**83**
Yuen Long	0	4	7	30	8	0	**49**
Total	**0**	**16**	**162**	**931**	**350**	**159**	**1 618**

From the launch of BMGSNO on 2 July 2020 till end of 2020, a breakdown of the number of applications received by URA with approval-in-principle granted by district is tabulated below[1] -

2020	
District	**Number of applications with approval-in-principle granted**
Central and Western	9
Eastern	47
Kowloon City	23
Kwai Tsing	43
Kwun Tong	42
North	29
Islands	5
Sai Kung	39
Sham Shui Po	25
Sha Tin	83
Southern	14
Tai Po	36
Tsuen Wan	11
Tuen Mun	67
Wan Chai	16
Wong Tai Sin	24
Yau Tsim Mong	35
Yuen Long	12
Total	**560**

Note[1]: URA does not have readily available statistics on building age for BMGSNO applications.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2916)

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 provide information on the estimated expenditure and manpower for taking forward and co-ordinating the "Invigorating Island South" initiative, and the work targets, project contents and performance indicators for the current financial year.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 101)

Reply:

To take forward the Invigorating Island South initiative, the multi-disciplinary Invigorating Island South Office (IISO) was set up within the Development Bureau in February 2021. IISO, to be led by a non-civil service position equivalent to the rank of D2 (subject to the approval of the Finance Committee), will be staffed by ten officers when in full strength. Apart from two general grades officers which are provided through redeployment of internal resources, the estimated expenditure on the salaries of the remaining eight officers is about $9.41 million in 2021-22.

IISO will formulate a Conceptual Master Plan (CMP) to set out the core ideas and proposals for IIS within 2021. Drawing from the experience of the Energizing Kowloon East project, IISO will adopt a 'place-making' approach to take forward the initiative and exchange views with stakeholders within and outside the Government. The views collected will be duly considered in the preparation of the CMP, and more detailed proposals for implementation will be worked out in collaboration with relevant government bureaux/departments afterwards.

- End -

Reply Serial No.

DEVB(PL)016

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2143)

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 launched a $1 billion funding scheme in February 2019 for non-governmental organisations to support basic restoration works on vacant government sites, including vacant school premises (VSPs), so that they may use the vacant government sites on short-term tenancies for non-profit making community purposes. The funding subsidy for each approved project is capped at $60 million. Will the Government inform this Committee of the following:

1. Please set out by year the names of the organisations which have received subsidies from the Government, the sites granted and the areas thereof, amounts of subsidies granted, the non-profit making community purposes, as well as the time needed to process the applications in each of the past three years;

2. Since there are still quite a number of VSPs throughout the territory pending development for another purpose, please provide the number of organisations which have applied to use VSPs for non-profit making community purposes since February 2019. Please set out in tabular form the names of the applying organisations, the processing progress, the sites applied for, tenancy terms, as well as the details of the applications awaiting approval;

3. Please list out by the 18 districts the locations of the VSPs still available, including details of those with uses decided or not yet decided.

4. What is the remaining balance of the $1 billion dedicated fund? Will the implementation period of the scheme be extended?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 49)

Reply:

1. & 4.

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 2020-21" (LC Paper No. CB(1)762/20-21(01)) to the Panel on Development on 8 April 2021 (https://www.legco.gov.hk/yr20-21/english/panels/dev/papers/devcb1-762-1-e.pdf). Details about the applications processed are included in the note. There is no time limit for receiving applications under the funding scheme.

2. In respect of vacant school premises (VSPs) under the Lands Department (LandsD)'s management and available for short-term uses, LandsD has received a total of 54 short-term tenancy (STT) applications for use of VSPs since February 2019 and up to the end of December 2020. As at the end of December 2020, a total of 44 STT applications for use of VSPs are under processing by LandsD. We are not in a position to provide the details as the position of such applications under processing could be fluid and it may not be appropriate to expose the applicants prematurely. During the same period, a total of 11 applications were approved by LandsD (including two valid applications which were received during the above period).

Details of the eleven STT applications approved by LandsD are as follows–

Location		Name of Tenant	Tenancy Term	Permitted User
1	Former Small Traders New Village Public School, Yuen Long	Yuen Long Kam Kwong Church Limited	3 years certain and thereafter quarterly	Integrated community service centre
2	Former Sam Wo Public School, Ta Kwu Ling	Hong Kong Seeing Eye Dog Services Limited	5 years certain and thereafter quarterly	Guide dog training school
3	Former Ying Yin Catholic Primary School, Yuen Long	Muhammadia Ghosia Islamic Association Limited	3 years certain and thereafter quarterly	Educational, cultural, and recreational activities
4	Former Wing On School (Part), Yuen Long	The Village Representatives of Shung Ching San Tsuen	1 year certain and thereafter quarterly	Village office
5	Former Chuk Hing Public School, Yuen Long	Fruit Garden Social Enterprise Limited	Up to 2 August 2022 and thereafter quarterly	Organic farm and animal training centre

Location		Name of Tenant	Tenancy Term	Permitted User
6	Former Koon Man School, Tsuen Wan	Hong Kong Photographic Culture Association Limited	4 years and 9 months certain and thereafter quarterly	Photography resource centre
7	Former Portuguese Community School, Kowloon	Hong Kong Repertory Theatre Limited	6 years and 9 months certain and thereafter quarterly	Performing arts purposes
8	Former Koon Ying Public School, Yuen Long	Anfield Hearts Foundation Limited	5 years certain and thereafter quarterly	School
9	Southern part of Former Peng Chau Chi Yan Public School, Peng Chau	Peng Chau Rural Committee	1 year certain and thereafter quarterly	Cultural, recreational cum sports activities use
10	Former Ping Yeung Public School, Ta Kwu Ling	Hung Hei Lun Charity Organization Limited	3 years certain and thereafter annually	Youth centre
11	Former King Sau School, Sha Tau Kok	Lin Ma Hang Village Charity Fund Limited	5 years certain and thereafter quarterly	Hakka cultural museum

3. A list of vacant government sites under the management of LandsD 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 details of those vacant sites, including their individual locations, site areas and application status.

- End -

Reply Serial No.

DEVB(PL)017

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2145)

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 2019 Policy Address that the Government would review over 300 government sites in the hope that the use of "Government, Institution or Community" (GIC) sites with no development plan would be optimised by means of the "single site, multiple use" model, and that it would assist non-governmental organisations to optimise these sites. In this year's Budget Speech, the Government noted that it will conduct district consultations on two "single site, multiple use" projects, and will later apply funding from the Legislative Council for three other projects, namely one at the former Anderson Road Quarry site, one in Tseung Kwan O town centre and the other one near Sheung Wan Fire Station. Please inform this Committee of the following:

1. How many government sites have been developed by means of the "single site, multiple use" model over the past three years? Please tabulate by district the locations of shortlisted and planned sites, their uses, areas, completion years, as well as details of non-governmental organisation participation;

2. It is mentioned in the Budget Speech that the Government is reviewing 40 GIC sites with joint use potential, and that the Government hopes to put forward concrete proposals for these sites this year, including developing multi-purpose public facility buildings. Please list out the details and the proposed uses of these 40 sites;

3. How many sites has the Government reviewed under the "single site, multiple use" model and what are the results? Please provide the information by year.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 55)

Reply:

1. :
The first batch of "single site, multiple use" developments involves six projects, including redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, development of joint-user complexes at the former 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 and Location	**Site Area# (square metres)**	**Proposed Use and Latest Progress**
Redevelopment of Tuen Mun Clinic (TMC)	About 4 000	We propose to redevelop the TMC into a 24-storey development accommodating mainly district-based healthcare services, a school dental clinic, a student health service/assessment centre, a general out-patient clinic and an elderly health centre, supplemented by welfare facilities including a residential care home for elderly and a family service centre, as well as a public car park. We consulted the Tuen Mun District Council (DC) on the above-mentioned proposal in September 2019. We plan to conduct district consultation on the revised proposal in 2021.
Development of a proposed ambulance depot near Sheung Wan Fire Station	About 3 000	We propose to include an ambulance depot, a district health centre, welfare facilities (including elderly, family and child and rehabilitation services), community space, a reading room and a public vehicle park in the proposed development. We consulted the Central and Western DC in October 2020 on the initial user mix of the project. Members generally supported the proposal. After finalisation of the user mix, we will apply funding from the Legislative Council (LegCo) for commencement of the project.
Joint-user complex at the former Anderson Road Quarry	About 8 000	We plan to construct a joint-user complex with underground public carparking facilities and a multi-purpose sports centre, a public

Project and Location	Site Area# (square metres)	Proposed Use and Latest Progress
		library, a community hall and a range of welfare services including elderly, family and child and rehabilitation services. We consulted the Sai Kung DC and the Kwun Tong DC on the proposed facilities in March 2020 and May 2020 respectively. Members generally supported the proposal. We are preparing to seek Town Planning Board's approval for minor relaxation of the building height restriction to optimise site utilization, and thereafter we will seek LegCo's funding approval for the project.
Joint-user complex at Tseung Kwan O town centre	About 6 000	We plan to construct a joint-user complex with underground public carparking facilities. Facilities to be provided in the proposed complex include a public market, a district health centre, a blood donation centre, a child assessment centre, a maternal and child health centre, a dermatological clinic, a range of welfare facilities (including services for the elderly and mentally handicapped persons) and a public vehicle park. We consulted the Sai Kung DC and its Housing, Planning and Development Committee on the proposed development and facilities in May 2020. Members generally supported the proposal. We plan to seek LegCo's funding approval for the project as soon as possible.
Joint-user complex at Shan Mei Street in Sha Tin	About 5 000	We attended the meeting of the Shatin DC in September 2019 to exchange views with members on the development of the proposed joint-user complex. Taking into account members' views, we are working with relevant policy bureaux and departments to formulate a user mix, and we strive to conduct district consultation on the initial user mix later in 2021.

Project and Location		Site Area# (square metres)	Proposed Use and Latest Progress
Consolidation of several government sites in Tsuen Wan town centre	Former Tsuen Wan Magistrates' Courts, Tsuen Wan Town Hall and other facilities	About 14 000	The Tsuen Wan DC has commissioned a study on the future development of the government sites including the Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. The study has just been completed. We are considering the way forward for the relevant sites taking into account the study findings and relevant factors such as the latest service requirements of relevant bureaux and departments.
	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.

2. & 3. :

The some 40 Government, Institution or Community sites with joint use potential being reviewed are mainly located in the new towns and rural areas, and with less than one ha in size. We hope to put forward proposals for the use of these sites, together with the site information, within 2021. The proposals put forward will take full account of the need for the proposed public facilities and effective site utilization. We stand ready to consult the local community and other stakeholders on our proposals before they are finalised for implementation.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2186)

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 the Government has earlier earmarked a total of $6.5 billion for harbourfront enhancement, and it has completed six kilometres of harbourfront promenades over the past three years or so for public enjoyment. In this connection, please inform this Committee of the following:

1. What are the projects for which expenses have been incurred from the earmarked provision? Please provide a breakdown by the names, specific locations and years of the projects, and whether they are completed or still in progress;

2. What is the remaining balance of the $6.5 billion earmarked for harbourfront enhancement?

3. Does the Government have any other enhancement plans for Kowloon East and Kowloon West, including the harbourfront connecting Kwun Tong, Kai Tak and Hung Hom? If yes, what are the details? If not, what are the reasons?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 65)

Reply:

With the support of the Harbourfront Commission, the Government has been actively taking forward various projects with the $6.5 billion harbourfront enhancement dedicated funding. Among these projects, three are located in Kai Tak, Cha Kwo Ling and Hung Hom (see (j), (k) and (l) below). 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 has been completed and design work is underway. We target to seek funding approval of the Finance Committee of the Legislative Council in late 2021. Construction works are expected to be completed by phases starting 2024;

(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 opened in October 2019 under the incremental approach. The project would be concluded upon opening of the hinterland section in the second quarter of 2021;

(c) Celebration Precinct in Wan Chai North (area: 1.85 ha): the site is currently open to the public and the Ani-Com Park@Harbour"FUN" was introduced with the participation of different community talent. We will continue to invite professional inputs from local creative talent in enhancing the attractiveness of the Precinct;

(d) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 m): the promenade between Expo Drive East and Marsh Road was connected in December 2020 and opened to the public. Other sites currently released from major infrastructural works are also being beautified for opening by phases starting March 2021. Winning entries of the Harbourfront Public Furniture Competition held in 2020 are also being displayed at the Precinct;

(e) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m): the promenade connecting the Wan Chai North Temporary Public Transport Interchange with the area fronting the Hung Hing Road Flyover was connected in December 2020 and opened to the public. New phases of works, including a set of harbour steps bringing people closer to the water, would be completed starting end 2021. The water sports sector has started organising water sports events at the Precinct in the latter half of 2020, while winning entries of the Harbourfront Public Furniture Competition held in 2020 are also being displayed there;

(f) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade: 317 m): the promenade near Victoria Park Road is being enhanced and a new set of harbour steps will be introduced for bringing people closer to the water. Construction works are expected to be completed by phases starting end 2021;

(g) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade: 772 m): although the site is still being used 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. Construction works are expected to be completed by phases starting end 2021;

(h) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 800 m): we target to seek funding approval of the Finance Committee of the Legislative Council in 2021 for commencement of construction works, which are expected to be completed by phases starting 2024;

(i) Tsuen Wan Waterfront Enhancement (area: 2.05 ha): the promenade along Hoi On Road fronting Serenade Cove was enhanced and opened to the public in September 2019, while uplifting for the section between Bayview Garden to Belvedere Garden Phase 3 would be completed in the first half of 2021. As regards the portion from Hoi On Road to Hoi Hing Road, a technical feasibility study was completed in 2020. Efforts are being made to

appoint a consultant for 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. Initial findings are expected in the first half of 2022;

(j) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m): although a majority of the site is still needed 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 the promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public by phases starting 2023;

(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 2025;

(l) Hung Hom Urban Park (area: 2.2 ha): the site has been open for public use after the relocation of the public transport interchange thereon in January 2019 and the completion of some simple greening works. It is now a piece of open space enjoyed by the public in an organic and joyful manner. The Administration is exploring options for further enhancing public experience at the site, taking into account comments received during the Market Sounding Exercise conducted earlier, and the experience gained from the open use, as well as the progress and feedback of projects being pursued in the vicinity (including the "Open Space Development at Hung Hom Waterfront" project by the Leisure and Cultural Services Department which would commence before 2022, and the beautification of the Hung Hom (South) Ferry Pier being actively pursued by the operator of the Central-Hung Hom ferry service and the water-taxi service); 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 have completed two inception reports and the literature review on overseas projects. Remaining researches are expected to be completed in 2021-22.

With the implementation of these projects as well as other relevant initiatives, the length of our harbourfront promenades could be extended to 34 kilometres by 2028. So far, completed promenades mentioned above are arranged through minor works projects funded by relevant block votes or through reinstatement of works areas with funding approved for relevant works projects. As at now, the total approved estimates of the relevant enhancement projects amount to about $135 million in total. As far as major capital works projects are concerned, as set out in (a) and (h) above, we target to seek funding approval of the Finance Committee of the Legislative Council for the Eastern Street North project and Boardwalk project in late 2021. When the detailed scopes of more projects are confirmed later in the year, we would be in a better position to ascertain the remaining balance of the $6.5 billion dedicated funding.

- End -

Reply Serial No.

DEVB(PL)019

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2236)

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 rolled out the "Operation Building Bright 2.0" (OBB 2.0) in 2018, under which two rounds of application have been launched to assist owners of buildings aged 40 or above, or buildings with a relatively low rateable value to act in compliance with the requirements under the Mandatory Building Inspection Scheme (MBIS), to benefit about 5 000 buildings. The application period for the second round closed in October last year. Please inform this Committee of the following:

1. The first and the second round received 600 and 900 applications respectively. Among these application, how many have been approved? How many buildings are undergoing rehabilitation works, and how many buildings have had the works completed? Please tabulate the information by the 18 districts.

2. There is information that only a small percentage of the buildings in the first round of the Operation Building Bright have completed rehabilitation work. What are the reasons for that? What will the Government do to expedite the progress of rehabilitation works?

3. All the private residential and composite buildings aged 30 years or above throughout the territory will receive the statutory notice of the MBIS. As the private residential buildings in Hong Kong are seriously ageing, please set out the number of buildings aged 30, 40, 50, 50 or above by the 18 districts.

4. The two rounds of application involved a funding of $6 billion. How much of it has been used? How much of it remains unspent? Please set out the approved applications and the amounts of grants approved in each year since 2018.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 46)

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 of their buildings for meeting the requirements under the Mandatory Building Inspection Scheme (MBIS), and for which the owners could 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 (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 no application is therefore required for Category 2 buildings.

   As of end 2020, the geographical distribution of the number of applications received and approved in the first and second rounds 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 and completed 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 buildings with prescribed inspection or repair works commenced and in progress**		**Number of buildings with prescribed repair works completed** (2)	
	A	**B**	**A**	**B**(3)	**A**	**B**(3)	**C**(4)	**D**(5)	**C**	**D**(5)
Central & Western	60	91	54	74	40	65	23	34	1	0
Eastern	48	60	38	54	32	37	11	32	0	1
Kowloon City	104	94	95	81	81	70	43	127	1	5
Kwai Tsing	0	14	0	12	0	12	0	0	0	0
Kwun Tong	13	50	10	36	11	41	6	4	0	0
North	3	8	2	7	2	15	0	7	0	0
Islands	0	1	0	1	0	1	0	0	0	0
Sai Kung	1	1	1	1	1	1	0	0	0	0
Sham Shui Po	117	151	105	125	77	115	30	182	1	3
Shatin	0	7	0	5	0	5	0	0	0	0
Southern	8	19	7	12	7	9	3	9	0	0
Tai Po	2	18	0	18	0	18	0	5	0	0
Tsuen Wan	21	57	21	42	22	36	10	16	0	0
Tuen Mun	0	4	0	4	0	4	0	0	0	0
Wan Chai	44	51	40	43	37	32	22	24	0	0
Wong Tai Sin	31	29	30	23	20	23	10	7	0	0
Yau Tsim Mong	191	233	175	195	148	173	82	175	1	0
Yuen Long	1	33	1	29	1	37	1	2	0	0
Total	**644**	**921**	**579**	**762**	**479**	**694**	**241**	**624**	**4**	**9**

A : First round of the applications of OBB 2.0 (for Category 1 buildings)
B : Second round of the applications of OBB 2.0 (for Category 1 buildings)
C : Number of Category 1 buildings
D : Number of Category 2 buildings

Note (1): Application under Category 1 of 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 therefore does not correspond to the number of buildings involved for some cases.

Note (2): The prescribed repair works of a building is considered completed when BD has issued a compliance letter to the owners confirming compliance with the statutory notice served to the common parts of the building under MBIS.

Note (3): Eligibility of 35 applications (involving around 29 buildings) received are being ascertained.

Note (4): There are 14 buildings whose works commenced in 2019 but applications were subsequently withdrawn due to owners' failure to prove the procurement of contractors was conducted in compliance with the Building Management Ordinance (Cap. 344).

Note (5): BD originally selected 636 buildings as Category 2 buildings, among which one building has re-applied as Category 1 building and two buildings are under demolition after selection. These three buildings were subsequently taken out from Category 2.

2. As of end 2020, the Urban Renewal Authority (URA) had assisted owners of 245 Category 1 buildings and BD had selected 636 Category 2 buildings to commence the prescribed inspection or repair works.

Time is often needed for owners to organise and carry out the prescribed inspection and repair works, and the works themselves also take time to complete depending on the conditions of the buildings. The Coronavirus Disease 2019 epidemic had in some way presented hurdles to owners from arranging owners' meetings and effectively organising the works. The Government will work closely with URA to pay close attention to the impact of the epidemic on owners' maintenance works and the market situation, and will adjust the pace of implementation appropriately to assist owners to commence and complete the required works as soon as practicable and possible.

3. The geographical distribution of private residential and composite buildings of different age groups from 30 years and above as of end 2020 is set out below -

	Building Age (years)				
	30-39	**40-49**	**50-59**	**60 or above**	**Total**
Central and Western	457	648	584	290	1 979
Eastern	427	327	256	173	1 183
Kowloon City	447	537	552	788	2 324
Kwai Tsing	100	95	13	4	212
Kwun Tong	113	130	159	2	404
North	129	131	171	45	476

	Building Age (years)				
	30-39	**40-49**	**50-59**	**60 or above**	**Total**
Islands	631	74	23	0	728
Sai Kung	1 071	486	68	0	1 625
Sham Shui Po	277	399	516	343	1 535
Shatin	678	96	37	1	812
Southern	768	598	204	188	1 758
Tai Po	1 086	362	28	8	1 484
Tsuen Wan	141	151	161	9	462
Tuen Mun	397	110	5	2	514
Wan Chai	260	469	568	358	1 655
Wong Tai Sin	42	80	145	3	270
Yau Tsim Mong	174	456	991	481	2 102
Yuen Long	1 662	285	23	54	2 024
Total	8 860	5 434	4 504	2 749	21 547

4. According to URA, around $73.2 million, including subsidies released and committed to be released, has been approved under OBB 2.0's total commitment of $6 billion [(1)] as of end 2020. The number of approved applications from owner-occupiers for subsidy and the amount of subsidies approved in each year since 2018 are set out in the table below –

Year	**Number of approved applications from owner-occupiers for subsidy**	**Amount of subsidies released and committed to be released**
2018[(2)]	5	$250,000
2019	1 422	$66,470,000
2020	139	$6,470,000
Total	**1 566**	**$73,190,000**

Note [(1)]: The subsidy of OBB 2.0 is granted on individual owner basis and that only owner-occupiers could benefit from OBB 2.0. Generally speaking, applications from owner-occupiers of Category 1 buildings (as approved by URA) for grant of subsidy could only be made after the owners have procured works contract, and those for Category 2 buildings after BD has employed government contractors for the default works. As of end December 2020, a substantial number of participating buildings have yet to reach the stage under which individual owner-occupiers may submit the applications for grant of subsidy.

Note [(2)]: OBB 2.0 was launched in mid-2018.

- End -

Reply Serial No.

DEVB(PL)020

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2296)

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:

There are two types of buildings under the Operation Building Bright 2.0 (OBB 2.0), namely Category 1 and Category 2. Category 1 covers the buildings the owners or owners' organisations of which are prepared to carry out the inspection and repair works on a voluntary basis in accordance with the requirements under the Mandatory Building Inspection Scheme (MBIS). Category 2 covers buildings which have not complied with the outstanding MBIS statutory notices but the owners or owners' organisations concerned have difficulties in coordinating the prescribed inspection and repair works for the common parts of the buildings and are selected by Buildings Department (BD) based on risk assessment. For Category 2 buildings, BD will exercise its statutory power to arrange consultants and contractors to carry out the necessary inspection and repair works on behalf of the owners. Please inform this Committee of the following:

1. How many building have had the required inspection and repair works carried out by the consultants and contractors appointed by BD in default of the owners since the launch of OBB 2.0? Please provide a breakdown by the 18 districts, and give an account of the work progress;

2. According to the existing practice, the Government will carry out the inspection and repair works in default of the owners first, and recover the cost afterwards. What is the total cost incurred by the Government since the launch of OBB 2.0? How many cases have obtained subsidies under OBB 2.0? How many cases are there in which the owners choose not to make application for or fail to obtain any subsidy under the subsidy scheme?

3. Does the implementation of OBB 2.0 involve recovering cost from the owners? How many cases involved failure in recovering cost? What is the total expenditure involved?

4. In respect of recovering cost of inspection and repair works, is there any case in which the Government has failed to recover such cost since the launch of OBB 2.0? How many such cases are there? What is the amount of money involved? What are the responsibilities on the part of the owners?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 47)

Reply:

1. As of end December 2020, the Buildings Department (BD) has selected 636 Category 2 buildings on risk basis for carrying out the requisite works in default of owners under the Operation Building Bright 2.0 (OBB 2.0). The geographical distribution of Category 2 buildings with prescribed inspection and/or repair works commenced/completed are set out in the table below -

	Number of Category 2 buildings selected	**Number of Category 2 buildings with prescribed inspection in progress**	**Number of Category 2 buildings with prescribed inspection completed**	**Number of Category 2 buildings with prescribed repair works in progress**	**Number of Category 2 buildings with prescribed repair works completed(2)**
Central & Western	**34**	13	5	16	0
Eastern	**33**	10	4	18	1
Kowloon City	**133**	31	16	80	5
Kwai Tsing	**0**	0	0	0	0
Kwun Tong	**4**	1	2	1	0
North	**7**	6	0	1	0
Islands	**0**	0	0	0	0
Sai Kung	**0**	0	0	0	0
Sham Shui Po	**185**	48	31	103	3
Shatin	**0**	0	0	0	0
Southern	**9**	1	0	8	0
Tai Po	**5**	1	1	3	0
Tsuen Wan	**16**	1	4	11	0
Tuen Mun	**0**	0	0	0	0
Wan Chai	**25**	8	4	12	0
Wong Tai Sin	**7**	4	3	0	0
Yau Tsim Mong	**176**	85	22	68	0
Yuen Long	**2**	2	0	0	0
Total	**636(1)**	211	92	321	9

Note(1): Among the 636 Category 2 buildings, one building has re-applied as a Category 1 building and two buildings are under demolition after selection. These three buildings have subsequently been taken out from the list of Category 2 buildings.

Note(2): The prescribed repair works of a building is considered completed when BD has issued a compliance letter to the owners confirming compliance with the statutory notice served to the common parts of the building under the Mandatory Building Inspection Scheme.

2. As of end December 2020, the cost incurred by BD for carrying out the requisite works in default of owners of Category 2 buildings under OBB 2.0 is around $68.5 million. The cost included the fees of BD's consultants and the costs of works done by the Government contractors thus far.

The subsidy of OBB 2.0 is granted to owner-occupiers of eligible buildings (both Category 1 and 2 buildings). Generally speaking, applications from owner-occupiers of Category 2 buildings for subsidy could be made after BD has employed Government contractors to commence the default works. The amount of subsidy approved for each application would be used to offset the cost incurred by BD in carrying out the default works (hence would not be disbursed to the owner-occupier per se), and BD would recover any balance of the cost outstanding from the concerned owners. According to the Urban Renewal Authority (URA), as of end December 2020, a total subsidy of around $10.8 million were released or committed for around 230 applications from owner-occupiers of Category 2 buildings.

3. & 4.

Upon completion of the requisite works in default of owners of Category 2 buildings, BD will seek to recover the cost from owners concerned. After deducting the subsidies payable to the eligible owners by URA, BD will issue demand notes to owners to recover the residual cost incurred in the default works. If owners fail to settle the cost, BD will take action to safeguard the Government's interest by issuing certificates under section 33 of the Buildings Ordinance to owners concerned and registering the certificates at the Land Registry, which will constitute a first charge against the title of their property. BD will also refer the unsettled cases to the Department of Justice for taking legal action to recover the outstanding payment. As the requisite works in default of owners of some Category 2 buildings have just been recently completed, no demand note has been issued to owners so far under OBB 2.0.

- End -

Reply Serial No.

DEVB(PL)021

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2297)

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 Government launched the Building Maintenance Grant Scheme for Needy Owners to provide financial assistance to needy owner-occupiers to subsidise the costs of repairs and maintenance of their self-occupied properties in order to alleviate building dilapidation. Eligible applicants under the scheme include elderly aged 60 or above who complies with the income and asset limits, and recipients of Old Age Living Allowance. Please inform this Committee of the following:

1. Please set out by the 18 districts, the total number of applications received, number of applications approved, and the number of units which have had the repair and maintenance works completed since the launch of the scheme;

2. Please set out by year, the total amount of grants approved since the launch of the scheme;

3. Regarding the applications rejected, what are the reasons for rejection?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 48)

Reply:

The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO), launched in May 2008 at a commitment of $1 billion, was administered by the Hong Kong Housing Society (HKHS). With an additional injection of $2 billion, the Building Maintenance Grant Scheme for Needy Owners (BMGSNO) was launched by the Urban Renewal Authority (URA) on 2 July 2020 to replace the BMGSEO with enhancement measures such as expanded scope of beneficiaries and enhanced subsidy rates. The scheme aims to provide financial assistance to needy owner-occupiers for repairing and maintaining their

own properties. Relevant statistics on BMGSNO since its introduction in July 2020 are set out in the sections which follow.

1. The information sought broken down by 18 districts is set out below –

For the period July 2020 - February 2021

District	No. of applications received	No. of applications approved in principle	No. of applications with works completed
Central and Western	106	30	14
Eastern	418	93	22
Kowloon City	306	38	6
Kwai Tsing	379	64	12
Kwun Tong	378	76	14
North	147	60	13
Islands	29	14	2
Sai Kung	188	64	11
Sham Shui Po	308	45	8
Sha Tin	440	149	33
Southern	221	37	2
Tai Po	254	83	19
Tsuen Wan	154	27	4
Tuen Mun	357	113	28
Wan Chai	133	23	6
Wong Tai Sin	228	60	6
Yau Tsim Mong	311	52	12
Yuen Long	116	20	4
Total	**4 473**	**1 048**	**216**

2. A breakdown of the amount of grant released and committed to be released is tabulated below –

Period	Total amount of subsidy released and committed to be released[(1)(2)] ($ million)
2020 (Jul – Dec)	20.66
2021 (till end of Feb)	21.27
Total	**41.93** *(this is on top of the total amount of $736.46 million released and committed to be released under BMGSEO before it was replaced by BMGSNO with the enhanced non-recurrent commitment)*

Note[(1)]: The figures may not necessarily correspond to the applications received in the same year.

Note[(2)]: The processing of applications was affected by the COVID-19 epidemic (e.g. delay in conducting in-flat inspections and additional time required to gather outstanding documents from applicants).

3. Generally speaking, the main reasons for rejection of applications include applications failing to meet the relevant eligibility criteria, in-flat repair works commenced before application/before the preliminary assessment inspection by URA's staff or delegated representatives, and/or failure to provide requisite information. Besides, some applicants withdrew their applications during the course of processing.

- End -

Reply Serial No.

DEVB(PL)022

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2300)

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

Subhead (No. & title): (700) General non-recurrent

(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Financial Secretary states in the Budget Speech that $1 billion will be earmarked to launch the "Building Drainage System Repair Subsidy Scheme" to provide subsidies for owners of more than 3 000 old buildings with relatively low rateable values to carry out drainage repair or enhancement works. For buildings with owners having difficulties in organising the works by themselves, the Buildings Department will carry out the works in default of their owners based on the risk profile. The owners concerned may also benefit from the subsidy scheme. Please inform this Committee of the following:

1. When in this year will the Building Drainage System Repair Subsidy Scheme start receiving application? Will the Urban Renewal Authority be responsible to co-ordinate and follow-up on the scheme? Will the Government set up an inter-departmental working group to follow-up on the drainage inspection and repair of old buildings throughout the territory? If yes, what are the details? If not, what are the reasons?

2. There are more than 10 000 old buildings in Hong Kong, counting those aged 40 years or above alone. If according to estimation, the $1 billion could only provide subsidy for 3 000 old buildings with relatively low rateable values to carry out drainage repair or enhancement works, please set out the selection criteria for these 3 000 buildings;

3. As the Government indicates that the subsidy amount will be capped at 80% of the cost of works, please provide the estimated highest, lowest and median costs for the drainage repair or enhancement works?

4. What is the estimated ceiling of the subsidy amount for each building?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 53)

Reply:

To address rising public concerns regarding defective drains amid the Coronavirus Disease 2019 epidemic, the Government plans to launch the Building Drainage System Repair Subsidy Scheme (DRS) at a commitment of $1 billion to subsidise the investigation, repair, rectification and/or upgrading of drainage systems of old residential or composite buildings.

1. It is the Government's position that owners should take the primary responsibility to repair and maintain their properties, including regular inspection and maintenance of the drainage systems of their buildings. Nevertheless, the Government recognises that some owners may have genuine difficulties in fulfilling their responsibility in maintaining their properties due to lack of financial means and/or technical knowledge. Therefore, apart from taking enforcement action, the Government, in partnership with the Urban Renewal Authority (URA), has over the years implemented various assistance schemes to help owners of private buildings to maintain and repair their buildings. The URA would be government's partner in administering the DRS. With good communication among Development Bureau, URA and Buildings Department in planning the DRS and monitoring its implementation, we do not see a need to establish a new inter-departmental working group for the purpose.

   Subject to funding approval, we plan to launch DRS in May 2021. We plan to kick start the publicity campaign for the scheme in mid-April 2021 to allow owners sufficient time for planning.

2. DRS will adopt a risk-based and targeted approach. Noting that drains of old buildings with lower rateable value (RV) are more prone to neglect and the general lack of organisation ability of owners of old buildings, DRS will focus on helping owners of private domestic and composite buildings aged at or above 40, subject to the control of the Buildings Ordinance (Cap. 123) and with relatively low average domestic RV[(1)]. Owners of these eligible buildings may apply for DRS in respect of works organised by themselves (these are called Category 1 buildings under the DRS).

   The Buildings Department will also, on risk basis, proactively select buildings with outstanding statutory orders for common drains whereby the owners concerned have difficulties in coordinating the requisite drainage investigation and repair works (e.g. "three-nil buildings"), and exercise its statutory power to carry out the works in default of owners and seek to recover the cost from them afterwards (these are called Category 2 buildings).

   In considering priority among participating Category 1 and 2 buildings, priority would be accorded to older buildings with long outstanding statutory orders relating to common drains, buildings whose owners may have difficulty organising the works by themselves, and buildings located in specified areas as announced by the Secretary for Food and Health in exercising her power to enforce compulsory testing under Prevention and Control of Disease (Compulsory Testing for Certain Persons) Regulation (Cap. 599 sub. leg. J).

Note[1] Average RV of the domestic units of the building not exceeding $162,000 for buildings in urban areas (including Shatin, Kwai Tsing and Tsuen Wan) and $124,000 for buildings in the New Territories (excluding Shatin, Kwai Tsing and Tsuen Wan) at 2017-18 level. The same RV threshold is also adopted for various building rehabilitation schemes under the URA and the RV threshold is estimated to cover 80% of the buildings aged 30 or above territorial-wide.

3. & 4.

DRS will subsidise 80% of the total cost of the investigation, repair, rectification and/or upgrading of drains, subject to a "per building" cap as set out below, to ensure a prudent use of public funds -

No. of domestic units in the buildings	**Proposed subsidy cap per building**
20 and below	$120,000
21 to 50	$250,000
51 to 100	$450,000
101 to 150	$600,000
151 to 200	$750,000
201 units and above	$1,000,000

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2301)

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 supports the Urban Renewal Authority (URA) in its commencement of two Civil Servants' Co-operative Building Society (CBS) Scheme redevelopment pilot projects in Kowloon City, which will be implemented at Shing Tak Street/Ma Tau Chung Road and Kau Pui Lung Road/Chi Kiang Street. The two projects aim at redeveloping CBS buildings on a pilot basis, thereby unleashing the development potential of these sites and increasing housing supply, including public housing supply. Please inform this Committee on the following:

1. The 2018 and 2019 Policy Address announced the implementation of the project, and the URA officially initiated the project in May last year. What is the latest progress?

2. Regarding the project at Shing Tak Street/Ma Tau Chung Road, how many tenants agree and how many tenants disagree to the acquisition and development? When will the Government make acquisition offers to the tenants, including the price?

3. Regarding the project at Kau Pui Lung Road/Chi Kiang Street, how many tenants agree and how many tenants disagree to the acquisition and development? When will the Government make acquisition offers to the tenants, including the price?

4. Has any preparatory work been done to identify the site for the next CBS redevelopment project? If yes, what are the details and the timetable thereof?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 54)

Reply:

1. – 3.
The Urban Renewal Authority (URA) commenced in May 2020 two pilot projects of redeveloping buildings under the Civil Servants' Co-operative Building Society (CBS)

Scheme, namely Shing Tak Street/Ma Tau Chung Road Development Project (CBS-1:KC) and Kau Pui Lung Road/Chi Kiang Street Development Scheme (CBS-2:KC) under the Urban Renewal Authority Ordinance (URAO).

For CBS-1:KC, the URA obtained in February 2021 Secretary for Development (SDEV)'s authorisation to proceed with the development project. At the moment, the Appeal Board Panel under the URAO is handling appeals against SDEV's decision received during the appeal period. Pending completion of the appeal hearings and the results of the appeals, the URA will issue acquisition offers to affected occupiers/owners and deal with the compensation and rehousing matters according to its established policy around the third quarter of 2021.

For CBS-2:KC, given the large number of public comments received on the draft Development Scheme Plan, URA needs more time to consider the response and the way forward before kick-starting the statutory procedures under the Town Planning Ordinance. The URA can only provide a more accurate estimate on the timing of issuing acquisition offers after completing the necessary statutory planning procedures.

In line with URA's prevailing acquisition policy, the acquisition price of a self-occupied domestic property offered by the URA to an owner-occupier is the market value (valued on vacant possession basis) of the property plus an ex-gratia allowance (i.e. Home Purchase Allowance (HPA)). For the owner-occupier of a domestic unit, 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 and in similar locality to the property being acquired and located at the middle floor with average orientation (i.e. commonly known as the seven-year-old flat). The above acquisition policy will also apply to CBS-1:KC and CBS-2:KC projects. Separately, the Government will make a special arrangement for eligible owner-occupiers of the affected CBS buildings to purchase subsidised sale flats in the dedicated rehousing estate in Kai Tak on a non-means-tested basis, as an alternative to the Flat for Flat units provided by URA.

4. The Government and the URA will review the experience of the two pilot CBS redevelopment projects and determine the way forward at an appropriate juncture.

- End -

Reply Serial No.

DEVB(PL)024

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2205)

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. What is the remaining balance of the $6.5 billion funding earmarked in the 2020-21 Budget for harbourfront enhancement?

2. Please provide the specific information on the harbourfront sites and projects for which enhancement works have been done using the earmarked funding.

3. What are the plans to make optimal use of the remaining funding?

Asked by: Hon CHEUNG Kwok-kwan (LegCo internal reference no.: 5)

Reply:

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

(a) Open Space at Eastern Street North in Sai Ying Pun (area: 1.25 hectare (ha)): technical feasibility study has been completed and design work is underway. We target to seek funding approval of the Finance Committee of the Legislative Council in late 2021. Construction works are expected to be completed by phases starting 2024;

(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 opened in October 2019 under the incremental approach. The project would be concluded upon opening of the hinterland section in the second quarter of 2021;

(c) Celebration Precinct in Wan Chai North (area: 1.85 ha): the site is currently open to the public and the Ani-Com Park@Harbour"FUN" was introduced with the participation of

different community talent. We will continue to invite professional inputs from local creative talent in enhancing the attractiveness of the Precinct;

(d) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 m): the promenade between Expo Drive East and Marsh Road was connected in December 2020 and opened to the public. Other sites currently released from major infrastructural works are also being beautified for opening by phases starting March 2021. Winning entries of the Harbourfront Public Furniture Competition held in 2020 are also being displayed at the Precinct;

(e) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m): the promenade connecting the Wan Chai North Temporary Public Transport Interchange with the area fronting the Hung Hing Road Flyover was connected in December 2020 and opened to the public. New phases of works, including a set of harbour steps bringing people closer to the water, would be completed starting end 2021. The water sports sector has started organising water sports events at the Precinct in the latter half of 2020, while winning entries of the Harbourfront Public Furniture Competition held in 2020 are also being displayed there;

(f) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade: 317 m): the promenade near Victoria Park Road is being enhanced and a new set of harbour steps will be introduced for bringing people closer to the water. Construction works are expected to be completed by phases starting end 2021;

(g) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade: 772 m): although the site is still being used 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. Construction works are expected to be completed by phases starting end 2021;

(h) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 800 m): we target to seek funding approval of the Finance Committee of the Legislative Council in 2021 for commencement of construction works, which are expected to be completed by phases starting 2024;

(i) Tsuen Wan Waterfront Enhancement (area: 2.05 ha): the promenade along Hoi On Road fronting Serenade Cove was enhanced and opened to the public in September 2019, while uplifting for the section between Bayview Garden to Belvedere Garden Phase 3 would be completed in the first half of 2021. As regards the portion from Hoi On Road to Hoi Hing Road, a technical feasibility study was completed in 2020. Efforts are being made to appoint a consultant for 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. Initial findings are expected in the first half of 2022;

(j) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m): although a majority of the site is still needed 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 the promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public by phases starting 2023;

(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 2025;

(l) Hung Hom Urban Park (area: 2.2 ha): the site has been open for public use after the relocation of the public transport interchange thereon in January 2019 and the completion of some simple greening works. It is now a piece of open space enjoyed by the public in an organic and joyful manner. The Administration is exploring options for further enhancing public experience at the site, taking into account comments received during the Market Sounding Exercise conducted earlier, and the experience gained from the open use, as well as the progress and feedback of projects being pursued in the vicinity (including the "Open Space Development at Hung Hom Waterfront" project by the Leisure and Cultural Services Department which would commence before 2022, and the beautification of the Hung Hom (South) Ferry Pier being actively pursued by the operator of the Central-Hung Hom ferry service and the water-taxi service); 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 have completed two inception reports and the literature review on overseas projects. Remaining researches are expected to be completed in 2021-22.

With the implementation of these projects as well as other relevant initiatives, the length of our harbourfront promenades could be extended to 34 kilometres by 2028. So far, completed promenades mentioned above are arranged through minor works projects funded by relevant block votes or through reinstatement of works areas with funding approved for relevant works projects. As at now, the total approved estimates of the relevant enhancement projects amount to about $135 million in total. As far as major capital works projects are concerned, as set out in (a) and (h) above, we target to seek funding approval of the Finance Committee of the Legislative Council for the Eastern Street North project and Boardwalk project in late 2021. When the detailed scopes of more projects are confirmed later in the year, we would be in a better position to ascertain the remaining balance of the $6.5 billion dedicated funding.

- End -

Reply Serial No.

DEVB(PL)025

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2950)

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

Subhead (No. & title): (700) General non-recurrent

(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

1. It is stated in the Budget that $1 billion will be earmarked to provide subsidies for owners of more than 3 000 old buildings or "three-nil" buildings to carry out drainage repair or enhancement works. What is the eligibility or criteria on applicants of the said subsidy? Can public housing tenants who joined the Tenants Purchase Scheme and owners of Home Ownership Scheme flats apply for the subsidy?

2. Many owners of old or "three-nil" buildings are elderly with limited financial means. Will the Government consider offering full-rate subsidy to the owners in need?

Asked by: Hon CHEUNG Kwok-kwan (LegCo internal reference no.: 14)

Reply:

To address rising public concerns regarding defective drains amid the Coronavirus Disease 2019 epidemic, the Government plans to launch the Building Drainage System Repair Subsidy Scheme (DRS) in partnership with the Urban Renewal Authority (URA) at a commitment of $1 billion to subsidise the repairing and/or upgrading of common drainage systems of old residential or composite buildings.

1. Owners of private residential or composite buildings or subsidised sale flats buildings that are aged 40 or above, subject to the control of the Buildings Ordinance (Cap.123) (BO) and with relatively low average rateable values (RV)[(1)], will be eligible to apply for subsidy under the DRS. Buildings under the Tenants Purchase Scheme and Home Ownership Scheme of the Hong Kong Housing Authority fulfilling the same criteria are also eligible to apply for DRS.

2. It is the Government's position that owners should take primary responsibility to repair and maintain their properties in a timely manner. DRS will subsidise 80% of the total cost of the investigation, repair and rectification of drains (subject to a "per building" cap), having considered the need to strike a balance between providing sufficient incentive and ensuring prudent use of public funds.

For the remaining cost incurred but not covered by DRS, needy owners may consider applying for other existing subsidy/loan schemes, particularly the Building Maintenance Grant Scheme for Needy Owners (BMGSNO). Under BMGSNO, elderly owner-occupiers aged 60 or above of domestic building units may, subject to means test, apply for a maximum subsidy of $80,000.

Note(1) Average RV of the domestic units of the building not exceeding $162,000 for buildings in urban areas (include Shatin, Kwai Tsing and Tsuen Wan) and $124,000 for buildings in the New Territories (excluding Shatin, Kwai Tsing and Tsuen Wan) at 2017-18 level. The same RV threshold is also adopted for various building rehabilitation schemes under the URA.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1058)

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 that the Government is examining the feasibility of rezoning five commercial sites in Kowloon East for residential use. If confirmed feasible, it plans to initiate the relevant statutory town planning procedure this year. In this connection, will the Government inform this Committee of the following:

How long will it normally take to initiate the statutory town planning procedure now? How many government departments are involved?

Has the Government ever compiled statistics on the expenses incurred for initiating the statutory town planning procedure for site rezoning?

It is said that the Government will accelerate the town planning procedure with a view to speeding up housing supply. Will there be any notable results in 2021-22? What is the staff establishment involved?

Asked by: Hon CHEUNG Yu-yan, Tommy (LegCo internal reference no.: 10)

Reply:

The Government is examining the feasibility of rezoning five commercial sites in the Kai Tak area for residential use. Subject to positive study findings confirming the technical feasibility of the proposal, the Planning Department and relevant bureaux/departments concerned will submit the proposed amendments to the relevant outline zoning plan (OZP) for Town Planning Board's (TPB) consideration in 2021. Since the rezoning work is undertaken as part of the overall duties of the staff of relevant bureaux/departments, we are unable to calculate the expenses incurred for this work.

The rezoning process is a statutory process subject to procedural requirements and time limits set out in the Town Planning Ordinance. Specifically, the draft OZP incorporating

the proposed amendments agreed by the TPB will be exhibited for two months for public inspection and comment. The TPB is required to submit the plans and amendments, together with the representations and comments, to the Chief Executive in Council for approval within nine months after the expiry of the plan exhibition period. In case of special circumstances where approval of the Chief Executive has to be sought to extend the time limit, a maximum extension of six months could be allowed. While the TPB Secretariat will make its best endeavours to expedite the processing within the above statutory timeframe, whether or not the maximum time period permitted under the law has to be used up would depend on the complexities of individual cases and the volume of representations and comments received.

- End -

Reply Serial No.

DEVB(PL)027

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3255)

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 51 of the Budget Speech that additional resources will be allocated to enhance harbourfront. Please advise this Committee on the specific contents of the plan. Is there any implementation schedule? What is the estimated expenditure?

Asked by: Hon CHUNG Kwok-pan (LegCo internal reference no.: 46)

Reply:

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

(a) Open Space at Eastern Street North in Sai Ying Pun (area: 1.25 hectare (ha)): technical feasibility study has been completed and design work is underway. We target to seek funding approval of the Finance Committee of the Legislative Council in late 2021. Construction works are expected to be completed by phases starting 2024;

(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 opened in October 2019 under the incremental approach. The project would be concluded upon opening of the hinterland section in the second quarter of 2021;

(c) Celebration Precinct in Wan Chai North (area: 1.85 ha): the site is currently open to the public and the Ani-Com Park@Harbour"FUN" was introduced with the participation of different community talent. We will continue to invite professional inputs from local creative talent in enhancing the attractiveness of the Precinct;

(d) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 m): the promenade between Expo Drive East and Marsh Road was connected in December 2020 and opened to the public. Other sites currently released from major infrastructural works are also being beautified for opening by phases starting March 2021. Winning entries of the Harbourfront Public Furniture Competition held in 2020 are also being displayed at the Precinct;

(e) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m): the promenade connecting the Wan Chai North Temporary Public Transport Interchange with the area fronting the Hung Hing Road Flyover was connected in December 2020 and opened to the public. New phases of works, including a set of harbour steps bringing people closer to the water, would be completed starting end 2021. The water sports sector has started organising water sports events at the Precinct in the latter half of 2020, while winning entries of the Harbourfront Public Furniture Competition held in 2020 are also being displayed there;

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(h) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 800 m): we target to seek funding approval of the Finance Committee of the Legislative Council in 2021 for commencement of construction works, which are expected to be completed by phases starting 2024;

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(j) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m): although a majority of the site is still needed 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 the promenade-cum-open space near the Kai Tak

Approach Channel could complete construction and be opened to the public by phases starting 2023;

(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 2025;

(l) Hung Hom Urban Park (area: 2.2 ha): the site has been open for public use after the relocation of the public transport interchange thereon in January 2019 and the completion of some simple greening works. It is now a piece of open space enjoyed by the public in an organic and joyful manner. The Administration is exploring options for further enhancing public experience at the site, taking into account comments received during the Market Sounding Exercise conducted earlier, and the experience gained from the open use, as well as the progress and feedback of projects being pursued in the vicinity (including the "Open Space Development at Hung Hom Waterfront" project by the Leisure and Cultural Services Department which would commence before 2022, and the beautification of the Hung Hom (South) Ferry Pier being actively pursued by the operator of the Central-Hung Hom ferry service and the water-taxi service); 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 have completed two inception reports and the literature review on overseas projects. Remaining researches are expected to be completed in 2021-22.

With the implementation of these projects as well as other relevant initiatives, the length of our harbourfront promenades could be extended to 34 kilometres by 2028. So far, completed promenades mentioned above are arranged through minor works projects funded by relevant block votes or through reinstatement of works areas with funding approved for relevant works projects. As at now, the total approved estimates of the relevant enhancement projects amount to about $135 million in total. As far as major capital works projects are concerned, as set out in (a) and (h) above, we target to seek funding approval of the Finance Committee of the Legislative Council for the Eastern Street North project and Boardwalk project in late 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

(Question Serial No. 3190)

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:

Hong Kong is small but densely populated. The slow progress of land creation has led to a severe lag in the production of residential flats. The housing supply shortage against the substantial demand results in surging property prices which are seriously out of line with the people's affordability. This has become a serious social issue by now and the lack of land supply also hinders the economic development of Hong Kong. In this connection, will the Government inform this Committee of the following:

1. Will the Government re-consider amending or invoking the Lands Resumption Ordinance again for massive resumption of brownfield sites and idle agriculture lands in the New Territories, so as to open up new development areas for housing construction purpose?
2. Will the Government study the reinstatement of Letter B entitlement as a compensation option for landowners, so as to facilitate easier resumption of brownfield sites in the New Territories for housing construction?
3. Will the Government consider identifying 40 hectares of land near the border in the New Territories to develop 1 600 "transitional housing units", so as to mitigate the housing pressure of people awaiting public rental housing?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 12)

Reply:

1. & 2.

According to the Lands Resumption Ordinance (the Ordinance), Government may invoke the Ordinance to resume private land only for an established "public purpose". Over the years, Government has been invoking the Ordinance extensively to resume private land required for a "public purpose", such as development of new town developments, public housing and community facilities. In just 2019-20 and 2020-21, the Government has invoked the Ordinance and related legislations to resume

around 90 hectares (ha) of land (including around 80 ha of land for New Development Areas (NDAs) and public housing development), which is more than the 20 ha resumed over the immediate past five years. Looking ahead, about 700 ha of land (including more than 600 ha of land for NDAs and public housing development) will be resumed from 2021-22, of which around 500 ha of land (including around 400 ha for NDAs and public housing development) is expected to be resumed in the next five years (i.e. from 2021-22 to 2025-26). The Government will continue to invoke the Ordinance to resume private land for identified development projects satisfying the "public purpose" criterion.

At present, when private land is resumed, affected land owners are eligible for statutory compensation. As an alternative to statutory compensation, 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), is available to the affected land owners. The basic rates of ex-gratia compensation are reviewed half-yearly to reflect changes in market values. Currently, the Government has no plan to re-introduce New Territories land exchange entitlements as a compensation option for land owners.

Developing brownfield sites for land-efficient uses has all along been a key component of Government's multi-pronged land supply strategy. As of now, we estimate that over 860 ha of brownfield sites in the New Territories would gradually be redeveloped for housing and other land uses.

3. The Task Force on Transitional Housing under Transport and Housing Bureau is facilitating non-government organisations to implement transitional housing projects on suitable vacant land (including Government and private land) which does not have immediate long-term use. Amongst the projects under construction and activated, some of them are located in the New Territories, such as Kam Tin, Tung Tau, Fan Kam Road, Ngau Tam Mei, Hung Shui Kiu, Pat Heung in the Yuen Long District, etc.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3277)

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 please inform this Committee of the following:

Will the Government expedite the pace of redevelopment of old buildings? If a building with sub-divided flats is acquired by a developer, more flats can be provided after redevelopment of the building; the problem of sub-divided flats will then be solved easily. Will the Government consider the said proposal, and encourage developers to acquire old buildings?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 13)

Reply:

The Urban Renewal Authority (URA), which was set up under the Urban Renewal Authority Ordinance (Cap. 563), is tasked with the mission to renew old districts in Hong Kong. With the Government's support, the URA has, in recent years, adopted the "planning-led" and "district-based" approach in taking forward urban renewal. Capitalising on the opportunities brought by redevelopment, the URA takes a holistic view to re-plan traffic routes, pedestrian facilities, as well as greening and leisure areas of the old district, aiming to generate greater benefits to the community at large.

At the same time, the Land (Compulsory Sale for Redevelopment) Ordinance (Chapter 545) serves as one of the avenues to facilitate private redevelopment. It stipulates that any person who owns a lot of undivided shares of 90% or more, i.e. the majority of the owners, can apply to the Lands Tribunal for a compulsory sale order for redevelopment. In addition, the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice stipulates that for three types of lot, the compulsory sale application threshold would be no lower than 80%[(Note)].

In addition, the Government launched, on 15 March 2021, a two-year pilot scheme for charging land premium at standard rates on lease modifications for redevelopment of industrial buildings (IBs) constructed before 1987, as an alternative to the established mechanism of premium assessment in order to expedite the processing of lease modification. It is anticipated that the pilot scheme will encourage the revitalisation of aged IBs and facilitate their early transformation into uses more compatible with the needs of society, hence optimising the use of land.

The Government is open-minded to suggestions on how the pace of urban renewal could be expedited.

Note: The three types of lots are –

(a) a lot with each of the units on the lot representing more than 10% of all the undivided shares in the lot;

(b) a lot with each of the buildings erected on the lot issued with an occupation permit at least 50 years before the relevant date; and

(c) a lot that is not located within an industrial zone and each of the buildings erected on the lot (i) is an industrial building; and (ii) was issued with an occupation permit at least 30 years before the relevant date.

- End -

CONTROLLING OFFICER'S REPLY

(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:

The Government is examining the feasibility of rezoning five commercial sites in Kowloon East for residential use. It also intends to initiate the relevant statutory town planning procedure this year. A total of about 5 800 private housing units can be provided according to the preliminary estimation. Will the Government inform this Committee of the following:

Will the above-mentioned plan affect the supply of commercial parking spaces in the area? If yes, please advise on the specific corresponding measures to be taken; in particular, will the Government provide sufficient parking spaces for the guests of the Kai Tai Cruise Terminal to boost the cruise industry?

Asked by: Hon IP LAU Suk-yee, Regina (LegCo internal reference no.: 10)

Reply:

The Government is examining the feasibility of rezoning five commercial sites in the Kai Tak area of Kowloon East for residential use. The review will take into account relevant factors including the traffic impact in a comprehensive manner. Parking provision will be assessed with reference to the Hong Kong Planning Standards and Guidelines and the views of the relevant policy bureaux/departments. If the rezoning is to proceed, suitable ancillary parking spaces will be provided to serve the need of individual developments.

The Kai Tak Cruise Terminal (KTCT) has provided about 110 car parking spaces for public use. In the planned Tourism Node site adjacent to KTCT, 100 public car parking spaces have been planned in addition to its own ancillary parking spaces. As no public parking spaces have been planned in the five commercial sites, any proposal to rezone those sites for residential use would have no impact on the planned provision of public parking spaces for the area.

- End -

Reply Serial No.

DEVB(PL)031

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0135)

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

Subhead (No. & title): (700) General non-recurrent

(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is noted under Matters Requiring Special Attention that the Government would "launch the Building Drainage System Repair Subsidy Scheme involving $1 billion to provide assistance to owners of old buildings with relatively lower rateable values for inspection and repair of the building drainage systems." Will the Government provide information on the following:

1. How many repair orders were issued by the Building Authority under the Buildings Ordinance over the past five years? Among these repair orders, how many orders involved drainage repair? How many buildings were aged 30, 40, and 50 years or above?

2. What are the details of the above subsidy scheme, including the number of buildings involved, the eligibility criteria and the subsidy amount?

3. Will the Government accord priority to and perform inspection and repair works as soon as possible on three-nil buildings without owners' corporations, old buildings with coronavirus cases and old buildings with outstanding repair orders?

4. What is the target number of buildings the Government sets for the drainage repair works in a year? What is the manpower involved?

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 30)

Reply:

1. If the drainage system of a private building is found to be defective, inadequate or insanitary, the Buildings Department (BD) may serve a drainage repair order under

section 28 of the Buildings Ordinance (Cap. 123) requiring the owners to carry out investigation and/or repairs within a certain period of time.

In the past five years, the number of drainage repair orders served on private buildings (including residential, composite, commercial and industrial) of different age groups from 30 to 50 years or above is tabulated below -

Year	Building age (years)		
	30-39	**40-49**	**50 or above**
2016	83	53	85
2017	92	73	131
2018	98	97	146
2019	138	101	158
2020[1]	415	225	308

Note[1]: The increase in 2020 was due to enhanced enforcement action against defective drainage system arising from the Coronavirus Disease 2019 (COVID-19).

2. It is the Government's position that owners should take the primary responsibility to repair and maintain their properties, including regular inspection and maintenance of the drainage systems of their buildings. Nevertheless, the Government recognises that some owners may have genuine difficulties in fulfilling their responsibility due to lack of financial means, technical knowledge and/or organisation ability. To address rising public concerns regarding defective drains amid the COVID-19 epidemic, the Government has proposed in the Appropriation Bill 2021-22 to set aside $1 billion for a new Building Drainage System Repair Subsidy Scheme (DRS) to subsidise the investigation, repair, rectification and/or upgrading of drainage systems of old residential or composite buildings.

Noting that drains of old buildings may be more prone to neglect, and that owners of old buildings of lower rateable value (RV) are generally less equipped with organisation ability and means, DRS would focus on helping private residential or composite buildings aged 40 or above with relatively low average RV[2]. Applications for DRS will be accepted on a "per-building" basis. We propose that the DRS will subsidise 80% of the total cost needed for the investigation, repair and rectification of drains. To ensure prudent use of public funds, there will be a subsidy ceiling ranging from $120,000 to $1,000,000 per building depending on the number of domestic units in the building. It is expected that the funding scheme would benefit owners of over 3 000 eligible buildings.

Note[2]: Average RV of the domestic units of the building not exceeding $162,000 for buildings in urban areas (include Shatin, Kwai Tsing and Tsuen Wan) and $124,000 for buildings in the New Territories (excluding Shatin, Kwai Tsing and Tsuen Wan) at 2017-18 level. The same RV threshold is also adopted for various building rehabilitation schemes under the Urban Renewal Authority (URA).

3. Under the DRS, priority would be accorded to older buildings with long outstanding statutory orders relating to common drains, buildings whose owners may have difficulty organising the works by themselves (e.g. "three-nil" buildings[3]), and buildings located in specified areas as announced by the Secretary for Food and Health

in exercising her power to enforce compulsory testing under Prevention and Control of Disease (Compulsory Testing for Certain Persons) Regulation (Cap. 599 sub. leg. J).

Note(3): "Three-nil" buildings refer to buildings which do not have an owners' corporation and any form of owners'/residents' organisations, and do not engage any property management company.

4. The scheme is targeted to benefit over 3 000 buildings with cash flow spreading across six years. The actual number of buildings with commencement of drainage repair works each year will depend on the response towards DRS, the nature of works involved for individual buildings and the time required to organise those works. Our target is to commence the investigation or repair works for 300 eligible buildings within 2021.

As the Government's partner in implementing DRS, the URA will be responsible for administering the scheme and will absorb the relevant administrative cost with its own resources.

Under DRS, the BD will also proactively select buildings with outstanding statutory orders for common drains where the owners concerned have difficulties in coordinating the requisite drainage investigation and repair works. BD will exercise its statutory power to carry out the works in default of owners by mobilising its default works consultants and government contractors and seek to recover the cost from the owners afterwards. Such owners could also benefit from the DRS. To this end, a total commitment of some $50 million out of the $1 billion earmarked for DRS will be set aside for BD to procure services for a period of six years from 2021-22 to assist in the administration of the default works.

The Buildings Unit of the Development Bureau oversees the provision of technical support to building owners and the implementation of DRS as part of its overall portfolio. It cannot provide a breakdown of the manpower resources deployed solely for this new initiative.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2754)

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 programme that the Government will "form an inter-disciplinary team to lead and co-ordinate the Invigorating Island South initiative". Will the Government provide information on the following:

1. What are the estimated available resources and manpower of the whole Invigorating Island South Office, and the target of the office in handling projects?

2. Among the list of improvement and co-ordination projects conceived under Invigorating Island South, how many of them involve improvements in traffic and the community environment?

3. What is the estimated expenditure of the Invigorating Island South initiative for the coming financial year, and what is the target for improvement projects?

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 83)

Reply:

To take forward the Invigorating Island South initiative, the multi-disciplinary Invigorating Island South Office (IISO) was set up within the Development Bureau in February 2021. IISO, to be led by a non-civil service position equivalent to the rank of D2 (subject to the approval of the Finance Committee), will be staffed by ten officers when in full strength. Apart from two general grades officers which are provided through redeployment of internal resources, the estimated expenditure on the salaries of the remaining eight officers is about $9.41 million in 2021-22.

IISO will formulate a Conceptual Master Plan (CMP) to set out the core ideas and proposals for IIS within 2021, with a view to developing the Southern District into a place full of vibrancy, vigour and velocity for people to work, live, explore new ideas and have fun.

Drawing from the experience of the Energizing Kowloon East project, IISO will adopt a 'place-making' approach to take forward the initiative and exchange views among stakeholders within and outside the Government. The views collected, including those on improving traffic and the environment in the district, will be duly considered in the preparation of the CMP. More detailed proposals for implementation, such as programmes of improvement projects, will be worked out in collaboration with relevant government bureaux/departments afterwards.

- End -

Reply Serial No.

DEVB(PL)033

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1222)

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 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.: 9)

Reply:

1. The total non-recurrent expenditure for the development of Common Spatial Data Infrastructure (CSDI) are $150 million over four years from 2020-21 to 2023-24, which covers the establishment of a CSDI portal, four quick-win projects (i.e. Map Application Programming Interface (API), Geotagging Tools, District-based Spatial Information Dashboard and Address Data Infrastructure), establishment of spatial data standards, as well as promotion and provision of training to government bureaux/departments (B/Ds).

2. The CSDI portal, which will be operational for use by the Government and the public by end of 2021 and end of 2022 respectively, will initially release about 320 standardised spatial datasets from B/Ds including planning, lands, buildings and works related datasets, three-dimensional pedestrian network, census datasets, district-based annual valuation statistics, on-street parking location dataset, etc.

These datasets will be in an open and machine-readable format and offer APIs so that the data can be easily shared, processed and used by the public and different interest groups including application developers. The portal will provide various tools and services for discovering and sharing of the spatial datasets and using map services to develop various smart applications. Moreover, there is a metadata catalogue service particularly for data discovery, whose function is similar to a library catalogue for enabling users to conveniently acquire rich details of the spatial data such as definitions, standards, conditions of use, level of restrictions, contact information, frequency of updating. When the CSDI portal is in full operation, the public can freely use all these spatial datasets, tools and services to enhance the use of spatial data for development of smart applications.

- End -

Reply Serial No.

DEVB(PL)034

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1230)

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 2021-22, the Government will handle Land Sharing Pilot Scheme applications with a view to putting them to the Panel of Advisors and Executive Council for consideration as expeditiously as possible. In this connection, please inform this Committee of the following:

1. What are the relevant estimated expenditure and staff establishment?

2. How many applications the Government has received in total?

3. It is said that the scheme has received lukewarm response. What will the Government do to strengthen promotion so as to attract more land owners to join the scheme?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 15)

Reply:

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

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

Enquiries in relation to about ten preliminary development proposals have been received thus far, and LSO has been in dialogue with these proponents. We understand that some proponents are preparing the materials required for filing a formal application, including, amongst others, proof of land ownership, master layout plans, schematic designs (especially for road and public facilities), relevant technical (including traffic, environment, ecology, sewerage etc. with proposed mitigation measures) and financial assessments. LSO would make every effort to assist the proponents in preparing such materials by providing facilitation service in coordination with concerned departments.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1768)

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 2021-22, the Government will form an inter-disciplinary team to take forward and co-ordinate various projects under the "Invigorating Island South" initiative. In this connection, please inform this Committee of the following:

1. Details, estimated expenditure, manpower and estimated completion date of the measures under the "Invigorating Island South" initiative;

2. The departments or organisations the inter-disciplinary team members come from;

3. Owing to Covid-19, local tours have become very popular. What will the Government do to promote the "Invigorating Island South" initiative?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 16)

Reply:

To take forward the Invigorating Island South initiative, the multi-disciplinary Invigorating Island South Office (IISO) was set up within the Development Bureau in February 2021. IISO, to be led by a non-civil service position equivalent to the rank of D2 (subject to the approval of the Finance Committee), will be staffed by ten officers when in full strength, with non-directorate professional grades officers coming from the Architectural Services Department, the Civil Engineering and Development Department, and the Planning Department. Apart from two general grades officers which are provided through redeployment of internal resources, the estimated expenditure on the salaries of the remaining eight officers is about $9.41 million in 2021-22.

IISO will formulate a Conceptual Master Plan (CMP) to set out the core ideas and proposals for IIS within 2021. Drawing from the experience of the Energizing Kowloon East project, IISO will adopt a 'place-making' approach to take forward the initiative and

exchange ideas with stakeholders within and outside the Government. The views collected, including suggestions on local tourism, will be duly considered in the preparation of the CMP, and more detailed proposals for implementation including programmes will be worked out in collaboration with relevant government bureaux/departments afterwards.

- End -

Reply Serial No.

DEVB(PL)036

CONTROLLING OFFICER'S REPLY

(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:

In 2021-22, the Government will take forward the redevelopment of three urban squatter areas at Cha Kwo Ling, Ngau Chi Wan and Chuk Yuen United Village into public housing in collaboration with the Hong Kong Housing Society. In this connection, please inform this Committee of the following:

1. The estimated expenditure and manpower involved under each of these three development projects;

2. The land area, estimated gross floor area to be provided, number of housing units to be provided, size of population intake and the average living space per person under each of these three development projects;

3. The floor area the Government will provide under these development projects for welfare facilities;

4. Given that Cha Kwo Ling Village is the only remaining ancient village in Hong Kong, which has a history of 400 years with rich cultural relics and heritage (including not only the Tin Hau Temple of Cha Kwo Ling, which has been classified as a Grade 3 historic building, but also activities in celebration of Lu Pan Patron's Day and Tin Hau Festival which are held annually), whether the Government has drawn up any conservation framework and blueprint for the three villages?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 17)

Reply:

1. To take forward the redevelopment of three urban squatter areas, the Civil Engineering and Development Department has commissioned two Engineering Feasibility Studies (EFSs), 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 cover formulation of the development options, detailed land use proposals, associated technical assessments and implementation arrangements. The total estimated cost of the two EFSs, expected to be completed within 2021, is $15.7 million.

The redevelopment of the three urban squatter areas is being undertaken by the Development Bureau and relevant departments as part of their overall duties, a separate breakdown on manpower is therefore not readily available.

2. and 3.

While based on preliminary estimate, these three squatter areas could potentially release land to accommodate about 6 300 public housing units, the detailed development parameters including the development intensity and number of flats, the provision of Government, Institution or Community facilities including welfare facilities, etc. would be subject to the EFSs and future design by the Hong Kong Housing Society.

4. The relevant EFSs will assess whether any buildings with historical significance and sites of archaeological interest in the squatter areas would be affected by the development. Subject to their findings, necessary heritage impact assessment and consultation with Antiquities Advisory Board will be conducted, so as to devise suitable heritage conservation measures and arrangements.

- End -

Reply Serial No.

DEVB(PL)037

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1771)

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 2021-22, the Government will complete the review of private land parcels zoned for high-density housing development to assess whether they are suitable for public housing developments and take forward the follow-up action required for resumption. In this connection, please advise this Committee of the following:

1. a breakdown of these private land parcels by district, land area, land use under lease, number of units to be provided, size of population intake, and average living space per person;

2. the estimated expenditure and manpower arrangement for the land resumption exercise.

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

Reply:

The Government has identified for review ten land parcels involving private land zoned for high-density housing development. Specifically, these ten land parcels have been 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), and with relatively low-rise existing structures (say, only a few storeys).

The Government has been examining whether the land parcels are suitable for high density public housing development taking into account the actual circumstances of each land parcel. Such considerations include the overall planning of the community concerned; community facilities and infrastructure (for example, traffic, water supply and drainage facilities) available in the area; the location, size, development parameters and existing uses of the land parcels; as well as any development plan of the land owner. If the land parcel is assessed to be suitable for public housing development, the Government would resume

the relevant private land by invoking the Land Resumption Ordinance in accordance with the existing mechanism.

The Government is close to completing the said review and will announce the review results in due course. As the said review may lead to potential resumption of private land and compensation with freezing surveys to be conducted without prior notice, it is not appropriate to disclose information on the specific locations and details of the relevant land parcels at this stage so as to avoid market speculation and unnecessary concerns of the existing users.

Land resumption to be required as a result of the review is part of the duties of the Acquisition Section of the Lands Department. There is no breakdown of manpower and relevant resources allocated solely for individual land resumption exercises.

- End -

Reply Serial No.

DEVB(PL)038

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2248)

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 $257.6 billion, and it is projected that we will continue to report deficits in the coming few years. All along, profits tax, land sale revenue and stamp duties are the major sources of government revenue; in light of the rampant pandemic situation and economic downturn around the world, 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.: 14)

Reply:

1. & 2.

The 2021-22 Land Sale Programme announced on 25 February 2021 comprises 15 residential sites and three commercial sites. The details of the sites (e.g. location and estimated time of site availability) included in the 2021-22 Land Sale Programme are available on Lands Department's website (http://www.landsd.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 2021-22 Land Sale Programme and the land supply target, the land revenue for 2021-22 is estimated to be $97.6 billion.

- End -

Reply Serial No.

DEVB(PL)039

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1553)

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 the Government has identified 210 sites with potential for housing development, and that rezoning has been completed or commenced for 70 per cent of them. In this connection, please inform this Committee of the following:

a. Regarding the sites which have been rezoned or are undergoing rezoning procedures, please provide the distribution information.

Site number	Location	Rezoning progress	Completion year of rezoning	Number of housing units to be provided
1				
2				
3				
Total	Number of sites ( )			

b. Regarding the sites the rezoning applications of which have been rejected, please provide the distribution information and the reasons for rejection.

Site number	Location	Reason(s) for rejection by Town Planning Board/withdrawal of rezoning application
1		
2		
3		
Total	Number of sites ( )	

c. Regarding the remaining sites of which rezoning procedures are yet to be commenced, please provide the distribution information and the reasons for not commencing rezoning procedures.

Site number	Location	Reason(s) for not commencing rezoning procedures
1		
2		
3		
Total	Number of sites ( )	

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 2021, 140 sites have been rezoned or allocated for housing development, six sites were not approved by the Town Planning Board because of various considerations and 14 sites are undergoing rezoning procedures. For the remaining 56 sites, rezoning proposals will be formulated upon completion of the necessary technical studies/assessments and subject to their findings. The information of these sites is set out at **Annex**.

Annex

Information on over 210 Potential Housing Sites
(as at early March 2021)

(I) 140 sites with rezoning completed/allocated for residential use

District	Location	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
Eastern	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan	0.33	800
	Java Road, North Point	0.12	240
Southern	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Shouson Hill	1.27	32
	West of Wong Ma Kok Road (near Regalia Bay), Stanley	2.55	210
	Lee Nam Road, Ap Lei Chau	1.18	1 416
	Wah Fu North, Pok Fu Lam	2	1 890
	Wah King Street, Pok Fu Lam	0.68	1 360
	Wah Lok Path, Pok Fu Lam	0.36	360
	Kai Lung Wan, Pok Fu Lam	5.54	5 310
Kowloon City	Sheung Shing Street, Ho Man Tin	0.91	910
	Mok Cheong Street, Ma Tau Kok	0.41	600
	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong	1.13	680
	Ko Shan Road, To Kwa Wan	0.3	500
Kwun Tong	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong	0.71	860
	Lei Yue Mun Path, Lei Yue Mun	0.32	375
	Sau Ming Road, Kwun Tong	0.28	325
	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong	1.06	730
	Hiu Ming Street/Hiu Kwong Street, Kwun Tong	1.06	1 080
	Ko Chiu Road, Yau Tong	0.37	500
	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong	1.14	2 000
	Ex-Cha Kwo Ling Kaoline Mine Site (private housing)	1.83	1 220
	Ex-Cha Kwo Ling Kaoline Mine Site (public housing)	1.41	1 125
	Public Transport Interchange near Kwong Tin Estate, Lam Tin	To be confirmed	To be confirmed
	Public Transport Interchange near Lam Tin Estate, Lam Tin	0.18	500
	Ting On Street, Ngau Tau Kok	0.22	378
	Choi Hing Road and Choi Hing Lane, Ngau Tau Kok	1.23	1 358
	Choi Wing Road, Ngau Tau Kok	0.67	1 110
	Wang Chiu Road, Kowloon Bay (previously known as Opposite to Richland Gardens)	2.68	4 100

District	Location	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
Sham Shui Po	Junction of Fuk Wa Street/Fuk Wing Street (East of Camp Street), Sham Shui Po	0.31	475
	Junction of Fat Tseung Street West and Sham Mong Road, Sham Shui Po	0.62	800
	North of Yin Ping Road, Tai Wo Ping	2.04	980
Kwai Tsing	Sai Shan Road, Tsing Yi (previously known as Near Mayfair Gardens)	0.62	740
	Near Cheung Wang Estate, Tsing Yi	0.14	153
	Junction of Tsing Yi Road and Tsing Hung Road, Area 22B , Tsing Yi	2.17	2 800
	Public Transport Interchange near Lai Yiu Estate, Kwai Chung	To be confirmed	To be confirmed
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi cum Ching Hong Road North project Phase 3	1.17	1 680
Tsuen Wan	Tsing Lung Tau, Sham Tseng, Tsuen Wan	0.49	175
	Sha Tsui Road, Tsuen Wan	1.02	970
	Four "CDA" sites between Sha Tsui Road and Yueng Uk Road, Tsuen Wan	3.61	3 550
Yau Tsim Mong	Junction of Soy Street and Shanghai Street, Mong Kok	0.06	93
	322-324 Reclamation Street/ 445-447 Shanghai Street, Mong Kok	0.03	37
	Junction of Anchor Street and Elm Street, Tai Kok Tsui	0.23	180
Islands	Ex-Peng Chau Chi Yan Public School (northern portion), Peng Chau	0.17	16
	Ngan Kwong Wan Road West, Mui Wo	0.77	500
	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung	0.92	1 200
Sai Kung	Junction of Pik Sha Road & Clear Water Bay Road	0.13	4
	Tui Min Hoi, Hong Kin Road, Sai Kung	0.35	61
	Hong Tsuen Road, Sai Kung Tuk	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)	9.44	8 610
	Anderson Road Quarry (Site 2)(including Sites R2-1, R2-9 and R2-10)	2.55	2 121
	South of Chiu Shun Road, Tseung Kwan O	0.46	600
	East of Movie City, Tseung Kwan O (also known as Pak Shing Kok Road)	2.26	3 140
	Northwest of Ying Yip Road, Tseung Kwan O	1.59	1 730
	West of Yau Yue Wan Village, Tseung Kwan O	2.95	2 700
	Near Ho Chung New Village, Ho Chung	0.47	100
Sha Tin	Pik Tin Street, Area 4D, Shatin	0.29	270
	Mei Tin Estate, Area 4C, Shatin	0.24	220
	Whitehead, Ma On Shan	6.12	1 050

District	Location	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
	Shui Chuen O, Shatin	12.45	11 123
	Hang Kwong Street, Ma On Shan	0.31	178
	Ma Kam Street, Ma On Shan	0.31	310
	Kwei Tei Street, Fo Tan	4.09	4 850
	Wo Sheung Tun Street, Fo Tan	0.86	806
	Lok Wo Sha Lane, Area 111, Ma On Shan	0.83	422
	Au Pui Wan Street, Area 16B, Fo Tan	0.7	810
	North of Tai Po Road near Garden Villa, Tai Wai	0.33	140
	North of To Shek Service Reservoir, Sha Tin	1.13	680
	Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan	0.59	735
	Ma On Shan Road (Northern Portion)	1.93	2 100
	Ma On Shan Road (Southern Portion)		
	North of Lai Ping Road near Yung Ping Path, Kau To	0.67	400
	Whitehead, Ma On Shan	0.46	180
	Hang Tai Road, Area 86B, Ma On Shan	1.9	1 900
	Shek Mun "O" site near Shek Mun Business Area, Sha Tin (Phase 1)	0.43	560
Tai Po	Pak Shek Kok, Tai Po	3.8	1 580
	Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po	8	3 380
	Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po		
	Site 1C, Chong San Road, Pak Shek Kok, Tai Po		
	Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po		
	Lo Fai Road (Eastern Portion)	4.13	660
	Lo Fai Road (Western Portion)		
	Shan Tong Road, Lai Chi Shan, Tai Po	4.25	1 785
	Chung Nga Road East, Tai Po	7.77	6 850
	Area 9, Tai Po		
	Chung Nga Road West, Tai Po	1.78	950
	Near Cheung Shue Tan Road, Tai Po Kau	2.54	150
	Tai Po Road, Tai Po Kau (previously known as Near Junction of Tai Po Road and Yat Yiu Avenue)	2.09	280
	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po	3.81	1 150
	Ma Wo Road near Classical Garden I & Chung Woo Ching Sai, Tai Po	2.28	1 210
North	Ex-Kin Tak Public School, Kwu Tung South	0.73	43
	Choi Yuen Road, Fanling Area 27	1.24	1 160
	South of Yung Shing Court, Fanling Area 49	0.82	780
	Queen's Hill (Site 1), Lung Yeuk Tau	13.77	12 000
	Queen's Hill (Site 2), Lung Yeuk Tau	3.97	2 200

District	Location	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
	Pak Wo Road, Fanling	1.14	1 467
	Area 48, Fanling/Sheung Shui	4	4 000
	Former Fanling Magistracy, Fanling	0.55	640
	Fanling/ Sheung Shui Areas 4 and 30 near Po Shek Wu Road	2.91	3 500
	Po Shek Wu Road, Fanling	1.38	1 800
Tuen Mun	Tseung Choi Street, Area 4, Tuen Mun	0.22	140
	East of So Kwun Wat Road, Area 56, Tuen Mun	2.68	1 290
	West of So Kwun Wat Road, Area 56, Tuen Mun	0.75	390
	Tsun Wen Road, Tuen Mun	1.56	1 900
	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun	1.1	190
	Tsing Ha Lane, Area 20, Tuen Mun	0.61	370
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Western Portion)	2.25	1 160
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	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)	0.56	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	1.32	830
	Area 2, Tuen Mun	0.25	290
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Eastern Portion)	2.78	1 586
	North of Jade Cove, So Kwun Wat, Tuen Mun	6.03	2 000
	North of The Aegean, So Kwun Wat, Tuen Mun		
	North of Fiona Garden, So Kwun Wat, Tuen Mun		
	Area 54 Site 5, Tuen Mun	0.77	700
	Kei Lun Wei, Area 54, Tuen Mun	1	1 000
	South of Kwun Chui Road, Area 56, Tuen Mun	1.22	720
	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun	2.49	3 550
	Hang Fu Street, Area 16, Tuen Mun	0.45	520
	Tseng Tau Sheung Tsuen South, Tuen Mun (previously known as East of Tuen Hing Road, Area 23, Tuen Mun)	1.68	2 700

District	Location	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
	Wu Shan Recreational Park at Wu Shan Road and Lung Mun Road, Tuen Mun	1.89	2 940
	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	2.46	940
Yuen Long	Ex-Au Tau Departmental Quarters at Yau Shin Street, Yuen Long	3.71	1 240
	Tak Yip Street, Tung Tau, Yuen Long	3.87	430
	Junction of Fu Yip Street and Wang Yip Street West, Yuen Long		230
	Two "R(E)1" sites at Wang Yip Street West, Yuen Long		2 820
	Au Tau, Yuen Long (previously known as Ha Ko Po Tsuen, Kam Tin North)	3.22	551
	Wang Chau Phase 1, Yuen Long	5.67	4 000
	Long Bin Interim Housing Phase 1, Yuen Long	10	2 800
	Long Bin Interim Housing Phase 2, Yuen Long		8 900
	Near Tan Kwai Tsuen (Southern Portion), Yuen Long	10.6	7 400
	Kam Sheung Road Site 1, Kam Tin South	6.21	3 700
	Kam Sheung Road Site 4a, Kam Tin South	7.06	3 750
	Kam Sheung Road Site 6, Kam Tin South	2.76	1 550
	Chung Yip Road, Nam Sang Wai, Yuen Long (previously known as Shan Pui Ho East Road (Next to Hong Kong School of Motoring), Yuen Long)	1.52	112
	Total (Note 2): 140 sites	**257.55**	**198 200**

Notes:

1: 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.

2: The figures may not add up to the total due to rounding.

(II) 14 sites with statutory rezoning procedures initiated/in progress

District	Location	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
Central and Western	Ka Wai Man Road Phase 1, Sai Wan	2.88	2 340
	Ka Wai Man Road Phase 2, Sai Wan		
Eastern	Between Cheung Man Road and Chai Wan Park	0.49	850
Wan Chai	Lui Kee Education Services Centre and Wan Chai Polyclinic	0.25	302
Kwai Tsing	Tai Wo Hau Road Phase 1, Kwai Chung	0.32	400
	Tai Wo Hau Road Phase 2, Kwai Chung	0.31	400
	San Kwai Street, Kwai Chung	0.55	650
	Lai Kong Street, Kwai Chung	0.38	410
Tsuen Wan	Near Cheung Shan Estate, Tsuen Wan	6.42	4 000
	Po Fung Terrace, Tsuen Wan	0.84	490
Sha Tin	Lower part of Ma On Shan Tsuen Road, Ma On Shan	2.26	2 700
	Upper part of Ma On Shan Tsuen Road, Ma On Shan	2.73	1 040
Tai Po	East of Cheung Muk Tau, Ma On Shan (Cheung Muk Tau Site 1)	1.38	1 660
	South of Symphony Bay, Ma On Shan (Cheung Muk Tau Site 2)	1.46	1 820
	Total (Note 2): 14 sites	**20.27**	**17 100**

Notes:

1: 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.

2: The figures may not add up to the total due to rounding.

(III) Remaining 56 sites with rezoning not yet initiated

District	Location
Eastern	Behind Chai Wan Swimming Pool, Chai Wan
	Hau Yuen Path, Braemar Hill
	Braemar Hill Road
	Next to St. Joan of Arc Secondary School, Braemar Hill
Southern	Cape Road, Stanley (Previously known as Near Carmel Road (Cape Road, south to Ma Hang Estate), Stanley)
	Near Stanley Village Road (near Ma Hang Prison), Stanley
	LCSD Lower Shouson Hill Nursery, San Wan Village, Wong Chuk Hang
	Red Hill Peninsula, Tai Tam
	Site 1, Nam Fung Road, Shouson Hill
	Site 2, Nam Fung Road, Shouson Hill
Kwun Tong	Po Lam Road (Near Po Tat Estate), Kwun Tong
Wong Tai Sin	Fung Tak Road, Diamond Hill
	Fung Shing Street, Ngau Chi Wan
	Wong Tai Sin Community Centre, Ching Tak Street, Wang Tau Hom
Sham Shui Po	Chak On Road Driving Test Centre and its Adjoining Area, Sham Shui Po
Kwai Tsing	Container Port Road, Kwai Chung
	Wah King Hill Road, Kwai Chung (Previously known as Near Wonderland Villas, 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
Tsuen Wan	Castle Peak Road, Tsing Lung Tau
	Northern Site, Route Twisk, Tsuen Wan (previously known as Site 1, Route Twisk, Tsuen Wan)
	Southern Site, Route Twisk, Tsuen Wan (previously known as Site 2, Route Twisk, Tsuen Wan)
	East of the "V" zone, Lung Yue Road, Tsing Lung Tau
	South of Ma Wan
Sai Kung	West of Tsui Lam Estate, Tseung Kwan O
	Bus Terminus South of Hong Sing Garden and North of Mau Wu Tsai, Tsueng Kwan O
	South of Po Lam Road, Tseung Kwan O
	North of Po Lam Road South, Tseung Kwan O
Sha Tin	Shek Mun "O" site near Shek Mun Business Area, Sha Tin (Phase 2)
Tai Po	To Yuen Tung at Ma Wo Road, Tai Po
	Nam Wa Po, Kau Lung Hang, Tai Po
	Tai Wo, Kau Lung Hang, Tai Po
North	Ching Hiu Road, Sheung Shui
	Fan Garden Site A and its Adjoining Area, Fanling
	Fan Garden Site B1, Fanling
	Fan Garden Site B2, Fanling
	Junction of Castle Peak Road - Kwu Tung and Fan Kam Road, Near Tai Tau Leng, Fanling
	Tong Hang, Fanling
Tuen Mun	Tak Bond Dangerous Godowns and Highways Department Maintenance Depot, Tai Lam Chung, Tuen Mun

District	Location
	West of Lee Kam STFA Primary School, Tuen Mun
	Siu Sau (Northern Portion), So Kwun Wat, Tuen Mun
	San Hing Road, Tuen Mun (Phase 1) (previously known as San Hing Road Extension, Tuen Mun)
	San Hing Road, Tuen Mun (Phase 2)
	Hong Po Road, Tuen Mun
Yuen Long	Tin Wah Road Phase 1, Lau Fau Shan
	Tin Wah Road Phase 2, Lau Fau Shan
	Near Tan Kwai Tsuen (Northern Portion), Yuen Long
	Kam Sheung Road Site 4b, Kam Tin South
	Kam Sheung Road Site 5a, Kam Tin South
	Near Junction of Castle Peak Road and Kam Tin Road, Au Tau, Yuen Long
	Wang Chau Phases 2 and 3, Yuen Long
	Tai Yuk Road, Area 13, Yuen Long
	Tung Shing Lei, Yuen Long
	"REC" site, Ping Shan, Yuen Long
Total	**56 sites**

(IV) Six sites with rezoning proposal not agreed by the Town Planning Board

District	Location	Site Area (ha)	Estimated Flat No. Involved	Decision of Town Planning Board (TPB)
Tai Po	Near Fung Yuen, Ting Kok	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	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	0.44	38	TPB decided on 27 February 2015 to retain the "GB" zoning which was considered more appropriate for the site
	Nam Fung Road (near Aberdeen Tunnel), Shouson Hill	0.59	150	TPB decided on 3 May 2019 to retain the "GB" zoning which was considered more appropriate for the site
Sai Kung	North of Tseung Kwan O Village, Tseung Kwan O	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
	Nam Wai (Eastern Portion), Hebe Haven, Sai Kung	0.70	130	TPB decided on 20 December 2019 to revert the site to "GB" zone after hearing of representations/ comments relating to amendments to the Hebe Haven OZP
	Total (Note 1): 6 sites	**11.02**	**5 320**	

Note:

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

(Question Serial No. 1557)

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:

In respect of Programme (1) Director of Bureau's Office, please provide the following information:

1. What are the numbers of non-civil service contract (NCSC) staff members employed by the Director of Bureau's Office and the relevant expenditures in the past three financial years;

2. Are there any establishment and expenditure ceilings on the NCSC staff members employed by the Director of Bureau? If yes, what are the relevant establishment and expenditure ceilings?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 19)

Reply:

1. The details of and the expenditures for the non-civil service contract (NCSC) staff working at the Office of the Secretary for Development in the past three years are as follows –

Financial Year	**No. of NCSC Staff#**	**Total Salary Expenditure for the NCSC staff* from 1.4.2018 to 28.2.2021 ($ million)**
2018-19	2	4.848
2019-20		
2020-21		

[#] The position of the no. of NCSC Staff as at 30 June 2018, 30 June 2019 and 30 June 2020.
[*] Including payment for annual leave, end-of-contract gratuity and contributions to Mandatory Provision Fund Scheme.

2. Under the NCSC Staff Scheme, Heads of Bureaux/Departments (B/Ds) may, subject to availability of funding, employ NCSC staff remunerated at non-directorate equivalent level to meet service needs –
   (a) which are time-limited, seasonal, or subject to market fluctuations;
   (b) which require staff to work on a part-time basis;
   (c) which require tapping the latest expertise in a given area in the market; or
   (d) where the mode of delivery of the service is under review or likely to be changed.

   Besides, the Civil Service Bureau (CSB) has set a ceiling for the number of NCSC staff for each B/D in the light of specific operational needs, and required a B/D to seek prior approval from the CSB for the employment of NCSC staff exceeding the prescribed ceiling.

   Therefore, the Office of the Secretary for Development employs NCSC staff in the light of operational needs subject to the above requirements and the estimated operational expenses thereof.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1838)

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.: 16)

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)]			**Common Area Repair Works Subsidy[(2)(4)(7)]**			**Home Renovation Interest-free Loan[(2)(4)]**		
Year	**2018**	**2019**	**2020**	**2018**	**2019**	**2020**	**2018**	**2019**	**2020**
No. of applications received	93	Not applicable[(3)]	Not applicable[(3)]	615	160	621	196	199	45
No. of applications approved[(5)]	87	0	0	119	57	28	63	51	53

	Owners' Corporation Formation Subsidy[2]			Common Area Repair Works Subsidy[2][4][7]			Home Renovation Interest-free Loan[2][4]		
Year	**2018**	**2019**	**2020**	**2018**	**2019**	**2020**	**2018**	**2019**	**2020**
Amount of subsidy/loan involved ($million)[6]	0.26	0	0	29.46	15.65	9.5	1.11	0.99	0.93
No. of applications rejected (including those withdrawn by applicants)[5]	20	5	4	84	63	45	128	133	140

Note[1]: Since 1 July 2015, HKHS ceased accepting new applications and URA has taken over the work of HKHS under the three schemes. HKHS completed in 2019 the processing of applications under the three schemes 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]: From 9 July 2018 onwards, URA ceased accepting new applications for the Owners' Corporation Formation Subsidy and the subsidy has been subsumed under other building rehabilitation schemes. For information, in 2019 and 2020, 65 and 23 applications received additional subsidy for forming owners' corporations when joining other rehabilitation schemes under URA, amounting to a total subsidy of $195,000 and $69,000 released respectively.

Note[4]: It does not include the hardship grant whereby applications are made on the basis of individual property owners.

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

Note[6]: The figures do not necessarily correspond to the applications approved in the same year.

Note[7]: The number of applications approved and amount of subsidy involved was affected by the slowdown in common area works during the COVID-19 epidemic.

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

(Question Serial No. 3028)

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.: 17)

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

	2018	**2019**	**2020**
No. of applications received	27	116	331
No. of applications rejected(1)	0	2	1
No. of applications approved(1)(2)	24	80	161
No. of beneficiary buildings involved in the approved applications(2)	18	65	115
Total amount of subsidy involved in the approved applications	$950,000	$3,115,000	$6,280,000

Hong Kong Housing Society

	2018	**2019**	**2020**
No. of applications received	51	N.A.	N.A.
No. of applications rejected(1)	2	N.A.	N.A.
No. of applications approved(1)(2)	58	N.A.	N.A.
No. of beneficiary buildings involved in the approved applications(2)	87	N.A.	N.A.
Total amount of subsidy involved in the approved applications	$2,160,000	N.A.	N.A.

Note(1): The number of applications approved and rejected do not necessarily correspond to the number of applications received in the same year.

Note(2): Application 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 therefore does not correspond to the number of beneficiary buildings involved.

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) as of 2017-18.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2453)

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 the 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 LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 13)

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 (CBS) Scheme 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 taken 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 identified two clusters of sites, involving more than 30 CBSes in Kowloon City, as pilot projects and conducted detailed studies on the sites.

On 22 May 2020, URA commenced the two pilot projects, i.e. Shing Tak Street/Ma Tau Chung Road Development Project (CBS-1:KC) and Kau Pui Lung Road/Chi Kiang Street Development Scheme (CBS-2:KC), which involve all together 39 buildings and affect 616 units. Upon redevelopment, the number of residential units will increase from the current 616 to about over 3 000, with about one third of them being subsidised 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 relevant statutory authority will fund the construction costs of subsidised housing, these redevelopment projects will not incur additional expenditure on the part of the Government.

There is no plan to commence new redevelopment projects on CBS as URA will focus its efforts on the two commenced pilot projects mentioned above for the time being.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2454)

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 the Government's plan to extend the length of the harbourfront promenades from the current 20-odd kilometres to 34 kilometres in about ten 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, areas of the open spaces, works progress, costs and the expected completion dates.

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 16)

Reply:

With the support of the Harbourfront Commission, the Government has been actively taking forward various projects with the $6.5 billion harbourfront enhancement dedicated funding. This aims to extend our harbourfront promenade from the existing 24 kilometres (km) to 34 km by 2028, providing quality open spaces amounting to about 35 hectares (ha). Details of the relevant projects are as follows –

(a) Open Space at Eastern Street North in Sai Ying Pun (area: 1.25 ha): technical feasibility study has been completed and design work is underway. We target to seek funding approval of the Finance Committee of the Legislative Council in late 2021. Construction works are expected to be completed by phases starting 2024;

(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 opened in October 2019 under the incremental approach. The project would be concluded upon opening of the hinterland section in the second quarter of 2021;

(c) Celebration Precinct in Wan Chai North (area: 1.85 ha): the site is currently open to the

public and the Ani-Com Park@Harbour"FUN" was introduced with the participation of different community talent. We will continue to invite professional inputs from local creative talent in enhancing the attractiveness of the Precinct;

(d) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 m): the promenade between Expo Drive East and Marsh Road was connected in December 2020 and opened to the public. Other sites currently released from major infrastructural works are also being beautified for opening by phases starting March 2021. Winning entries of the Harbourfront Public Furniture Competition held in 2020 are also being displayed at the Precinct;

(e) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m): the promenade connecting the Wan Chai North Temporary Public Transport Interchange with the area fronting the Hung Hing Road Flyover was connected in December 2020 and opened to the public. New phases of works, including a set of harbour steps bringing people closer to the water, would be completed starting end 2021. The water sports sector has started organising water sports events at the Precinct in the latter half of 2020, while winning entries of the Harbourfront Public Furniture Competition held in 2020 are also being displayed there;

(f) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade: 317 m): the promenade near Victoria Park Road is being enhanced and a new set of harbour steps will be introduced for bringing people closer to the water. Construction works are expected to be completed by phases starting end 2021;

(g) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade: 772 m): although the site is still being used 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. Construction works are expected to be completed by phases starting end 2021;

(h) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 800 m): we target to seek funding approval of the Finance Committee of the Legislative Council in 2021 for commencement of construction works, which are expected to be completed by phases starting 2024;

(i) Tsuen Wan Waterfront Enhancement (area: 2.05 ha): the promenade along Hoi On Road fronting Serenade Cove was enhanced and opened to the public in September 2019, while uplifting for the section between Bayview Garden to Belvedere Garden Phase 3 would be completed in the first half of 2021. As regards the portion from Hoi On Road to Hoi Hing Road, a technical feasibility study was completed in 2020. Efforts are being made to appoint a consultant for 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. Initial findings are expected in the first half of 2022;

(j) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m): although a majority of the site is still needed 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 the promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public by phases starting 2023;

(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 2025;

(l) Hung Hom Urban Park (area: 2.2 ha): the site has been open for public use after the relocation of the public transport interchange thereon in January 2019 and the completion of some simple greening works. It is now a piece of open space enjoyed by the public in an organic and joyful manner. The Administration is exploring options for further enhancing public experience at the site, taking into account comments received during the Market Sounding Exercise conducted earlier, and the experience gained from the open use, as well as the progress and feedback of projects being pursued in the vicinity (including the "Open Space Development at Hung Hom Waterfront" project by the Leisure and Cultural Services Department which would commence before 2022, and the beautification of the Hung Hom (South) Ferry Pier being actively pursued by the operator of the Central-Hung Hom ferry service and the water-taxi service); 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 have completed two inception reports and the literature review on overseas projects. Remaining researches are expected to be completed in 2021-22.

With the implementation of these projects as well as other relevant initiatives, the length of our harbourfront promenades could be extended to 34 km by 2028. So far, completed promenades mentioned above are arranged through minor works projects funded by relevant block votes or through reinstatement of works areas with funding approved for relevant works projects. As at now, the total approved estimates of the relevant enhancement projects amount to about $135 million in total. As far as major capital works projects are concerned, as set out in (a) and (h) above, we target to seek funding approval of the Finance Committee of the Legislative Council for the Eastern Street North project and Boardwalk project in late 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

(Question Serial No. 2460)

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. Please advise on the work that has been done on the fronts of (i) implementing harbourfront enhancement initiatives and (ii) promoting the establishment of the Harbourfront Authority (HA) ever since the Chief Executive took office; and the initiatives to be taken forward in the coming year, as well as the expenditure involved.
2. What are the expenditure involved and staff establishment of the Harbour Office ever since its establishment and in the coming year?
3. Will the Government continue to promote the establishment of the HA?

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 41)

Reply:

1. The Government has 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. 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 has been completed and design work is underway. We target to seek funding approval of the Finance Committee of the Legislative Council in late 2021. Construction works are expected to be completed by phases starting 2024;

(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 opened in October 2019 under the incremental approach. The project would be concluded upon opening of the hinterland section in the second quarter of 2021;

(c) Celebration Precinct in Wan Chai North (area: 1.85 ha): the site is currently open to the

public and the Ani-Com Park@Harbour"FUN" was introduced with the participation of different community talent. We will continue to invite professional inputs from local creative talent in enhancing the attractiveness of the Precinct;

(d) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 m): the promenade between Expo Drive East and Marsh Road was connected in December 2020 and opened to the public. Other sites currently released from major infrastructural works are also being beautified for opening by phases starting March 2021. Winning entries of the Harbourfront Public Furniture Competition held in 2020 are also being displayed at the Precinct;

(e) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m): the promenade connecting the Wan Chai North Temporary Public Transport Interchange with the area fronting the Hung Hing Road Flyover was connected in December 2020 and opened to the public. New phases of works, including a set of harbour steps bringing people closer to the water, would be completed starting end 2021. The water sports sector has started organising water sports events at the Precinct in the latter half of 2020, while winning entries of the Harbourfront Public Furniture Competition held in 2020 are also being displayed there;

(f) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade: 317 m): the promenade near Victoria Park Road is being enhanced and a new set of harbour steps will be introduced for bringing people closer to the water. Construction works are expected to be completed by phases starting end 2021;

(g) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade: 772 m): although the site is still being used 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. Construction works are expected to be completed by phases starting end 2021;

(h) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 800 m): we target to seek funding approval of the Finance Committee of the Legislative Council in 2021 for commencement of construction works, which are expected to be completed by phases starting 2024;

(i) Tsuen Wan Waterfront Enhancement (area: 2.05 ha): the promenade along Hoi On Road fronting Serenade Cove was enhanced and opened to the public in September 2019, while uplifting for the section between Bayview Garden to Belvedere Garden Phase 3 would be completed in the first half of 2021. As regards the portion from Hoi On Road to Hoi Hing Road, a technical feasibility study was completed in 2020. Efforts are being made to appoint a consultant for 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. Initial findings are expected in the first half of 2022;

(j) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m): although a majority of the site is still needed 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 the promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public by phases starting 2023;

(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 2025;

(l) Hung Hom Urban Park (area: 2.2 ha): the site has been open for public use after the relocation of the public transport interchange thereon in January 2019 and the completion of some simple greening works. It is now a piece of open space enjoyed by the public in an organic and joyful manner. The Administration is exploring options for further enhancing public experience at the site, taking into account comments received during the Market Sounding Exercise conducted earlier, and the experience gained from the open use, as well as the progress and feedback of projects being pursued in the vicinity (including the "Open Space Development at Hung Hom Waterfront" project by the Leisure and Cultural Services Department which would commence before 2022, and the beautification of the Hung Hom (South) Ferry Pier being actively pursued by the operator of the Central-Hung Hom ferry service and the water-taxi service); 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 have completed two inception reports and the literature review on overseas projects. Remaining researches are expected to be completed in 2021-22.

Together with other relevant projects, about six kilometres (km) of new promenade was open to the public since the inauguration of this term of the Government in July 2017, extending the total length of harbourfront promenades to about 24 km. Our target is to bring it to 34 km by 2028. So far, completed promenades mentioned above are arranged through minor works projects funded by relevant block votes or through reinstatement of works areas with funding approved for relevant works projects. As at now, the total approved estimates of the relevant enhancement projects amount to about $135 million in total. As far as major capital works projects are concerned, as set out in (a) and (h) above, we target to seek funding approval of the Finance Committee of the Legislative Council for the Eastern Street North project and Boardwalk project in late 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.

2. To take forward the above harbourfront enhancement initiatives, the Harbour Unit of the Development Bureau was re-organised in 2018-19 into a multi-disciplinary Harbour Office (HO) with an initial set up of 18 staff. In 2021-22, HO will have a total of 33 staff for stepping up the planning, implementation and publicity of the priority projects supported by the $6.5 billion dedicated funding, in addition to coordinating other harbourfront initiatives of various project proponents. The estimated operating

expenditure in 2021-22 is $73 million, covering recurrent costs of relevant promenades opened under the incremental approach, salaries, operating expenditure etc.

3. The community was engaged in the discussion of whether a statutory Harbourfront Authority should be established back in 2013 and 2014. In the two phases of public engagement exercise jointly organised by the Government and the Harbourfront Commission (HC), public opinions were very divided. The visible progress made in the past few years in delivering and taking forward various harbourfront enhancement projects indicates that the current institutional set up with the HO and HC working in close partnership and involving other stakeholders has been working well.

- End -

Reply Serial No.

DEVB(PL)046

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2518)

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

Subhead (No. & title): (700) General non-recurrent

(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In connection with the $1 billion earmarked for the provision of subsidies for owners of more than 3 000 old buildings to carry out drainage repair or enhancement works, please provide the following additional information:

1. Did the Government gauge the aspiration of owners' corporations or owners in respect of drainage repair or enhancement. It should be noted that public concerns over drainage will wane when the epidemic slows down or ends.

2. Did the Government assess whether any subdivided units would be displaced if rectification of water pipes was required?

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 11)

Reply:

1. Regardless of whether there is an epidemic, defective drains and drains not properly maintained will affect occupants' health and environmental hygiene. While it is the Government's position that owners should take primary responsibility to repair and maintain their properties in a timely manner, the Government recognises that some owners may have genuine difficulties in fulfilling their responsibility due to lack of financial means, technical knowledge and/or organisation ability and has therefore provided technical and financial assistance to owners in need to maintain and repair their buildings. In view of the rising public concerns on defective drains amid the Coronavirus Disease 2019 epidemic and taking into account views expressed by the industry and Legislative Council members, the Government has proposed in the Appropriation Bill 2021-22 to set aside $1 billion for a new Building Drainage System Repair Subsidy Scheme (DRS) to subsidise owners of private residential and

composite buildings aged 40 or above with lower average rateable values in repairing or upgrading the drains of their buildings.

The Urban Renewal Authority (URA), as the government's partner in administering the scheme, will proactively promote DRS. At the initial stage of the scheme, URA will reach out to owners of target buildings with outstanding drainage related statutory orders, informing them of the scheme and inviting them to attend an online briefing. Moreover, DRS will also be promoted on URA's Building Rehabilitation Platform as well as through newspaper and radio advertisements.

2. The scope of DRS will cover the common drains of a building as well as external branch pipes serving individual units but are in close proximity to the common drains where works are warranted. Such works do not involve private premises inside a building, hence should not normally require the displacement of residents concerned.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2519)

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, Sham Shui Po District, Yau Tsim Mong 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, Sham Shui Po District, Yau Tsim Mong 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?

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 14)

Reply:

1. According to the records of the Buildings Department (BD), the age distribution of private residential/ composite buildings in Kowloon City, Sham Shui Po and Yau Tsim Mong Districts as at end 2020 are tabulated below –

District	Below 30 years	30 to 49 years	50 years or above	Total
Kowloon City	663	984	1 340	2 987
Sham Shui Po	394	676	859	1 929
Yau Tsim Mong	343	630	1 472	2 445

BD does not compile statistics on the number of units of these 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 (BA) 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 BA 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.

As regards rezoning applications, for Kowloon City District, two applications 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" were received from the same applicant in 2018 and 2020 respectively. While the first application in 2018 was rejected by the Metro Planning Committee (the Committee) of the Town Planning Board, the second application in 2020 was partially agreed to by the Committee in August 2020. The proposed development comprises domestic and non-domestic gross floor areas (GFA) of about 44 400 m^2 and 8 880 m^2 respectively, and the anticipated completion date as suggested by the applicant is 2026. For Sham Shui Po District, one rezoning application in Shek Kip Mei was received in 2019 but later withdrawn by the applicant. As for Yau Tsim Mong District, no rezoning application was received in the past three years.

Separately, 14 applications for permission under section 16 of the Town Planning Ordinance for redevelopment proposals for residential buildings in Kowloon City District, Sham Shui Po District, Yau Tsim Mong District were received in the past three years. Of these applications, eight were approved (including two applications (A/K20/128 and A/K20/132) that were related to the same site), two were rejected, three were withdrawn by the applicants, and one is pending consideration by the Committee. Details of the eight approved applications are as follows:

Application No.	Location	Domestic GFA	Non-domestic GFA	Approval Date	Anticipated Completion Date
A/K10/259	5-7 Mok Cheong Street / 70-78 Sung Wong Toi Road	63 000 m^2	9 260 m^2	7.12.2018	2023
A/K10/266	17 Yuk Yat Street	7 770 m^2	700 m^2	4.12.2020	2026

Application No.	Location	Domestic GFA	Non-domestic GFA	Approval Date	Anticipated Completion Date
A/K10/267	21-31 Sheung Heung Road	6 341 m^2	1 268 m^2	8.1.2021	2023
A/K2/218	348 Nathan Road	11 814 m^2	11 814 m^2	26.2.2021	2027
A/K3/585	25-29 Kok Cheung Street	18 780 m^2	3 756 m^2	3.1.2020	2021
A/K20/128	Site bound by Lai Hong Street, Fat Tseung Street, Sham Wong Road, Cheung Sha Wan	177 750 m^2	11 850 m^2	17.8.2018	2024
A/K20/132	Same as above	Same as above (with more flat units)	Same as above	4.9.2020	2027
A/K4/70	Pak Tin Estate (part), Shek Kip Mei	327 750 m^2	57 000 m^2	12.4.2019	2020 to 2026 by phases

- End -

Reply Serial No.

DEVB(PL)048

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2524)

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:

1. Ever since the launch of the "Smart Tender scheme", how many contractors and consultants have applied to register on the e-tendering platform and how many registration were approved each year?

2. What is the total number of contractors and consultants registered on the platform at the end of each financial year?

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 26)

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

867 service providers registered on the e-tendering platform under Smart Tender as of end February 2021, comprising 692 contractors and 175 consultants. The number of contractors and consultants applying to register on the platform under Smart Tender, the number of contractors and consultants registered and total number of contractors and consultants registered broken down by year are set out as follows:

Year of registration	**Application to register on e-tendering platform under Smart Tender** (1)		**Approved application to register on e-tendering platform under Smart Tender** (2)		**Total number of contractors and consultants registered on e-tendering platform under Smart Tender at the end of the respective financial year**
	Number of contractors	**Number of consultants**	**Number of contractors**	**Number of consultants**	
May 2016 - Mar 2017 (3)	220	NA	170	NA	170
Apr 2017 - Mar 2018	175	NA	166	NA	336
Apr 2018 - Mar 2019 (4)	208	114	205	37	578
Apr 2019 - Mar 2020	77	50	64	75	717
Apr 2020 - Feb 2021	64	11	87	63	867
Total:	**744**	**175**	**692**	**175**	**867**

Note(1) Including two cases of contractors 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 accepting only enrolment by contractors.

Note(4) Application to register on e-tendering platform by consultants commenced in August 2018.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2525)

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 Maintenance 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 over the past year.

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 31)

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) with its own resources. Consolidated figures provided by URA with respect of the three schemes in 2020 are set out below –

	Owners' Corporation Formation Subsidy (1)	**Common Area Repair Works Subsidy** (1)(3)(4)	**Home Renovation Interest-free Loan** (1)(3)
No. of applications received	Not applicable(2)	621	45
No. of applications approved (5)	Not applicable(2)	28	53
Amount of subsidy/loan involved ($million) (6)	Not applicable(2)	9.5	0.93

	Owners' Corporation Formation Subsidy [(1)]	**Common Area Repair Works Subsidy** [(1)(3)(4)]	**Home Renovation Interest-free Loan** [(1)(3)]
No. of applications rejected (including those withdrawn by applicants) [(5)]	4	45	140

Note[(1)]: 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[(2)]: From 9 July 2018 onwards, URA ceased accepting new applications for the Owners' Corporation Formation Subsidy and the subsidy has been subsumed under other building rehabilitation schemes. For information, in 2020, 23 applications received additional subsidy for forming owners' corporations when joining other schemes under URA, amounting to a total subsidy of $69,000 released.

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

Note[(4)]: The number of applications approved and amount of subsidy involved was affected by the slowdown in common area works during the Coronavirus Disease 2019 epidemic.

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

Note[(6)]: The figures do not necessarily correspond to the applications 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

(Question Serial No. 0336)

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 153 of the Budget Speech that $6.5 billion was earmarked for harbourfront enhancement last year. In this connection, will the Government inform this Committee of the following:
1. The harbourfront development projects funded by the provision earmarked, as well as the cost estimate and actual cost, progress achieved and estimated completion dates thereof, set out in tabular form;
2. The expected timetables for commencing construction works for the Boardwalk underneath the Island Eastern Corridor and the harbourfront park at Eastern Street North in Sai Ying Pun, and the estimated time by which the opening of the Boardwalk and the harbourfront park may be advanced with the adoption of an "incremental approach";
3. One of the advantages of an "incremental approach" on development is to enable members of the public to enjoy the harbourfront public space earlier, and to collect their views on further improvement of the facilities afterwards. Does the Harbour Office under the Bureau have a mechanism in place for collecting public views? If yes, what are the public's views in general? If not, what are the reasons?

Asked by: Hon LIAO Cheung-kong, Martin (LegCo internal reference no.: 26)

Reply:

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

(a) Open Space at Eastern Street North in Sai Ying Pun (area: 1.25 hectare (ha)): technical feasibility study has been completed and design work is underway. We target to seek funding approval of the Finance Committee of the Legislative Council in late 2021. Construction works are expected to be completed by phases starting 2024;

(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 opened in October 2019 under the incremental approach. The project would be concluded upon opening of the hinterland section in the second quarter of 2021;

(c) Celebration Precinct in Wan Chai North (area: 1.85 ha): the site is currently open to the public and the Ani-Com Park@Harbour"FUN" was introduced with the participation of different community talent. We will continue to invite professional inputs from local creative talent in enhancing the attractiveness of the Precinct;

(d) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 m): the promenade between Expo Drive East and Marsh Road was connected in December 2020 and opened to the public. Other sites currently released from major infrastructural works are also being beautified for opening by phases starting March 2021. Winning entries of the Harbourfront Public Furniture Competition held in 2020 are also being displayed at the Precinct;

(e) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m): the promenade connecting the Wan Chai North Temporary Public Transport Interchange with the area fronting the Hung Hing Road Flyover was connected in December 2020 and opened to the public. New phases of works, including a set of harbour steps bringing people closer to the water, would be completed starting end 2021. The water sports sector has started organising water sports events at the Precinct in the latter half of 2020, while winning entries of the Harbourfront Public Furniture Competition held in 2020 are also being displayed there;

(f) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade: 317 m): the promenade near Victoria Park Road is being enhanced and a new set of harbour steps will be introduced for bringing people closer to the water. Construction works are expected to be completed by phases starting end 2021;

(g) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade: 772 m): although the site is still being used 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. Construction works are expected to be completed by phases starting end 2021;

(h) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 800 m): we target to seek funding approval of the Finance Committee of the Legislative Council in 2021 for commencement of construction works, which are expected to be completed by phases starting 2024;

(i) Tsuen Wan Waterfront Enhancement (area: 2.05 ha): the promenade along Hoi On Road fronting Serenade Cove was enhanced and opened to the public in September 2019, while uplifting for the section between Bayview Garden to Belvedere Garden Phase 3 would be completed in the first half of 2021. As regards the portion from Hoi On Road to Hoi Hing Road, a technical feasibility study was completed in 2020. Efforts are being made to appoint a consultant for 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. Initial findings are expected in the first half of 2022;

(j) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m): although a majority of the site is still needed 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 the promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public by phases starting 2023;

(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 2025;

(l) Hung Hom Urban Park (area: 2.2 ha): the site has been open for public use after the relocation of the public transport interchange thereon in January 2019 and the completion of some simple greening works. It is now a piece of open space enjoyed by the public in an organic and joyful manner. The Administration is exploring options for further enhancing public experience at the site, taking into account comments received during the Market Sounding Exercise conducted earlier, and the experience gained from the open use, as well as the progress and feedback of projects being pursued in the vicinity (including the "Open Space Development at Hung Hom Waterfront" project by the Leisure and Cultural Services Department which would commence before 2022, and the beautification of the Hung Hom (South) Ferry Pier being actively pursued by the operator of the Central-Hung Hom ferry service and the water-taxi service); 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 have completed two inception reports and the literature review on overseas projects. Remaining researches are expected to be completed in 2021-22.

With the implementation of these projects as well as other relevant initiatives, the length of our harbourfront promenades could be extended to 34 kilometres by 2028. So far, completed promenades mentioned above are arranged through minor works projects funded by relevant block votes or through reinstatement of works areas with funding approved for relevant works projects. As at now, the total approved estimates of the relevant enhancement projects amount to about $135 million in total. As far as major capital works projects are concerned, as set out in (a) and (h) above, we target to seek funding approval of the Finance Committee of the Legislative Council for the Eastern Street North project and Boardwalk project in late 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.

With an "incremental approach", we aim to complete our harbourfront projects by phases so that individual promenade sections along the Harbour could be opened for public use as soon as they are ready, while works at the hinterland side are still ongoing. Visitors' feedback would be collected during the first phase of opening for enhancing the latter stage of works. For instance –

(a) Open Space at Eastern Street North in Sai Ying Pun: the first phase of works was completed in 2019 with the site opened to public under the theme of WE Park. In addition to periodic on-site observations by the project team, an external consultant has also been commissioned to conduct a systematic user survey on the visitors' experience and suggestions. Comments include preference over sufficient shading, intergenerational and inclusive play facilities, multi-purpose area etc. These comments have been suitably incorporated into the next stage of works, the final design of which would be put up for funding approval within 2021; and

(b) Boardwalk underneath the Island Eastern Corridor: while details of the Boardwalk project, particularly those covering the harbourfront linkage between Causeway Bay and Quarry Bay, are still being finalised, arrangement was made to complete and open the North Point Promenade (amounting to 400m in length) in 2018 and 2019 first. Numerous on-site visits with HC, the local community and relevant departments have been conducted for collecting first hand users' feedback. Various place-making initiatives have also been arranged for testing out visitors' preference. All these will be taken into account in finalising details of the Boardwalk project, the final design of which would be put up for funding approval within 2021.

The above projects are planned for phased completion starting 2024, while their first phases were opened some five years in advance in 2018 and 2019. We shall continue to adopt this "incremental approach" in the future opening of the works projects concerned.

- End -

Reply Serial No.

DEVB(PL)051

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0803)

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

Subhead (No. & title): (700) General non-recurrent

(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in Paragraph 37 of the Budget Speech that amid the epidemic, the public are increasingly concerned about environmental hygiene issues such as misconnection and dilapidation of the drainage pipes of buildings. The Government will earmark $1 billion to provide subsidies for owners of more than 3 000 old buildings with relatively low rateable values to carry out drainage repair or enhancement works. For buildings with owners having difficulties in organising the works by themselves, such as "three-nil" buildings, the Buildings Department (BD) will exercise its power under the Buildings Ordinance to carry out the works in default of their owners in an orderly manner based on the risk profile. The owners concerned may also benefit from the subsidy scheme. In this connection, please inform this Committee of the following:

1. Details of the scheme, including the implementation date, the number of target buildings, the subsidy threshold, the implementation time required for the whole scheme and the manpower involved;

2. Considering that the BD will carry out the works in default of the owners, as appropriate, does the estimate of the BD in 2021-22 provide for the relevant expenditure? If yes, what are the details?

Asked by: Hon LIAO Cheung-kong, Martin (LegCo internal reference no.: 42)

Reply:

It is the Government's position that owners should take primary responsibility to repair and maintain their properties in a timely manner. Nevertheless, to address rising public concerns regarding defective drains amid the Coronavirus Disease 2019 epidemic, the Government plans to launch the Building Drainage System Repair Subsidy Scheme (DRS)

at a total commitment of $1 billion to subsidise the investigation, repair, rectification and/or upgrading of drainage systems of old residential or composite buildings.

1.& 2.

DRS will subsidise 80% of the total cost of the investigation, repair, rectification and/or upgrading of drains (subject to a "per building" cap). The cap is determined by the number of domestic units in the building to ensure a prudent use of public funds as tabulated below -

No. of domestic units in the buildings	Proposed subsidy cap per building
20 and below	$120,000
21 to 50	$250,000
51 to 100	$450,000
101 to 150	$600,000
151 to 200	$750,000
201 units and above	$1,000,000

As the Government's partner in implementing DRS, the Urban Renewal Authority (URA) will be responsible for administering the scheme under the "all-in-one" Integrated Building Rehabilitation Assistance Scheme and will absorb the associated administrative cost with its own resources. URA is thus unable to provide a separate breakdown of the expenditure and manpower incurred solely for administering the DRS.

Under DRS, the Buildings Department (BD) will also proactively select buildings with outstanding statutory orders for common drains where the owners concerned have difficulties in coordinating the requisite drainage investigation and repair works. BD will exercise its statutory power to carry out the works in default of owners by mobilising its default works consultants and government contractors and seek to recover the cost from the owners afterwards. Such owners could also benefit from the DRS. To this end, some $50 million out of the $1 billion funding will be set aside for BD to procure services for a period of six years from 2021-22 to assist in the administration of the default works.

The Buildings Unit of the Development Bureau oversees the provision of technical support to building owners and the implementation of DRS as part of its overall portfolio. This being the case, we are not in a position to provide a breakdown of the manpower resources in the Bureau deployed solely for this new initiative.

Subject to funding approval, we plan to launch DRS in May 2021. We plan to kick start the publicity campaign for the scheme in mid-April 2021 to allow sufficient time for owners to reach a consensus and plan for the works to be conducted. Subject to the responses as well as the amount of subsidy involved in approved applications, it is estimated that the DRS would benefit over 3 000 buildings with cashflow spreading across six years.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0046)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the harbourfront enhancement projects, the Government has earmarked a total of $6.5 billion, and has completed six kilometres of harbourfront promenades over the past three years or so for public enjoyment. In this connection, will the Government inform this Committee of the following:

1. the work schedule, staff establishment and the expenditure involved in relation to the boardwalk underneath the Island Eastern Corridor and the harbourfront park at Eastern Street North in Sai Ying Pun;
2. the completion date of the rezoning work of the Green Island Cement Pier in Kowloon City and the waterfront area of Tai Kok Tsui for the provision of a harbourfront promenade connecting Kowloon East and Kowloon West;
3. whether consideration has been given for the provision of free outdoor fitness facilities to attract more visitors, as the government indicated that new elements would be added to the waterfront;
4. the measures to be taken by the government to solve the seawater odour problem which still exists in certain parts of the harbourfront.

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 3)

Reply:

1. We target to seek funding approval of the Finance Committee of the Legislative Council for the Boardwalk underneath the Island Eastern Corridor and the open space at Eastern Street North in Sai Ying Pun in late 2021. Construction works are expected to be completed by phases starting 2024. When their detailed project scopes are confirmed later in the year, we would be in a better position to ascertain the funding requirements for each project. Work related to the two projects has been largely absorbed by the existing manpower of the Harbour Office (HO) of the Development Bureau, the Civil Engineering and Development Department and the

Architectural Services Department. As such, we are unable to provide a separate breakdown incurred solely for the work.

2. Open space development is always permitted in all zones in the subject Outline Zoning Plan unless specified otherwise. Accordingly, no rezoning is needed for constructing any promenade in the vicinity of the Green Island Cement Pier. That said, since the area involves private lots and multiple ownerships, any development plan including the provision of promenades therein would be subject to private decisions. The HO stands ready to facilitate as appropriate.

   As regards the Tai Kok Tsui harbourfront, the HO has been working closely with the relevant departments in creating a new footpath adjoining the landward side of the New Yau Ma Tei Public Cargo Working Area (PCWA). A preliminary alignment has recently been worked out. The existing promenade to the north of the PCWA will also be extended under Drainage Services Department's "Construction of Dry Weather Flow Interceptor at Cherry Street Box Culvert" project.

3. It has been the aspiration of both the Government and the Harbourfront Commission to, taking into account site characteristics and public needs, introduce different elements to different parts of the harbourfront, thereby enhancing their diversity, attractiveness and vibrancy. While fitness stations with fixed facilities will continue to be provided at suitable harbourfront locations, multi-purpose lawns/ areas will also be provided in some others to enable visitors to carry out different kinds of fitness activities.

4. The Environmental Protection Department (EPD) and the Drainage Services Department (DSD) have been developing water quality improvement measures with a long-term objective of enhancing the Victoria Harbour's leisure and recreational value. The commissioning of the Harbour Area Treatment Scheme has brought noticeable improvement in the overall water quality of Victoria Harbour. Looking ahead, EPD and DSD will continue to implement targeted pollution control measures to further enhance the quality of coastal waters of Victoria Harbour, including construction and modification of dry weather flow interceptors, upgrading of sewage treatment works, provision of public sewers and rehabilitation of ageing underground sewers, and will also work along with the Buildings Department in the rectification of sewerage mis-connections.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0047)

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 launched the policy for revitalising industrial buildings to allow wholesale conversion of industrial buildings into transitional housing. In this connection, will the Government inform this Committee of the following:

1. the current number of vacant industrial buildings in Hong Kong, and the number of such buildings that have potential for redevelopment or wholesale conversion into transitional housing;
2. whether the Government has considered purchasing some of the industrial buildings which have the potential for conversion into transitional housing; if yes, of the details;
3. whether the requirements in relation to wholesale conversion of industrial buildings will be relaxed to allow conversion works to be carried out on some floors only to enhance flexibility; and
4. the measures to be taken to attract more industrial building owners to take part in this scheme.

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 4)

Reply:

1. The vacancy rate of industrial buildings (IBs) stood at 5.9% at end of 2019, but this does not mean that any IBs were wholly vacant hence capable of immediate wholesale conversion or redevelopment. The Task Force on Transitional Housing under the Transport and Housing Bureau ("the Task Force") welcomes lot owners and non-government organisations to suggest potential IBs for transitional housing projects, and will provide support to facilitate these community-initiated projects. As at 28 February 2021, the Lands Department (LandsD) was processing one special waiver application in relation to a transitional housing project in a wholesale-converted IB in Kwun Tong. The project is expected to provide about 116 units, and is subsidised under

the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations operated by the Transport and Housing Bureau.

2. Government has no plans to purchase IBs for the provision of transitional housing.

3. IBs are not designed for domestic use, and different units in IBs may be used for industrial activities or storage of dangerous and/or inflammable goods. Unless an IB has already been wholesale-converted to non-industrial uses, conversion of individual units for transitional housing will pose a serious safety risk on domestic occupiers of such converted units. Hence, Government can only allow provision of transitional housing units in wholesale-converted IBs.

4. We are facilitating the handling of planning, land lease and building design requirements for initiatives supported by the Task Force to implement wholesale conversion of IBs into transitional housing. Buildings Department exercises flexibility in enforcing the building design requirements under the Buildings Ordinance, by considering the granting of exemptions or modifications while accepting compensatory measures without compromising safety and hygiene. The Town Planning Board has agreed that, for transitional housing projects not exceeding five years in wholesale-converted IBs in the "Commercial", "Comprehensive Development Area" and "Other Specified Uses" annotated "Business" and "Residential" zones in the urban and new town areas under the co-ordination of the Task Force, they can be regarded as temporary use hence always permitted under the Outline Zoning Plan. And LandsD exempts the waiver fee for land applications related to the provision of transitional housing.

- End -

Reply Serial No.

DEVB(PL)054

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0123)

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

Subhead (No. & title): (700) General non-recurrent

(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Financial Secretary states in paragraph 37 of the Budget Speech that he "will earmark $1 billion to provide subsidies for owners of more than 3 000 old buildings with relatively low rateable values to carry out drainage repair or enhancement works." In this connection, please provide information on:

1. the resources and manpower to be allocated in this regard in 2021-22;

2. whether contingency plans will be formulated to provide additional resources and manpower to cope with the capricious epidemic situations which may arise in Hong Kong. If yes, what are the details? If no, what are the reasons?

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

Reply:

It is the Government's position that owners should take primary responsibility to repair and maintain their properties in a timely manner. Nevertheless, to address rising public concerns regarding defective drains amid the Coronavirus Disease 2019 (COVID-19) epidemic, the Government proposes to launch the Building Drainage System Repair Subsidy Scheme (DRS) at a commitment of $1 billion to subsidise the repair and/or upgrading of the drains of old residential or composite buildings.

1. As the Government's partner in implementing DRS, the Urban Renewal Authority (URA) will be responsible for administering the scheme and will absorb the relevant administrative cost using its own resources. The URA provides one-stop services to owners in need by consolidating various building assistance and subsidy schemes

(including the DRS) and is thus unable to provide a breakdown of the expenditure and manpower incurred solely for administering the DRS.

Under DRS, the Buildings Department (BD) will also proactively select buildings with outstanding statutory orders for common drains where the owners concerned have difficulties in coordinating the requisite drainage investigation and repair works. BD will exercise its statutory power to carry out the works in default of the owners concerned and seek to recover the cost from them afterwards. Such owners could also benefit from the DRS. To this end, some $50 million will be earmarked under Item 806 "Building Drainage System Repair Subsidy Scheme" under Subhead 700 of the Estimates for BD to procure services for a period of six years from 2021-22 to assist in the administration including overseeing the default works consultants and government contractors.

The Buildings Unit of the Development Bureau oversees the implementation of DRS as part of its overall portfolio. It cannot provide a breakdown of the manpower resources deployed solely for this new initiative.

2. Subject to funding approval, we plan to launch DRS in May 2021.

The Government will keep in view the development of the COVID-19 epidemic and the need for deploying additional resources and manpower to effectively tackle the epidemic where warranted.

- End -

Reply Serial No.

DEVB(PL)055

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2337)

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 2019, the Finance Committee of the Legislative Council 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.: 40)

Reply:

We issued an information note entitled "Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations (NGO) for the Financial Year 2020-21" (LC Paper No. CB(1)762/20-21(01)) to the Panel on Development on 8 April 2021 (https://www.legco.gov.hk/yr20-21/english/panels/dev/papers/devcb1-762-1-e.pdf). Details about the applications processed are included in the note. On (c), considering that

some NGO-applicants may not be well versed or experienced in project planning and works management, Development Bureau and government professional departments may provide technical advice for applicants and their hired professionals, so that we work together to address some site-specific challenges and support the smooth completion of projects.

- End -

CONTROLLING OFFICER'S REPLY

(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:

Regarding Hung Shui Kiu (HSK)/Ha Tsuen new development area (NDA) and Yuen Long South development in the Budget Speech, will the Government inform this Committee of the following:
1. The number of private land in the two NDAs that are subject to land resumption or land exchange procedures, and the site area involved;
2. Whether removal procedures for households and operators in the two NDAs have been initiated. If yes, how many households and operators have already been removed in the two projects? What is their percentage share of the total number of households and operators being removed in the two projects?
3. The estimated number of public and private housing units to be provided in HSK and Yuen Long South (YLS) NDAs in each of the coming ten years;
4. The progress of the new West Rail HSK Station; whether the station will be commissioned to tie in with the large-scale population intake of HSK in 2023;
5. The progress of the environmentally friendly transport services (EFTS) to be developed in HSK/YLS. Will the Government also consider how the EFTS will dovetail with the existing Light Rail system for delivery of transport services?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 16)

Reply:

1. As the Hung Shui Kiu/Ha Tsuen (HSK/HT) and Yuen Long South (YLS) are both taken forward as New Development Area (NDA) projects, by nature all private land required for development therein would be resumed in due course, but private lot owners of land earmarked for development of private housing and commercial development may be given the opportunity to apply for land exchange on fulfilment of specified criteria. In this regard, there are approximately 324 hectares (ha) and 150 ha of private land falling within the development area of HSK/HT NDA and YLS Development respectively (subject to detailed surveying when the projects are taken

forward by phases). So far, private land under the first phase development of HSK/HT NDA was resumed by the Government in October 2020, involving a total of 195 private lots with an area of about 12 ha. As the detailed design for the YLS Development and the remaining phases of development of HSK/HT NDA have not been finalised, the actual number and area of private lots to be resumed therein are not yet available.

No land under the first phase developments for HSK/HT NDA and YLS Development is planned for private development that is open to land exchange application.

2. In respect of HSK/HT NDA, the Government obtained funding approval in mid-2020 to proceed with the first phase development requiring the clearance of nine households and 40 business undertakings in a progressive manner. No households have been removed so far and eight business undertakings have been cleared. As for YLS Development, the statutory rezoning is in progress and funding for works is yet to be sought. Land resumption and clearance have not yet commenced.

3. The number of public housing units to be completed in the coming ten years for HSK/HT NDA and YLS Development are 11 800 and 1 800 respectively. The majority of these public housing projects are estimated to be completed in the later years of the coming 10-year period as they are currently at their "land production" stage. The exact timing in which the public housing projects would be completed is subject to various factors such as the progress with infrastructure construction and site formation works and in some cases the progress with land resumption/clearance or reprovisioning of affected facilities. Furthermore, funding approvals from the Legislative Council for the implementation of YLS Development and the remaining phases of HSK/HT NDA are also required. The total number of private housing units in HSK/HT NDA and YLS Development are 29 800 and 10 530 respectively (subject to review) with full completion scheduled for 2038. Since the number of the private housing units to be provided in the coming ten years depends on the programmes for land disposal (to be announced in the context of the annual Land Sale Programme) and the detailed development schemes to be drawn up by developers, we are not in a position to provide a forecast by year at this stage.

4. The first housing project to be completed in HSK/HT NDA is the dedicated rehousing estate expected to be ready in 2024 for receiving eligible local residents to be rehoused. As such, major intake of new population is yet to begin by 2024. It is estimated that the major intake of new population into HSK/HT NDA will commence gradually from 2030 onwards with the completion of the first batch of public housing projects.

The Transport and Housing Bureau has received proposals submitted by the MTR Corporation Limited (MTRCL) for the implementation of the HSK Station. Relevant bureaux/departments are evaluating the project proposal submitted by MTRCL in end May 2020 and will consider the way forward taking into account the above timetable for major population intake into HSK/HT NDA.

5. Civil Engineering and Development Department (CEDD) is conducting a feasibility study on the provision of environmentally friendly transport services in HSK/HT NDA and YLS Development. Public consultation was carried out in early 2020. CEDD is analysing the public views received and will carry out further public consultation on the findings and recommendations of the study, including proposed interchange arrangement with the existing Light Rail System.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2148)

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 Tung Chung East reclamation works and development mentioned in the Budget Speech, please provide information on the following:

1. The Government anticipates that the first intake for about 10 000 public housing units will take place in 2024. However, it is expected that Tung Chung East (TCE) Station and Tung Chung West (TCW) Station of the MTR will not be completed until 2029. What will the Government do within these five years to ease the pressure on the road network and external traffic of Tung Chung caused by the influx of population to the area?

2. Will the Government consider bringing forward the construction works of TCE Station and TCW Station, so that the railway transport can ease the traffic problems as soon as possible?

3. Apart from improving the traffic conditions, are there any specific measures to improve or increase the community facilities, government services and parking spaces in Tung Chung within the coming five years to meet the daily needs of the residents? Please list out the additional government and community facilities to be provided in Tung Chung within the coming five years, as well as their completion dates.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 17)

Reply:

According to the Transport and Housing Bureau, construction of the two stations and associated railways under the Tung Chung Line Extension project is expected to commence in 2023, taking into account that about three years would be required for the detailed planning and design of the project, relevant statutory procedures (including the Environmental Impact Assessment (EIA) in accordance with the EIA Ordinance and the

gazettal in accordance with the Railways Ordinance) and public consultation. The MTR Corporation Limited (MTRCL) has commenced the detailed planning and design, and the Highways Department will urge MTRCL to explore the feasibility of expediting the works which are currently scheduled for completion by 2029.

Prior to the commissioning of the Tung Chung East (TCE) and Tung Chung West (TCW) stations, the commuting need of residents moving into Tung Chung New Town Extension (TCNTE) and residents in the neighbourhood will be taken care of by road-based public transport and road networks such as the new Roads L3 and L4 which are due for completion in 2024, as well as Road P1 (Tung Chung to Tai Ho Section) and the Tai Ho Interchange, both of which are scheduled for completion in 2026. In addition, there will be a total of five public transport interchanges in the TCNTE and of which, three would be completed for operation by 2027.

In view of the population growth in the new town expansion in future, the Transport Department (TD) will continue to closely monitor the change in passengers' demand and work with the bus companies to review the franchised bus services in the district in a timely manner. Besides, the TD will consider adjusting and optimising the existing franchised bus services by examining the proposals submitted by the companies under the annual Bus Route Planning Programme, in order to further enhance the public transport network of Tung Chung and facilitate residents to travel within the Tung Chung district as well as to various districts of Hong Kong Island, Kowloon and the New Territories from the New Town Extension Area.

To meet community needs for government, institution and community (GIC) facilities in Tung Chung, the Government has, in accordance with the standards stipulated in the Hong Kong Planning Standards and Guidelines and the requirements of relevant bureaux/departments, planned a range of GIC facilities to be completed progressively with the population intake in the next five years (2021-22 to 2025-26). To tie in with the public housing developments, the planned facilities in the next five years include kindergartens (Areas 99, 100 and 103), a children and youth centre (Area 100), community support services for disabilities (Area 100) and elderly centres (Areas 100 and 103).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2149)

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 "single site, multiple use" project mentioned in paragraph 134 of the Budget Speech, please advise on the following:

1. The timetable for and progress of the redevelopment of Tuen Mun Clinic and the joint-user building for community facilities at Shan Mei Street in Shatin, and the commencement time of the redevelopment works;
2. The initial thinking of the three "single site, multiple use" projects at the former Anderson Road Quarry site, Tseung Kwan O town centre and near Sheung Wan Fire Station, and the timetable thereof;
3. The location, site area, existing use of the remaining 40 "Government, Institution or Community" sites with joint use potential, and whether local consultation will be conducted before specific proposals are formulated.
4. The development progress of idle government land. The Government noted earlier on that technical assessments or other preparatory works are being conducted for about 77 sites (33 hectares in total) of unleased government land, with a view to gradually allocating suitable sites thereof for housing development in future, please advise on the progress of the relevant work, and the estimated number of government land which would be made available for housing construction.

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

Reply:

Information of the first batch of "single site, multiple use" developments, including redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, development of joint-user complexes at the former Anderson Road Quarry, Tseung Kwan O town centre and Shan Mei Street in Sha Tin, is tabulated as follows:-

Project and Location	Proposed Use and Latest Progress
Redevelopment of Tuen Mun Clinic (TMC)	We propose to redevelop the TMC into a 24-storey development accommodating mainly district-based healthcare services, a school dental clinic, a student health service/assessment centre, a general out-patient clinic and an elderly health centre, supplemented by welfare facilities including a residential care home for elderly and a family service centre, as well as a public car park. We consulted the Tuen Mun District Council (DC) on the above-mentioned proposal in September 2019. We plan to conduct district consultation on the revised proposal in 2021.
Development of a proposed ambulance depot near Sheung Wan Fire Station	We propose to include an ambulance depot, a district health centre, welfare facilities (including elderly, family and child and rehabilitation services), community space, a reading room and a public vehicle park in the proposed development. We consulted the Central and Western DC in October 2020 on the initial user mix of the project. Members generally supported the proposal. After finalisation of the user mix, we will apply funding from the Legislative Council (LegCo) for commencement of the project.
Joint-user complex at the former Anderson Road Quarry	We plan to construct a joint-user complex with underground public carparking facilities and a multi-purpose sports centre, a public library, a community hall and a range of welfare services including elderly, family and child and rehabilitation services. We consulted the Sai Kung DC and the Kwun Tong DC on the proposed facilities in March 2020 and May 2020 respectively. Members generally supported the proposal. We are preparing to seek Town Planning Board's approval for minor relaxation of the building height restriction to optimise site utilization, and thereafter we will seek LegCo's funding approval for the project.
Joint-user complex at Tseung Kwan O town centre	We plan to construct a joint-user complex with underground public carparking facilities. Facilities to be provided in the proposed complex include a public market, a district health centre, a blood donation centre, a child assessment centre, a maternal and child health centre, a dermatological clinic, a range of welfare facilities (including services for the elderly and mentally handicapped persons) and a public vehicle park. We consulted the Sai Kung DC and its Housing, Planning and Development Committee on the proposed development and facilities in May 2020. Members generally supported the proposal. We plan to seek LegCo's funding approval for the project as soon as possible.

Project and Location	Proposed Use and Latest Progress
Joint-user complex at Shan Mei Street in Sha Tin	We attended the meeting of the Shatin DC in September 2019 to exchange views with members on the development of the proposed joint-user complex. Taking into account members' views, we are working with relevant policy bureaux and departments to formulate a user mix, and we strive to conduct district consultation on the initial user mix later in 2021.

The 40 Government, Institution or Community sites with joint use potential are being reviewed and we hope to put forward proposals for the use of these sites, together with the site information, within 2021. The proposals put forward will take full account of the need for the proposed public facilities and effective site utilization. We stand ready to consult the local community and other stakeholders on our proposals before they are finalised for implementation.

In response to the question raised by a Legislative Council Member about unleased government land under the Lands Department on 26 February 2020, the Government indicated that 33 hectares of unleased government land (distributed across 77 land parcels) were then covered by ongoing technical assessment or other preparatory work for housing development. Most of these 33 hectares are not new supply but are part and parcel of land supply initiatives promulgated in the past, including 210 sites with housing development potential in the short to medium term, sites covered in land sale programmes, sites for development of public housing, etc. As the unleased government land is often planned together with adjoining land, it would be misleading to account for progress of development thereon in isolation. The Government is pressing ahead with the various land supply measures, and will continue to announce relevant details under respective land supply initiatives and take forward the housing development accordingly.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2150)

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 Programme that the estimate for the coming financial year will increase by $571.4 million (47.7%). This is mainly due to the aggregate increase in cash flow requirement for non-recurrent items and increase in salary provision due to the net increase of seven posts. Please set out the following information:

1. The ranks and job duties of these seven additional posts, as well as the expenditure incurred;

2. The additional provision incurred by each of the other non-recurrent items.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 21)

Reply:

1. In 2021-22, there will be a net increase of seven civil service non-directorate posts in the Planning and Lands Branch of the Development Bureau. This involves creation of ten civil service posts, lapse of two time-limited posts and deletion of one post. The details are set out below:

Rank	No.	Estimated Expenditure on Salaries in 2021-22 ($ million)	Duties
(A) Creation of ten Non-directorate Posts			
Senior Engineer*	1	1.515	Professional support for implementing the Invigorating Island South (IIS) initiative

Rank	No.	Estimated Expenditure on Salaries in 2021-22 ($ million)	Duties
Engineer/ Assistant Engineer*	2	1.638	Professional support for implementing the IIS initiative
Senior Town Planner*	1	1.515	
Town Planner/ Assistant Town Planner*	1	0.819	
Landscape Architect/ Assistant Landscape Architect*	1	0.795	
Assistant Clerical Officer*	1	0.289	Clerical support for implementing the IIS initiative
Senior Land Surveyor*	1	1.515	Professional support for implementation, operation and management of the Geospatial Lab
Architect/ Assistant Architect	1	0.819	Professional support for implementing harbourfront enhancement initiatives
Senior Estate Surveyor*	1	1.515	
Sub-total:	***10***	***10.42***	
(B) Deduction of three Posts			
Rank	**No.**	**Estimated Expenditure on Salaries in 2021-22 ($ million)**	**Reasons**
Senior Executive Officer*	(1)	(1.125)	Lapse of post
Assistant Clerical Officer*	(1)	(0.289)	Lapse of post
Office Assistant	(1)	(0.199)	Deletion of post
Sub-total:	***(3)***	***(1.613)***	
Total:	**7**	**8.807**	

* Time-limited posts.

2. The details of the non-recurrent items with increase in cash flow in 2021-22 are as follows:

Non-recurrent items	**Revised cash flow requirement in 2020-21 ($ million)**	**Estimated cash flow requirement in 2021-22 ($ million)**
Operation Building Bright 2.0	600	720
Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations	50	260
Development of Common Spatial Data Infrastructure portal	10.398	41.132
Establishment of Geospatial Lab	0.857	18.068
Building Drainage System Repair Subsidy Scheme#	-	10
Building Maintenance Grant Scheme for Needy Owners	152.5	300
Total	**813.755**	**1,349.2**

This is a new item, funding for which is sought in the context of the Appropriation Bill 2021.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2151)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the handling of applications under "the Land Sharing Pilot Scheme" mentioned under the Programme, will the Government provide information on the following:

1. How is the operation of the Land Sharing Office since the launch of the "Land Sharing Pilot Scheme"? Enquiries in relation to how many projects and how many applications has the office received?

2. Is there any project which was/has been submitted to the Panel of Advisors since the launch of the scheme? Did any project obtain support from the Panel in principle?

3. Will the Government adjust details of the scheme in the light of responses to the scheme in a timely manner in order to make the scheme more attractive? Will the Government strengthen promotion in the coming year to make the scheme more fruitful?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 22)

Reply:

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

The LSO comprises a multi-disciplinary team of about ten staff members with background in town planning, land administration and building management. Since the manpower and resources are shared with the Development Projects Facilitation Office (which is set up to monitor the process of development approvals for larger scale private residential development projects) and other government officers in the DEVB and various departments

are also involved in the LSPS as part of their portfolios, a separate breakdown on the resources dedicated to LSPS is not readily available.

Enquiries in relation to about ten preliminary development proposals have been received thus far, and LSO has been in dialogue with these proponents. We understand that some proponents are preparing the materials required for filing a formal application, including, amongst others, proof of land ownership, master layout plans, schematic designs (especially for road and public facilities), relevant technical (including traffic, environment, ecology, sewerage etc. with proposed mitigation measures) and financial assessments. Since LSPS was launched not too long ago and interested parties are already preparing proposals according to the promulgated criteria drawn up after public consultation, we have no plan to change the design of the scheme for the time being. LSO would make every effort to assist the proponents in preparing such materials by providing facilitation service in coordination with concerned departments.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2152)

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 that the Bureau will "continue to adopt a multi-pronged strategy to increase land supply in the short, medium and long term and take forward the recommendations of the Task Force on Land Supply (TFLS)". Please give an account of the Bureau's work in relation to the TFLS's recommendations, as well as the number and area of sites identified in the past two years, broken down by recommendations as follows:

Options recommended by the TFLS	The progress of development and identification of land in the past two years	The number and area of sites identified in the past two years
Developing Brownfield Sites		
Tapping into Private Agricultural Land Reserve in the New Territories		
Alternative Uses of Sites under Private Recreational Leases		
Near-shore Reclamation outside Victoria Harbour		
Developing the East Lantau Metropolis		
Developing Caverns and Underground Space		
More New Development Areas in the New Territories		
Developing the River Trade Terminal Site		
Others		

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 68)

Reply:

The implementation progress of the eight priority land supply options recommended by the Task Force on Land Supply (TFLS) as at March 2021 and the land supply involved are as follows –

Options recommended by TFLS	**The progress of development and identification of land in the past two years**	**The number and area of sites identified in the past two years**
Expediting brownfield development	Of the 450 hectares (ha) of brownfield sites outside New Development Areas (NDAs) and other areas with known development projects, but may have higher possible development potential, the Planning Department completed the first-phase review of 160 ha and the second-phase review of the remaining 290 ha in 2019 and early 2021 respectively. The review results and follow up action being/to be taken are set out in information papers submitted to the Development Panel of Legislative Council (LegCo) on 18 March 2020 and 31 March 2021 respectively. 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) and LC Paper No. CB(1)756/20-21(01) (https://www.legco.gov.hk/yr20-21/english/panels/dev/papers/devcb1-756-1-e.pdf) for details.	
Unleashing development potential of private agricultural land in the New Territories	The Land Sharing Pilot Scheme (LSPS) was launched in May 2020 for three years. Under 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. The Land Sharing Office (LSO) has received enquiries in relation to about ten preliminary development proposals since its establishment in May 2020. LSO has been in dialogue with these proponents.	
Development of the 32 ha of land east of Fan Kam Road of Fanling Golf Course (FGC) for the purpose of housing development	The Government commenced a technical study in September 2019 to ascertain the highest flat yield attainable on the 32 ha of land of FGC within the short-to-medium term. The study is progressing as scheduled. We aim to complete the study and promulgate study results and way forward in the latter half of 2021.	

Options recommended by TFLS	The progress of development and identification of land in the past two years	The number and area of sites identified in the past two years
Expediting studies on near-shore reclamation projects including Lung Kwu Tan, Sunny Bay and Road P1 (Tai Ho – Sunny Bay Section)	The Government obtained funding approval from the LegCo in February 2021 for the engineering study on Road P1 (Tai Ho - Sunny Bay Section) involving a small-scale near shore reclamation of about 15 ha at Siu Ho Wan. The study will commence in the second quarter of 2021 for completion in 30 months. The Government will seek funding approval from the LegCo at an appropriate time for the planning and engineering studies (P&E studies) for Sunny Bay reclamation, Lung Kwu Tan (LKT) reclamation and the re-planning of Tuen Mun West (TMW) area including the River Trade Terminal (RTT) site and the coastal areas. The proposed reclamation areas of Sunny Bay and LKT are about 60-100 and 220 ha respectively. The proposed developable area at RTT site and the coastal areas of TMW is about 220 ha.	
Expediting studies on the 1000-ha artificial islands in the Central Waters	The Government obtained funding approval from the LegCo in December 2020 for the studies related to the 1000-ha artificial islands in the Central Waters. We are now in the tendering stage and our target is to commence the studies in June 2021 for completion in three and a half years.	
Continuing cavern and underground space development and studies	Stage 1 site preparation and main tunnel construction works of the relocation of the Sha Tin Sewage Treatment Works (STSTW) to caverns commenced in February 2019. The Government obtained funding approval for Stage 2 main cavern construction and upstream sewerage works in January 2021, with a view to commencing construction in mid-2021. The area to be released after relocation of STSTW to caverns is about 28 ha. The investigation study, design and associated site investigation works of the relocation of the Diamond Hill Fresh Water and Salt Water Service Reservoirs (DHSRs) to caverns commenced in end-2018. The Government also commenced in August 2019 a feasibility study on the future land uses of the existing DHSRs site to be vacated and will conduct public consultation in due course. The area to be released after relocation of DHSRs to caverns is about four ha. As for underground space development (USD), the Government continued to undertake a pilot study in four strategic urban areas (SUAs) in Tsim Sha Tsui West, Causeway Bay, Happy Valley and Admiralty/Wan Chai. Endeavour is being made to refine and explore further the conceptual scheme at the Kowloon Park having regard to the public views collected and more effective land uses.	

Options recommended by TFLS	The progress of development and identification of land in the past two years	The number and area of sites identified in the past two years
Pressing ahead with NDA projects	<u>Tung Chung New Town Extension (TCNTE); involving reclamation of 130 ha and resumption of private land of about 16 ha</u> Following a recent review by the Government, TCNTE will provide 62 100 units (including 44 700 public housing units) for estimated total population of 184 000 subject to subsequent planning approvals to be obtained. Funding for the first phase of site formation (six ha of land) and infrastructure works was approved by LegCo on 19 February 2021. The works are targeted to be completed in seven years, with phased completion from 2024 onwards. <u>Kwu Tung North/Fanling North (KTN/FLN) NDA; total area of about 612 ha (development area of 320 ha)</u> With LegCo's approval for the relevant funding applications in May 2019, the land resumption and infrastructural works for the first phase of KTN/FLN NDA commenced progressively in September of 2019, enabling first population intake for private housing in 2023 and public housing in 2026. The detailed design for the remaining phase of KTN/FLN NDA also commenced in December 2019 and the target is to commence the works for the remaining phase in 2024. Upon full development, KTN/FLN NDA will provide about 71 800 housing units, including about 48 500 public housing units. <u>Hung Shiu Kiu/Ha Tsuen (HSK/HT) NDA; total area of about 714 ha (development area of about 441 ha)</u> Having obtained the LegCo's funding approval in June 2020, the Government commenced the construction of the first phase development of HSK/HT NDA in early July 2020 with first population intake targeted in 2024. The design and site investigation of the second phase development also commenced in September 2020. The NDA upon full development will provide about 61 000 housing units, including 31 200 public housing units. <u>Yuen Long South (YLS) Development; total area of about 224 ha (development area of about 185 ha)</u> Statutory planning process for YLS Development is in progress. According to the Revised Recommended Outline Development Plan of YLS Development as promulgated in May 2020, the project upon full development can provide 32 850 housing units, including 22 320 public housing units. First population intake is targeted in 2028.	

Options recommended by TFLS	The progress of development and identification of land in the past two years	The number and area of sites identified in the past two years
	New Territories North (NTN); total area of about 1 460 ha (development area under review) The Government commenced the study on Phase One Development of NTN covering San Tin/Lok Ma Chau Development Node in September 2019. Based on the initial land use proposals formulated in the study, we will soon seek funding approval from the LegCo for the investigation and detailed design work. For the Remaining Phase of NTN covering the Man Kam To Logistics Corridor and NTN New Town, we will also seek funding from LegCo to commence the Planning and Engineering Study as early as possible.	
Commencing studies on the River Trade Terminal site and the coastal areas of Tuen Mun	Relevant information is provided in "Expediting studies on near-shore reclamation projects" above.	

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2153)

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 "continuing to maintain close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong-Guangdong Co-operation Joint Conference" mentioned under the Programme, will the Government provide information on the following:

1. The number of discussions made with the Guangdong authorities and neighbouring cities on planning matters over the past five years. Please list out the items discussed;

2. Were cross-boundary planning cooperation and interface programmes discussed during the liaison meetings? If yes, please set out the details and timetables of such discussion items.

3. Will the Government enhance joint planning with the Guangdong authorities and neighbouring cities to foster advantages through collaboration in the Greater Bay Area? If yes, what are the details?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 69)

Reply:

In the past five years, the following meetings with Guangdong authorities and neighbouring cities to exchange views on the respective land use planning matters were held and the topics discussed are listed in the table below.

Date of Meeting	Topic Discussed/Views Exchanged
April 2017	Planning Department (PlanD) of the Government of the HKSAR and Planning and Natural Resources Bureau of Shenzhen Municipality (P&NRBSZ) • Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 • Rail Transport Network Plan of Shenzhen Municipality (2016-2030)
September 2017	Secretary for Development visited Guangzhou • Met with the Department of Housing and Urban-Rural Development of Guangdong Province to exchange views on city planning and development.
October 2017	Secretary for Development visited Guangzhou • Keynote speaker at the 2017 World Cities Day Forum • Met with the Department of Housing and Urban-Rural Development of Guangdong Province to exchange views.
March 2018	PlanD and P&NRBSZ • Innovative Land Supply Strategy under Hong Kong 2030+ • City Master Plan of Shenzhen Municipality (2016-2035)
October 2018	Secretary for Development visited Xuzhou • Keynote speaker at the 2018 World Cities Day Forum • Met with the Department of Housing and Urban-Rural Development of Guangdong Province to exchange views.
October 2019	Secretary for Development visited Tangshan • Keynote speaker at the 2019 World Cities Day Forum • Met with the Department of Housing and Urban-Rural Development of Guangdong Province to exchange views.
December 2019	PlanD and P&NRBSZ • 3D Planning and Design System of HK • Common Spatial Data Infrastructure – Built Environment Application Platform of HK • Territorial Master Plan of Shenzhen Municipality (2020-2035) • Planning of Shenzhen Bay Tech-Eco Park

Date of Meeting	Topic Discussed/Views Exchanged
August 2020	Secretary for Development visited Shenzhen • Met with the Public Works Bureau of Shenzhen Municipality to exchange views on the planning and establishment of a temporary hospital (now named North Lantau Hospital Hong Kong Infection Control Centre) and an additional community treatment facility in Hong Kong.

Due to Coronavirus Disease 2019 situation, the meetings between PlanD and P&NRBSZ originally scheduled for 2020 were cancelled and the sharing was conducted by way of exchange of papers. During the year, PlanD shared two papers on the Planning Study of New Territories North Strategic Growth Area and the Urban Design Guidelines Revamp with P&NRBSZ.

Where appropriate and necessary, joint studies with the relevant Mainland authorities on planning and development-related matters with a cross-boundary dimension would be considered.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2154)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the "Development Projects Facilitation Office" (DPFO) mentioned under the Programme to co-ordinate with bureaux and departments to expedite the approval process of larger scale private residential development projects. Will the Government provide information on the following:

1. How many projects has the DPFO handled/received since its establishment? What is the number of residential units involved?

2. How many projects does the DPFO expect to follow up on in the coming financial year? To what extent is the handling time for private residential development projects expected to be expedited?

3. Will the Government consider extending the DPFO's scope of work to cover large-scale public housing projects in order to expedite the construction of public housing in general, and to minimise delay in public housing delivery?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 70)

Reply:

1. & 2.

The Development Projects Facilitation Office (DPFO) was established under the Development Bureau in December 2020. It is currently tracking and monitoring the planning, lease modification/land exchange, building plans and building permit applications for some 50 private residential development projects with 500 flats or more. Amongst these projects, those with planning applications under processing are still at preliminary planning stage, and their flat yield figures are relatively fluid and could not be ascertained at this stage. For those projects with lease modification/land

exchange applications under processing, the estimated number of residential units involved is about 40 000.

As the complexities and issues faced by applications for different development projects vary case by case, it is thus not possible to specify an across-the-board target handling time or performance pledge on the work of DPFO. That said, DPFO would monitor development applications of the concerned projects and liaise closely with relevant bureaux/departments involved to ensure the respective statutory timeframe and/or performance pledge are met and issues hindering smooth processing of applications are resolved expeditiously.

3. Public housing projects are outside the purview of DPFO. There are already separate and established mechanisms for monitoring the progress of public housing projects. Specifically, the Housing Department closely monitors the progress of each public housing project and report to the Housing Authority's Building Committee on a monthly basis, while the Committee on Housing Development (with representatives from Transport and Housing Bureau, Development Bureau and related departments) within the Government monitors the availability of public housing supply to meet forecast demand and co-ordinates inter-departmental efforts in resolving problems encountered in the implementation of individual projects.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2170)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is mentioned under the Programme that the Government will "formulate policy strategies and implementation measures to develop multi-storey buildings (MSBs) for accommodating businesses commonly operating from brownfield sites upon completion of a market sounding exercise as part of the MSB studies." Will the Government provide information on the following:

1. What is the latest progress of the MSB studies? When will the studies be completed and the results announced?

2. What is the market response to the development of MSBs for accommodating businesses operating from brownfield sites?

3. How much land is reserved and funding earmarked for the development of MSBs? Will the Government consider expanding such initiative to the sites beyond new development areas, such as logistics hubs in Kwai Tsing and Tuen Mun, with a view to providing more back-up land for business operations?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 66)

Reply:

To provide brownfield operations with concentrated, orderly and more land efficient accommodation, we have reserved about 61 and 11 hectares (ha) of land in the Hung Shui Kiu/Ha Tsuen (HSK/HT) and Yuen Long South New Development Areas (NDAs) respectively for relevant uses including logistics facilities, port back-up, storage, workshops, etc. A major part of this 72 ha of land is reserved to develop multi-storey buildings (MSBs) for these industrial operations, while a small part will be reserved for open-air operations. We expect that site formation for the first batch of MSB sites under the First Phase development of HSK/HT NDA will be completed by 2023 the earliest.

In considering the arrangements for land disposal and operational requirements for developers of the first batch of MSB sites regarding the industry mix, tenant mix and rental in the future MSBs, Government engaged a consultancy firm to conduct a market sounding exercise in mid-2020. So far, the consultancy firm has substantially completed interviews with and collected market information from potential investors/related organisations (including a number of companies and chambers of commerce in the logistics, construction, recycling, vehicle repair and related sectors, property developers, and banks), as well as members of the Legislative Council. The consultancy firm is now making a detailed analysis of the information collected to assess the market interest in developing and operating MSBs for different industries under different scenarios, and is expected to complete its report within 2021. After considering the findings and assessments of the consultancy firm, we expect that the development models for these MSB sites would be in shape within 2022, in time for the development of MSBs to begin after completion of the site formation works for the first batch of MSB sites in 2023.

At a macro planning level, in addition to the 72 ha of land reserved, we will continue to reserve land in suitable locations for consolidating brownfield operations, including possible locations to be examined in the context of our planning for other development projects, e.g. Lam Tei Quarry, New Territories North, and near-shore reclamation at Lung Kwu Tan.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3204)

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 Kwu Tung North/Fanling North (KTN/FLN) new development areas (NDAs) mentioned in paragraph 128 of the Budget Speech, will the Government provide information on the following:

1. The estimated number of public and private housing units completed and ready for population intake after 2026, broken down by year;

2. It is stated in the Budget Speech that population intake for the first batch of public housing in KTN will be brought forward to 2026, however, the Transport and Housing Bureau disclosed earlier that construction works of Kwu Tung Station under Phase 1 of the Northern Link will commence in 2023 for completion in 2027. Will the Government expedite construction of the Northern Link to bring the completion year of the railway station in line with that of the housing project, and save the residents from being reduced to pioneers due to insufficient transport facilities?

3. What are the progress in planning and timetable of the ancillary transport and community facilities (including social and welfare facilities, schools, clinics and transport facilities) of the KTN/FLN NDAs? Will the related facilities be completed within 2026 and open for use when the population moves in?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 15)

Reply:

1. The Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA) will provide a total of about 71 800 housing units (including 48 500 public housing units and 23 300 private housing units). The first population intake for private and public housing is targeted at 2023 and 2026 respectively. For public housing, the 48 500 public housing units are scheduled for completion in phases by 2031/32. The

exact timing for completion of the public housing projects is subject to various factors such as progress with infrastructure construction and site formation works and in some cases progress with land resumption/clearance or reprovisioning of affected facilities. Funding approval from the Legislative Council for the implementation of the remaining phase is also required after completion of detailed design which is ongoing.

As for private housing, since the exact number of units to be provided depends on the programmes for land disposal (to be announced in the context of the annual Land Sale Programme) and the detailed development schemes to be drawn up by developers, we are not in a position to provide a forecast by year at this stage.

2. The sites along the Northern Link (NOL) are in different stages of development. NOL Phase 1 (i.e. Kwu Tung Station) mainly serves the residents of about 43 600 housing units (including about 28 000 public housing units) in the KTN NDA. According to the current plan, the population intake of public housing at KTN NDA would commence progressively from 2026 onwards. By the time Kwu Tung Station is expected to be commissioned in 2027, about one quarter of the public housing units (i.e. about 7 400) will have been completed.

   The Government will continue to follow up with the MTR Corporation Limited to ensure that it will closely monitor the works progress, with a view to completing the Kwu Tung Station for providing services as soon as possible. Before the commissioning of the Station, relevant government departments will coordinate to ensure that adequate public transport services will be provided according to the transport demand of the residents who have moved in.

3. For the first phase development of the KTN/FLN NDA, an inter-departmental working group is established to plan and monitor the implementation programme of the supporting and community facilities, such as public transport interchanges, social and welfare facilities, schools and wet market, to suit the phased population intake programme of KTN/FLN NDA. To cope with the additional road-based traffic demand arising from the first phase development, a public transport interchange in the town centre of KTN NDA is planned for completion in 2025. In addition, the government targets to complete Fanling Bypass (Eastern Section) connecting the FLN NDA to the Fanling Highway and the junction improvement works before the first population intake of public housing developments. For the remaining phase development, the ancillary transport and community facilities will be ascertained during the detailed design of the site formation and infrastructure works which is underway.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3276)

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:

Apart from the Housing Authority's factory estates, will the Government consider expediting the rezoning procedures of industrial sites for residential development so as to increase residential housing supply? How many industrial buildings/industrial sites were rezoned for residential development over the past five years? Please provide the area and number of flats involved.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 19)

Reply:

While rezoning procedure is subject to the statutory time limit under the Town Planning Ordinance, the Government seeks to expedite residential housing supply where possible. In the past five years (2016 to 2020), the rezoning of industrial land for residential use through amendments to statutory plan by District Council districts and the site area, domestic gross floor area (GFA)/plot ratio (PR) and estimated number of residential units involved are as follows:

Year	District	Location	Approximate Site Area (hectare)	Approximate Maximum Domestic GFA/PR	Estimated Number of Residential Units
2017	Southern	Lee Nam Road, Ap Lei Chau*	1.18	GFA: 70 800 m^2	1 416
	North	Fanling Area 48#	4	GFA: 164 400 m^2	4 000
2020	North	Sheung Shui Area 30	1.55	PR: 6	2 000
		Sheung Shui Area 4^	1.36	PR: 6	1 500

Note: There was no amendment to statutory plan involving rezoning of industrial ("I") to residential use in 2016, 2018 and 2019.

* The site involved "I", "Other Specified Uses" ("OU") annotated "Cargo Handling Area" and "Government, Institution or Community" zones.

\# The site involved "I" and "Green Belt" zones.

^ The site involved "I" and "OU" annotated "Bus Depot" zones.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0546)

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:

According to Programme (2), the Government will continue to oversee the implementation of a package of measures to facilitate the revitalisation of industrial buildings. Since the reactivation of the revitalisation scheme, how many applications for wholesale conversion of industrial buildings, redevelopment of industrial buildings, conversion of industrial buildings for the purpose of transitional housing and broadening of permissible uses of buffer floors of industrial buildings has the Government received? How many of these applications have been approved? What are the manpower and expenditure involved in handling the scheme in this financial year? The application period for redevelopment of industrial buildings and that for wholesale conversion of industrial buildings will end in October 2021 and March 2022 respectively. Will the Government extend the relevant schemes? If yes, what are the details? If not, what are the reasons?

Asked by: Hon NG Wing-ka, Jimmy (LegCo internal reference no.: 314)

Reply:

Regarding wholesale conversion of industrial buildings (IBs), private owners may submit applications 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 requires planning permission from the Town Planning Board (TPB), it must be obtained before the waiver application is submitted to LandsD. As at 28 February 2021, LandsD received four waiver applications all of which were being processed, while the TPB received seven applications for planning permission to support wholesale conversion of IBs, of which six were approved and one was under processing.

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 within three years after the planning approval. As at 28 February 2021, of the 54 applications received by the TPB, 44 applications were approved, while the remaining ones were under processing. In relation to those applications with planning permission for increasing the plot ratio obtained, 17 applications for lease modification have been received by LandsD, of which one has been executed. Separately, LandsD was processing 13 lease modification cases involving redevelopment of pre-1987 IBs but not requiring TPB's approval. With a view to expediting the execution of relevant lease modifications, the Government has recently launched a pilot scheme for charging land premiums at standard rates for lease modifications in respect of IB redevelopment.

Regarding application for waivers for transitional housing purposes in wholesale-converted IBs, as at 28 February 2021, LandsD has received and was processing one application. LandsD has not received any waiver application for converting the buffer floor and lower floors of an existing IB to non-industrial uses.

Policy work on overseeing the implementation of a package of measures to facilitate revitalisation of IBs is mainly conducted by a team headed by one Administrative Officer Staff Grade C in Development Bureau, with the assistance of relevant departments. As the work forms a part of the overall duties for the staff involved, we are unable to provide a separate breakdown.

We will take into account the market response in considering the way forward towards the end of the time-limited measures under the current IB revitalisation scheme.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3009)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 51 of the Budget Speech that the Government will allocate additional resources to enhance the harbourfront. What are the estimated completion dates of such works? What is the estimated expenditure for each works project?

Asked by: Hon NG Wing-ka, Jimmy (LegCo internal reference no.: 159)

Reply:

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

(a) Open Space at Eastern Street North in Sai Ying Pun (area: 1.25 hectare (ha)): technical feasibility study has been completed and design work is underway. We target to seek funding approval of the Finance Committee of the Legislative Council in late 2021. Construction works are expected to be completed by phases starting 2024;

(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 opened in October 2019 under the incremental approach. The project would be concluded upon opening of the hinterland section in the second quarter of 2021;

(c) Celebration Precinct in Wan Chai North (area: 1.85 ha): the site is currently open to the public and the Ani-Com Park@Harbour"FUN" was introduced with the participation of different community talent. We will continue to invite professional inputs from local creative talent in enhancing the attractiveness of the Precinct;

(d) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 m): the promenade between Expo Drive East and Marsh Road was connected in December 2020 and opened to the public. Other sites currently released from major infrastructural works are also being beautified for opening by phases starting March 2021. Winning entries of the Harbourfront Public Furniture Competition held in 2020 are also being displayed at the Precinct;

(e) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m): the promenade connecting the Wan Chai North Temporary Public Transport Interchange with the area fronting the Hung Hing Road Flyover was connected in December 2020 and opened to the public. New phases of works, including a set of harbour steps bringing people closer to the water, would be completed starting end 2021. The water sports sector has started organising water sports events at the Precinct in the latter half of 2020, while winning entries of the Harbourfront Public Furniture Competition held in 2020 are also being displayed there;

(f) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade: 317 m): the promenade near Victoria Park Road is being enhanced and a new set of harbour steps will be introduced for bringing people closer to the water. Construction works are expected to be completed by phases starting end 2021;

(g) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade: 772 m): although the site is still being used 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. Construction works are expected to be completed by phases starting end 2021;

(h) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 800 m): we target to seek funding approval of the Finance Committee of the Legislative Council in 2021 for commencement of construction works, which are expected to be completed by phases starting 2024;

(i) Tsuen Wan Waterfront Enhancement (area: 2.05 ha): the promenade along Hoi On Road fronting Serenade Cove was enhanced and opened to the public in September 2019, while uplifting for the section between Bayview Garden to Belvedere Garden Phase 3 would be completed in the first half of 2021. As regards the portion from Hoi On Road to Hoi Hing Road, a technical feasibility study was completed in 2020. Efforts are being made to appoint a consultant for 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. Initial findings are expected in the first half of 2022;

(j) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m): although a majority of the site is still needed 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 the promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public by phases starting 2023;

(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 2025;

(l) Hung Hom Urban Park (area: 2.2 ha): the site has been open for public use after the relocation of the public transport interchange thereon in January 2019 and the completion of some simple greening works. It is now a piece of open space enjoyed by the public in an organic and joyful manner. The Administration is exploring options for further enhancing public experience at the site, taking into account comments received during the Market Sounding Exercise conducted earlier, and the experience gained from the open use, as well as the progress and feedback of projects being pursued in the vicinity (including the "Open Space Development at Hung Hom Waterfront" project by the Leisure and Cultural Services Department which would commence before 2022, and the beautification of the Hung Hom (South) Ferry Pier being actively pursued by the operator of the Central-Hung Hom ferry service and the water-taxi service); 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 have completed two inception reports and the literature review on overseas projects. Remaining researches are expected to be completed in 2021-22.

With the implementation of these projects as well as other relevant initiatives, the length of our harbourfront promenades could be extended to 34 kilometres by 2028. So far, completed promenades mentioned above are arranged through minor works projects funded by relevant block votes or through reinstatement of works areas with funding approved for relevant works projects. As at now, the total approved estimates of the relevant enhancement projects amount to about $135 million in total. As far as major capital works projects are concerned, as set out in (a) and (h) above, we target to seek funding approval of the Finance Committee of the Legislative Council for the Eastern Street North project and Boardwalk project in late 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 -

Reply Serial No.

DEVB(PL)069

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1154)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is mentioned under Matters Requiring Special Attention in 2021-22 that the Government will complete the review of private land parcels zoned for high-density housing development this year to assess whether they are suitable for public housing developments and take forward the follow-up action required for resumption. In this connection, please inform this Committee of the following:

a. Timetable of the said work, including the dates for commencement of the review and release of the first batch of results;

b. The number of private land parcels involved, and the respective hectares of land covered.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 1)

Reply:

After the announcement of the initiative in the 2019 Policy Address, the Government has identified for review ten land parcels involving private land zoned for high-density housing development. Specifically, these ten land parcels have been 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), and with relatively low-rise existing structures (say, only a few storeys).

The Government has been examining whether the land parcels are suitable for high density public housing development taking into account the actual circumstances of each land parcel. Such considerations include the overall planning of the community concerned; community facilities and infrastructure (for example, traffic, water supply and drainage facilities) available in the area; the location, size, development parameters and existing uses of the land parcels; as well as any development plan of the land owner. If the land parcel

is assessed to be suitable for public housing development, the Government would resume the relevant private land by invoking the Lands Resumption Ordinance in accordance with the existing mechanism.

The Government is close to completing the said review and will announce the review results in due course. As the said review may lead to potential resumption of private land and compensation with freezing surveys to be conducted without prior notice, it is not appropriate to disclose information on the specific locations and details of the relevant land parcels at this stage so as to avoid market speculation and unnecessary concerns of the existing users.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2617)

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

Subhead (No. & title): (700) General non-recurrent

(Item 802 Operation Building Bright 2.0)

(Item 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 overseeing the implementation of Operation Building Bright 2.0 (OBB 2.0) and Building Maintenance Grant Scheme for Needy Owners (BMGSNO), please provide information on the numbers of applications received, numbers of applications approved, as well as the total amount granted since the launch of these schemes, broken down by year.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 86)

Reply:

Operation Building Bright

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

There are two categories of buildings under OBB 2.0. Category 1 buildings are those whose owners are prepared to take up the organisation of the inspection and repair works for their buildings under MBIS. The first round and second round of applications for the eligible buildings to participate OBB 2.0 as Category 1 buildings was ended in October 2018 and 2020 respectively. 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 on risk basis and exercises its statutory power to carry out the requisite

inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may also claim subsidies under OBB 2.0 to cover the cost. No application is therefore required for Category 2 buildings.

According to URA, the number of applications received and approved in the first round and second round of applications for Category 1 buildings, the number of applications under processing and the Category 1 buildings involved in the approved applications as of end 2020 are set out below –

	Number of applications received	**Number of applications approved (1)&(2)**	**Number of applications under processing**	**Number of Category 1 buildings involved in approved applications (1)**
The first round of applications	644	579	0	479
The second round of applications	921	762	35	694

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

Note(2) The major reasons for not meeting the eligibility criteria are buildings exceeding the prescribed limits of average rateable value, buildings without outstanding MBIS notices/pre-notification letters (where required), and/or buildings not meeting the age requirement.

At the same time, BD had also proactively selected some 636 buildings for participation in OBB 2.0 as Category 2 buildings as of end 2020.

According to URA, around $73.2 million, including subsidies released and committed to be released, has been approved under OBB 2.0(3) as of end 2020. The number of approved applications for subsidy from owner-occupiers of beneficiary buildings and the amount of subsidies released/committed in each year since 2018 are set out in the table below –

Year	**Number of owner-occupiers' applications for subsidy approved**	**Amount of subsidies released and committed to be released**
2018(4)	5	$250,000
2019	1 422	$66,470,000
2020	139	$6,470,000
Total	**1 566**	**$73,190,000**

Note(3) The subsidy of OBB 2.0 is granted in response to applications from individual owners and that only owner-occupiers of eligible buildings benefit from OBB 2.0. Generally speaking, applications from individual owner-occupiers of Category 1 buildings for subsidy could be made only after the owners have procured works contract, and those for Category 2 buildings after BD has employed Government contractors for the default works.

As of end December 2020, a substantial number of participating buildings have yet to reach the stage under which individual owner-occupiers may submit the applications for subsidies. The Coronavirus Disease 2019 (COVID-19) epidemic has imposed constraints on owners' organisation of meetings to agree on project scope and procurement of contracts and thus slowed down the progress.

Note(4) OBB 2.0 is launched in mid-2018.

Building Maintenance Grant Scheme for Needy Owners

The Building Maintenance Grant Scheme for Needy Owners (BMGSNO), which strengthened and replaced the original Building Maintenance Grant Scheme for Elderly Owners, was launched on 2 July 2020. The scheme aims to provide financial assistance to owner-occupiers in need to repair and maintain their own properties. From 2 July 2020 to end 2020, a total of 3 710 applications had been received under BMGSNO. A number of 560 applications were approved in principle and a subsidy of $20.66 million was released or committed during the period(5).

Note(5) Generally speaking, URA sees delaying in the processing of applications due to the COVID-19 epidemic (e.g. delay in conducting in-flat inspections and additional time required to gather outstanding documents from applicants).

- End -

Reply Serial No.

DEVB(PL)071

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3257)

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 whether restriction has been imposed on the minimum size of a residential unit through specification in the land sale conditions or vetting of building plans over the past five financial years. If yes, what are the details?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 15)

Reply:

The Government's current priority is to increase housing production in order to meet the housing needs of the society. Given the different characteristics of each land sale site (for instance, location, size, development parameters and construction restrictions) as well as the diverse and changing market demand for various types and sizes of private flats, the Government has no plan for the time being to specify a minimum flat size requirement in the land sale conditions of Government land sale sites.

One may note that in the public tender for a site at Anderson Road, Kwun Tong in March 2020, the land sale conditions require the developer to build flats within a certain range of saleable area. The purpose is not to impose a minimum flat size as a general requirement but to ensure that flats provided by the developer would align with the policy intent of providing starter homes which form a part of the residential development to be constructed on that site. That is the only case of a land sale site carrying a specific flat size requirement in the past five financial years.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0704)

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 of the Common Spatial Data Infrastructure (CSDI), will the Government inform this Committee of the following:

1. The specific details of the CSDI Portal with about 320 spatial datasets which will be rolled out first within the Government by end of this year;
2. Whether the Government will expedite the implementation progress to enable public access to the CSDI Portal;
3. The specific measures and additional resources to ensure that policy bureaux/government departments will actively provide CSDI with the geospatial data in their possession.

Asked by: Hon QUAT Elizabeth (LegCo internal reference no.: 47)

Reply:

1. The specific details of the Common Spatial Data Infrastructure (CSDI) portal with about 320 datasets are as follows:

   (i) The CSDI portal is a data-driven portal, which provides a one-stop shop, map-based infrastructure, for sharing with various sectors, including the private and public sectors, academia, and the general public, and to enable them to develop various types of map-based applications, using Geographic Information System technology.

   (ii) Initially, there are about 320 datasets from various government bureaux/departments (B/Ds). Out of them, there are about 120 datasets contributed by departments under the Development Bureau (DEVB), which are

mainly planning, lands, buildings and works related datasets covering infrastructural facilities and public amenities, drainage, sewerage and waterworks facilities; underground storm water and sewerage pipes; three-dimensional pedestrian network; Outline Zoning Plans, Territorial Population and Employment Data Matrix and some other planning data; addresses; and population projections, etc. The remaining 200 datasets or so are from B/Ds outside the DEVB's regime such as census datasets from Census and Statistics Department, excavation permits dataset from Highways Department, district-based annual valuation statistics from Rating and Valuation Department, metered on-street parking location dataset from Transport Department, Coronavirus Disease 2019 related data from Department of Health, and public facilities datasets from various B/Ds.

(iii) On the CSDI portal, the datasets will be released in an open and machine-readable format with Application Programming Interfaces so that the data can be easily shared, processed and used by the public and different interest groups including application developers for developing various smart applications. Moreover, there is a metadata catalogue service particularly for data discovery. Its function is similar to a library catalogue for enabling users to conveniently acquire rich details of the spatial data such as definitions, standards, conditions of use, level of restrictions, contact information, frequency of updating.

2. The CSDI portal will be operational for use within the Government by end of 2021 and for use of the public by end of 2022. We awarded the service contract for the establishment of the CSDI portal in February 2021 and the system architecture design of the CSDI portal is in progress. To this end, we will continue to expedite the implementation progress of the portal for public use where possible by making reference to the experience gained from the development of the portal for government use.

3. To ensure that B/Ds will actively open up the spatial data in their possession, we have established a steering committee co-chaired by the DEVB and Innovation and Technology Bureau and comprising representatives from 18 key B/Ds. The committee is responsible for steering and monitoring the progress of CSDI development and opening up of B/Ds' spatial data through the CSDI portal. There are three working groups in support of the work of the steering committee. With this established leadership and governance structure, the common shareable spatial data held by the B/Ds will be progressively released on the CSDI portal. Annual returns of spatial data will be sought from all B/Ds to assist them to plan ahead and make arrangements for the release of spatial data on a regular basis.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0058)

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 has set up the Development Projects Facilitation Office to facilitate the processing of planning, lease modification and building plan applications, etc. for private residential development projects with a yield of 500 flats or more by enhancing co-ordination among the departments involved. Will the Government inform this Committee of the following:

1. the number of residential development projects followed-up on since the establishment of the "Development Projects Facilitation Office" (DPFO) in 2020;
2. the effectiveness of such follow-up work, the evaluation of work performance of the DPFO, and whether improvement should be made. If yes, what are the details? If not, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 14)

Reply:

The Development Projects Facilitation Office (DPFO) was established under the Development Bureau in December 2020. DPFO is currently tracking and monitoring the planning, lease modification/land exchange, building plans and building permit applications for some 50 private residential development projects with 500 flats or more.

Up to February 2021, five projects being tracked and monitored by DPFO have obtained the relevant planning, lease modification/land exchange or building plans approvals. As the complexities and issues faced by applications for different development projects vary among cases, it is not possible to specify an across-the-board performance pledge or indicator to evaluate the work of DPFO. That said, DPFO would monitor development applications of the concerned projects and liaise closely with relevant bureaux/departments involved to ensure the respective statutory timeframes and/or performance pledges are met and issues hindering smooth processing of applications are resolved expeditiously.

- End -

Reply Serial No.

DEVB(PL)074

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0061)

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

Subhead (No. & title): (700) General non-recurrent

(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

As mentioned in the Budget Speech Paragraph 37, the Government will "earmark $1 billion to provide subsidies for owners of more than 3 000 old buildings with relatively low rateable values to carry out drainage repair or enhancement works. For buildings with owners having difficulties in organising the works by themselves, such as "three-nil" buildings, the Buildings Department will exercise its power under the Buildings Ordinance to carry out the works in default of their owners in an orderly manner based on the risk profile. The owners concerned may also benefit from the subsidy scheme." Will the Government inform this Committee:

a. the resources and manpower allocated for executing this policy initiative;
b. the targets and timetable for the implementation of this project and the number of "three-nil" building that the Government will take up under this initiative;
c. whether a mid-term review will be conducted in order to fine-tune this project, ensuring that this project will attain its intended effect;
d. whether the Government will consolidate its work and resources helping owners of "three-nil" buildings in improving fire safety facilities at the same time in order to attain synergy effect and save public resources and manpower with consolidating maintenance works in one go?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 9)

Reply:

To address rising public concerns regarding defective drains amid the Coronavirus Disease 2019 epidemic, the Government plans to launch the Building Drainage System Repair Subsidy Scheme (DRS) at a commitment of $1 billion to subsidise the investigation,

repair, rectification and/or upgrading of drainage systems of old residential or composite buildings.

a. As the Government's partner in implementing DRS, the Urban Renewal Authority (URA) will be responsible for administering the scheme under the "all-in-one" Integrated Building Rehabilitation Assistance Scheme (IBRAS) and will absorb the associated administrative cost with its own resources. URA is unable to provide a separate breakdown of the expenditure and manpower incurred solely for administering the DRS.

   Under DRS, the Buildings Department (BD) will also proactively select buildings with outstanding statutory orders for common drains where the owners concerned have difficulties in coordinating the requisite drainage investigation and repair works. BD will exercise its statutory power to carry out the works in default of owners by mobilising its default works consultants and government contractors and seek to recover the cost from them afterwards. Such owners could also benefit from the DRS. To this end, some $50 million out of the $1 billion earmarked for DRS will be set aside for BD to procure services for a period of six years from 2021-22 to assist in the administration of the default works.

   The Buildings Unit of the Development Bureau oversees the provision of technical support to building owners and the implementation of DRS as part of its overall portfolio. This being the case, we are unable to provide a breakdown of the manpower resources in the Bureau deployed solely for this new initiative.

b. Subject to funding approval, we plan to launch DRS in May 2021. We plan to kick start the publicity campaign for the scheme in mid-April 2021 to allow sufficient time for owners to reach a consensus and plan for the works to be conducted.

   The URA and BD aim to commence drainage repair works for over 3 000 buildings (which include "three-nil" buildings) in five years. We are unable to provide a breakdown of the number of "three-nil" buildings to be benefitted under the DRS at this moment.

c. We will review the effectiveness of the scheme together with BD and the URA at an appropriate juncture after its implementation.

d. Owners should take primary responsibility for the proper maintenance of their properties in a timely manner. Nevertheless, the Government recognises that some owners may have genuine difficulties in fulfilling their responsibility in maintaining their properties due to lack of financial means and/or technical knowledge. Therefore, apart from taking enforcement action, the Government, in partnership with the URA, has implemented various financial assistance schemes to help owners of private buildings to maintain and repair their buildings, including building drainage systems and improving fire safety standards.

   The URA has consolidated various building rehabilitation assistance schemes, including Operation Building Bright 2.0 and the Fire Safety Improvement Works Subsidy Scheme, into the IBRAS to provide a convenient one-stop application for owners in need. With URA's assistance, owners may make applications covering various types of grants/loans by completing one set of application forms under IBRAS,

and suitably co-ordinate the schedule for the different types of maintenance works to be done.

- End -

Reply Serial No.

DEVB(PL)075

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0069)

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 2021-2022, the Government states that it will "continue to arrange for the sale of government land through the Land Sale Programme to increase land supply for private housing and other uses". And as announced by the Secretary for Development on 25 February, the 2021-22 Land Sale Programme comprises 15 residential sites capable of providing about 6 000 flats, and 3 commercial sites which can provide about 478 600 square metres of gross floor area. Under this connection, will the Government inform this Committee:

a. of respective numbers of sites put up for sale by the Government through auction and tender in each of the past five years up to Feb 2021; whether relatively fewer or more sites were sold by auction; if so, of the reasons for that; the criteria based on which the Government decides on the means of land sale to be adopted;
b. the locations, distribution, flat size and style of flats of those 6 000 flats that would be provided from those 15 residential sites;
c. whether the Government estimate the impact of decreasing the number of residential sites under the Land Sale Programme and whether such decrease will contribute to the increase of private property price.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 23)

Reply:

a. The number of sites disposed of in the past five financial years (from 1 April 2016 to 28 February 2021) is set out in the following table –

Financial Year	No. of Sites Awarded under Government Land Sale Programme *(including residential, commercial, and industrial sites)*
2016-2017	27
2017-2018	16
2018-2019	15
2019-2020	9
2020-2021 *(up to 28 February 2021)*	13

All the sites above were disposed of by way of public tender. Public tender and auction are both fair, just and competitive means of land sale. In recent years, the Government has disposed sites by public tender and the arrangement has been effective and accepted by the market. Under this arrangement, bidders can submit bids calmly having regard to their development plans and assessment on the market.

In addition, to enhance market transparency, for each tender exercise the Government publishes the tender amount of the successful tender on the day of award and the tender amounts of all other tender submissions on an anonymous basis after all transaction procedures in relation to the successful bid have been completed.

b. The 2021-22 Land Sale Programme announced on 25 February 2021 comprises 15 residential sites with an estimated capacity to provide about 6 000 flats. Details of the sites (e.g. location) in the 2021-22 Land Sale Programme are available on the website of the Lands Department (www.landsd.gov.hk/en/landsale/programme_202122.htm).

The actual number of flats, flat size, distribution and style of flats to be produced from these sites are subject to the actual development plans to be drawn up by the successful tenderers for the sites.

c. The Government adopts a multi-pronged approach to increase private housing land supply. Apart from Government land sale sites, other sources including projects of the MTR Corporation Limited and Kowloon-Canton Railway Corporation and those of the Urban Renewal Authority, as well as private development / redevelopment projects also form part of the private housing land supply.

For 2021-22, taking account of the potential/estimated supply from the abovementioned sources (namely around 6 000 flats from Government land sale sites; around 4 000 flats from MTR Corporation Limited; around 3 200 flats from the Urban Renewal Authority; as well as around 3 300 flats from private development/redevelopment projects), the total potential private housing land supply in 2021-22 is estimated to have a capacity to produce about 16 500 flats, against the

annual target of 12 900 flats as set out in the Government's Long Term Housing Strategy Annual Progress Report 2020.

Property prices are affected by a host of different factors and land supply is only one of them. Capital flow, global and local economic environment, market conditions all play a part in shaping the property prices of the local market.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0071)

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 mentioned in the Budget Speech Paragraph 132, the Financial Secretary has mentioned that the Government "is examining the feasibility of rezoning five commercial sites in Kowloon East for residential use taking into account the latest economic situation and market response. If confirmed feasible, it plans to initiate the relevant statutory town planning procedure this year. A total of about 5 800 private housing units can be provided according to our preliminary estimation." Under this connection, will the Government inform this Committee:

a. the criteria and timetable for rezoning these sites and the potential time for putting these land out for sale;
b. of the 5 800 private housing units that can be provided, the size and flat types that the Government plans to provide in Kowloon East;
c. whether the Government estimate the transport pressure that could be created by this rezoning plan and whether the Government will adjust and upgrade the transport network in Kowloon East so as to improve the serious traffic congestion in the area.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 27)

Reply:

The Government is examining the feasibility of rezoning five commercial sites in the Kai Tak area for residential use. The feasibility study will look into, among others, the traffic impact on the road network in Kai Tak that may arise from the proposed rezoning of the five sites, and recommend mitigation measures, if necessary. Subject to positive study findings confirming the technical feasibility of the proposal, proposed amendments to the relevant outline zoning plan are planned to be submitted for Town Planning Board's consideration in 2021. Subject to completion of the statutory rezoning process which will normally take about a year or so, the sites will be disposed for private housing developments and the time for disposal will be announced in the context of the land sale programme.

While it is preliminarily estimated that some 5 800 private housing units can be provided on the five sites, the actual sizes of the housing units are subject to the design of the future developers.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0080)

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 mentioned in the Budget Speech Paragraph 131, the Financial Secretary has mentioned that "over the past few years, the Government has identified 210 sites with potential for housing development. Rezoning has been completed or commenced for 70 per cent of them. It is estimated that about 40 per cent of the public housing units to be completed in the next ten years will come from the rezoned sites." Under this connection, will the Government inform this Committee:

a. the rezoning schedule and estimated completion date for the remaining 30% of the identified 210 sites;

b. apart from the aforementioned 210 sites, the number of sites that Government plans/identifies to rezone or develop for medium-long term housing development;

c. apart from rezoning, whether the Government will consider creating "new" land sites by reclamation or developing the periphery of country parks; if yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 28)

Reply:

a. For the remaining 30% of the 210 sites identified with housing potential for which rezoning procedures are yet to be initiated, the Government will, subject to necessary technical studies/assessments and their findings, submit rezoning proposals with feasibility confirmed for consideration by the Town Planning Board. It is our target to progressively confirm the feasibility or otherwise of these remaining sites, and to commence follow up work on the rezoning of the feasible cases, in the next few years as far as practicable.

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.

b. Apart from the 210 sites, the Government will continue to adopt a multi-pronged strategy to increase housing land supply, the sources of which include, but are not limited to, various New Development Area/New Town Extension projects, brownfield clusters with potential for public housing development, partial development of Fanling Golf Course, redevelopment of three urban squatter areas (in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village), etc. The exact number of sites involved/to be rezoned will be subject to study findings.

c. Regarding reclamation, with the funding approval from the Legislative Council (LegCo) in December 2020, the Government will commence studies related to artificial islands of about 1 000 hectares in the Central Waters in June 2021 for completion in three and a half years. We will also strive to commence the first phase of reclamation works in 2027 with a view to enabling the first population intake in 2034. Furthermore, we will seek funding approval from the LegCo at an appropriate time for the planning and engineering studies of the Lung Kwu Tan reclamation and re-planning of Tuen Mun West area as well as the Sunny Bay reclamation.

As for the periphery of country parks, as pointed out in the report of the Task Force on Land Supply (TFLS), the option of developing areas on the periphery of country parks had failed to garner clear majority support from the general public, thus the TFLS had not recommended it as one of the eight land supply options for priority studies and implementation. In light of the strong reservation in the community and TFLS's recommendations, currently the Government has no intention to pursue alternative land use of country park periphery as a land supply option. Instead, we will continue to focus on implementing the eight priority land supply options as recommended by the TFLS and other ongoing major land supply initiatives.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0094)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2021-2022, the Government states that it will "formulate policy strategies and implementation measures to develop multi-storey buildings (MSBs) for accommodating businesses commonly operating from brownfield sites upon completion of a market sounding exercise as part of the MSB studies". Under this connection, will the Government inform this Committee:

a. of the amount of resources and the staff establishment involved in executing this policy initiative;
b. the number and location of brownfield sites which can be developed with develop multi-storey buildings;
c. the latest progress in formulating such policy strategies and its launching timetable;
d. whether the Government has consulted the stakeholders; if yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 38)

Reply:

a. Policy work about the formulation of strategies and implementation measures to develop multi-storey buildings (MSBs) to address the space demand of brownfield operations is mainly conducted by a team headed by one Administrative Officer Staff Grade C in Development Bureau, with the assistance of relevant departments. As the work forms a part of the overall duties for the staff involved, we are unable to provide a separate breakdown.

b. – d.
To provide brownfield operations with concentrated, orderly and more land efficient accommodation, we have reserved about 61 and 11 hectares (ha) of land in the Hung Shui Kiu/Ha Tsuen (HSK/HT) and Yuen Long South New Development

Areas (NDAs) respectively for relevant uses including logistics facilities, port back-up, storage, workshops, etc. A major part of this 72 ha of land is reserved to develop MSBs for these industrial operations, while a small part will be reserved for open-air operations. We expect that site formation for the first batch of MSB sites under the First Phase development of HSK/HT NDA will be completed by 2023 the earliest.

In considering the arrangements for land disposal and operational requirements for developers of the first batch of MSB sites regarding the industry mix, tenant mix and rental in the future MSBs, Government engaged a consultancy firm to conduct a market sounding exercise in mid-2020. So far, the consultancy firm has substantially completed interviews with and collected market information from potential investors/related organisations (including a number of companies and chambers of commerce in the logistics, construction, recycling, vehicle repair and related sectors, property developers, and banks), as well as members of the Legislative Council. The consultancy firm is now making a detailed analysis of the information collected to assess the market interest in developing and operating MSBs for different industries under different scenarios, and is expected to complete its report within 2021. After considering the findings and assessments of the consultancy firm, we expect that the development models for these MSB sites would be in shape within 2022, in time for the development of MSBs to begin after completion of the site formation works for the first batch of MSB sites in 2023.

- End -

Reply Serial No.

DEVB(PL)079

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0095)

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 2021-2022, the Government states that it will "continue to collaborate with relevant bureaux and departments to implement the "single site, multiple use" initiative, including the review of government sites reserved for single users, and take forward the first batch of projects". Under this connection, will the Government inform this Committee:

a. of the amount of resources and the staff establishment involved in executing this policy initiative;
b. the number of potential site that the Government consider should adopt this "single site, multiple use";
c. the number of floor spaces for commercial use and the number of residential units that the Government plans to generate from this initiative;
d. the timetable and roll out plan for the first batch of projects;
e. whether the Government has consulted stakeholders and district council for these projects; if yes, of the details; if no. of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 39)

Reply:

Since the implementation of the "single site", multiple use" initiative is undertaken as part of the overall duties of the staff of the Development Bureau (DEVB), Planning Department and other relevant departments, we are unable to provide a separate breakdown on the amount of resources involved solely for this work. That said, a total of 23 officers in Government Property Agency's establishment have been deployed to take forward the first batch of "single site, multiple use" projects in 2020-21 and the associated expenditure is $16.81 million.

DEVB, supported by various departments, has identified the first batch of six "single site, multiple use" projects and have been pressing ahead with the implementation. The latest progress of these projects with the local consultation schedule is set out below:

Project	Latest Progress
Redevelopment of Tuen Mun Clinic (TMC)	We propose to redevelop the TMC into a 24-storey development accommodating mainly district-based healthcare services, a school dental clinic, a student health service/assessment centre, a general out-patient clinic and an elderly health centre, supplemented by welfare facilities including a residential care home for elderly and a family service centre, as well as a public car park. We consulted the Tuen Mun District Council (DC) on the above-mentioned proposal in September 2019. We plan to conduct district consultation on the revised proposal in 2021.
Development of a proposed ambulance depot near Sheung Wan Fire Station	We propose to include an ambulance depot, a district health centre, welfare facilities (including elderly, family and child and rehabilitation services), community space, a reading room and a public vehicle park in the proposed development. We consulted the Central and Western DC in October 2020 on the initial user mix of the project. Members generally supported the proposal. After finalisation of the user mix, we will apply funding from the Legislative Council (LegCo) for commencement of the project.
Joint-user complex at the former Anderson Road Quarry	We plan to construct a joint-user complex with underground public carparking facilities and a multi-purpose sports centre, a public library, a community hall and a range of welfare services including elderly, family and child and rehabilitation services. We consulted the Sai Kung DC and the Kwun Tong DC on the proposed facilities in March 2020 and May 2020 respectively. Members generally supported the proposal. We are preparing to seek Town Planning Board's approval for minor relaxation of the building height restriction to optimise site utilization, and thereafter we will seek LegCo's funding approval for the project.
Joint-user complex at Tseung Kwan O town centre	We plan to construct a joint-user complex with underground public carparking facilities. Facilities to be provided in the proposed complex include a public market, a district health centre, a blood donation centre, a child assessment centre, a maternal and child health centre, a dermatological clinic, a range of welfare facilities (including services for the elderly and mentally handicapped persons) and a public vehicle park. We consulted the Sai Kung DC and its Housing, Planning and Development Committee on the proposed development and facilities in May 2020. Members generally supported the proposal. We plan to seek LegCo's funding approval for the project as soon as possible.

Project	Latest Progress
Joint-user complex at Shan Mei Street in Sha Tin	We attended the meeting of the Shatin DC in September 2019 to exchange views with members on the development of the proposed joint-user complex. Taking into account members' views, we are working with relevant policy bureaux and departments to formulate a user mix, and we strive to conduct district consultation on the initial user mix later in 2021.
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 the Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. The study has just been completed. We are considering the way forward for the relevant sites taking into account the study findings and relevant factors such as the latest service requirements of relevant bureaux and departments.

The above projects are multi-purpose public facility buildings to serve the local communities and do not involve any residential or commercial use.

In addition, the Government has reviewed those government sites which have been reserved for single users. Some 40 Government, Institution or Community sites with joint use potential are being reviewed and we hope to put forward proposals for the use of these sites, together with the site information, within 2021. The proposals put forward will take full account of the need for the proposed public facilities and effective site utilization.

- End -

Reply Serial No.

DEVB(PL)080

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0096)

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

Subhead (No. & title): (700) General non-recurrent

(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2021-2022, the Government states that it will "launch Building Drainage System Repair Subsidy Scheme involving $1 billion to provide assistance to owners of old buildings with relatively lower rateable values for inspection and repair of the building drainage systems". Under this connection, will the Government inform this Committee:

a. of the amount of resources and the staff establishment involved in executing this policy initiative;
b. the number of owners of old buildings that would be benefited from this Scheme and the criteria for applying for this Scheme;
c. the detailed launching timetable and targeted number of buildings that would be benefited by this Scheme;
d. whether the Government will conduct mid-term review for this Scheme, ensuring cost-efficiency of this Scheme and whether it will allocate extra fund and resources to expand the scope of this Scheme; if yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 40)

Reply:

To address rising public concerns regarding defective drains amid the Coronavirus Disease 2019 epidemic, the Government plans to launch the Building Drainage System Repair Subsidy Scheme (DRS) at a commitment of $1 billion to subsidise the investigation, repair, rectification and/or upgrading of drainage systems of old residential or composite buildings. The replies to individual questions raised are set out below -

a. As the Government's partner in implementing DRS, the Urban Renewal Authority (URA) will be responsible for administering the scheme under the "all-in-one" Integrated Building Rehabilitation Assistance Scheme and will absorb the associated administrative cost with its own resources. URA is unable to provide a separate breakdown of the expenditure and manpower incurred solely for administering the DRS.

Under DRS, the Buildings Department (BD) will also proactively select buildings with outstanding statutory orders for common drains where the owners concerned have difficulties in coordinating the requisite drainage investigation and repair works. BD will exercise its statutory power to carry out the works in default of owners by mobilising its default works consultants and government contractors and seek to recover the cost from them afterwards. Such owners could also benefit from the DRS. To this end, some $50 million out of the $1 billion earmarked for DRS will be set aside for BD to procure services for a period of six years from 2021-22 to assist in the administration of the default works.

The Buildings Unit of the Development Bureau oversees the provision of technical support to building owners and the implementation of DRS as part of its overall portfolio. This being the case, we are unable to provide a breakdown of the manpower resources in the Bureau deployed solely for this new initiative.

b. & c.

We propose that applications for DRS be made on a "per-building" basis. Private residential or composite buildings aged 40 or above with relatively low average rateable values (RV)(Note) will be eligible to apply for the scheme.

Subject to funding approval, we plan to launch DRS in May 2021. We also plan to kick start the publicity campaign for the scheme in mid-April to allow sufficient time for owners to reach a consensus and plan for the works to be conducted. It is expected that the funding scheme would benefit owners of over 3 000 eligible buildings.

d. We will review the effectiveness, resources and scope of the DRS together with the BD and the URA at an appropriate time after its implementation.

Note: Average RV of the domestic units of the target buildings should not exceed $162,000 for buildings in urban areas (include Shatin, Kwai Tsing and Tsuen Wan) and $124,000 for buildings in the New Territories (excluding Shatin, Kwai Tsing and Tsuen Wan) at 2017-18 level. The same RV thresholds are also adopted for various building rehabilitation schemes under the URA.

End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0097)

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 2021-2022, the Government states that it will "launch a pilot scheme for charging land premia at standard rates for lease modifications for redevelopment of old industrial buildings". Under this connection, will the Government inform this Committee:

a. of the amount of resources and the staff establishment involved in executing this policy initiative;
b. the justification for charging land premia at standard rates and the criteria in setting the standard rates for land premia;
c. assistance and motivation that the Government would provide in order to encourage more owner of old industrial buildings applying this pilot scheme;
d. whether the Government has consulted the owners of old industry buildings before introducing this new pilot scheme; if yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 41)

Reply:

The Development Bureau (DEVB) and the Lands Department (LandsD) launched, on 15 March 2021, a two-year pilot scheme for charging land premium at standard rates on lease modifications for redevelopment of industrial buildings (IBs) constructed before 1987.

The pilot scheme aims to provide certainty on the amount of land premium to be charged through promulgating a set of standard rates. It provides an alternative to the established mechanism of premium assessment in order to expedite the processing of lease modification. Under the pilot scheme, IB owners may compute the land premia payable based on the uses and gross floor areas before and after lease modification by applying the promulgated standard rates, to consider whether to apply for lease modification for redevelopment of IBs. It is anticipated that the pilot scheme will encourage the

revitalisation of aged IBs and facilitate their early transformation into uses more compatible with the needs of society, hence optimising the use of land.

Under the pilot scheme, standard rates are set for five broad regions in Hong Kong and three types of uses involved in lease modifications for IBs (namely, "industrial/godown" use before redevelopment, as well as "commercial/modern industrial" use and "residential" use after redevelopment). The standard rates have been formulated with reference to a basket of relevant market data, broadly reflecting the land values of the respective uses in different regions. The standard rates will remain unchanged for the two-year period of the pilot scheme.

Since the announcement in the Chief Executive's Policy Address (PA) in November 2020, the Government has engaged stakeholders in various contexts. For example, the Land and Development Advisory Committee was consulted on development-related PA initiatives on 26 November 2020, and members welcomed the implementation of the initiative to expedite lease modification for redevelopment of IBs. DEVB and LandsD also met with representatives from the Hong Kong Institute of Surveyors after the PA to exchange views on possible directions for the pilot scheme. DEVB and LandsD have taken into account the views of relevant stakeholders including owners of IBs expressed in the meetings above and on other occasions in formulating the details of the pilot scheme.

DEVB and LandsD will absorb the extra workload under the pilot scheme within its existing resources.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0098)

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 2021-2022, the Government states that it will "take forward the expanded streamlining exercise for development-related requirements and approvals through the Steering Group on Streamlining Development Control, with scope of review expanded to cover processes outside the Development Bureau's purview". Under this connection, will the Government inform this Committee:

a. of the amount of resources and the staff establishment involved in executing this policy initiative;
b. the number of procedures and time for processing that have been cut through the adaptation of those expanded streamlining exercise;
c. the number of projects that have been benefited from these expanded streamlining exercise and the relevant details of those benefits.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 42)

Reply:

The implementation of land and housing development projects is normally subject to a series of planning, land administration and building procedures. While these procedures are overseen or coordinated by the Planning Department, Lands Department and Buildings Department under the Development Bureau (DEVB) respectively, a number of non-DEVB departments are also involved in the vetting and approval process as per the statutory and administrative regulations and controls within their jurisdictions. In this regard, the Government has expanded the composition and remit of the Steering Group on Streamlining Development Control (Steering Group) to cover vetting departments other than those under DEVB, with a view to reviewing more comprehensively the development approval process involving different aspects and rationalising the development-related requirements imposed by various departments. Since the expansion in ambit of the streamlining exercise has taken effect only from the end of last year, we are in the process of drawing up

initial streamlining proposals under the expanded ambit in consultation with relevant departments.

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

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0439)

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 Matters Requiring Special Attention in 2021-22 under Programme (1), that the Bureau will finalise and implement the Land Sharing Pilot Scheme to increase private and public housing in the short and medium term by unleashing the development potential of private land. Will the Administration inform this Committee on the following:

1. the manpower and resources allocated to achieve this policy;
2. concerning the criteria that infrastructure and certain GIC facilities should be responsible by the applicants, whether the Administration will consider relaxing this requirement, like developing infrastructural facilities by the Government, so as to provide more incentive to potential land-owners;
3. whether the Administration will consider adjusting public-private flat ratio in the application site and extending the time limit of land exchange/lease modification to more than 18 month.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 10)

Reply:

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

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

Enquiries in relation to about ten preliminary development proposals have been received thus far, and LSO has been in dialogue with these proponents. We understand that some proponents are preparing the materials required for filing a formal application, including, amongst others, proof of land ownership, master layout plans, schematic designs (especially for road and public facilities), relevant technical (including traffic, environment, ecology, sewerage etc. with proposed mitigation measures) and financial assessments. Since LSPS was launched not too long ago and interested parties are already preparing proposals according to the promulgated criteria drawn up after public consultation, we have no plan to change the design of the scheme for the time being. LSO would make every effort to assist the proponents in preparing such materials by providing facilitation service in coordination with concerned departments.

- End -

Reply Serial No.

DEVB(PL)084

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0074)

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:

To complement the development of the Common Spatial Data Infrastructure (CSDI) in support of the Smart City in Hong Kong, last year, the Government allocated $60 million for the establishment of the first Geospatial Lab (GeoLab) 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:

1. The progress of the "establishment of GeoLab", the location of the Lab and how it will operate and promote the use of spatial data, the manpower and resources required and the time for it to be commissioned for use.
2. Will the Bureau please provide the specific measures in encouraging the public to make use of spatial data in developing mobile applications in 2020-21, 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.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 63)

Reply:

1. The Development Bureau (DEVB) is currently preparing for the establishment of the Geospatial Lab (GeoLab), aiming for operation by mid-2021 tentatively. We will hire an operator to run the GeoLab for providing lab users with various services in promoting the greater use of spatial data. The GeoLab of about 3 000 square feet is to be located in a commercial building at Kwun Tong. It will be equipped with working space, training/meeting rooms and access to high-end computers with Geographic Information System (GIS) software and cloud hosting services. Technology specialists specialising in geospatial technology will be welcome to use

the GeoLab to provide mentorship or coaching services to support proof-of-concept projects, conduct training courses on geospatial skillsets including GIS techniques and programming language, and organise seminars/workshops on use of spatial data and business case of web applications, etc. Besides, the GeoLab can serve as a platform for the government to reach out to various stakeholders through engagement activities. 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 schools, universities and institutions so as to help students master geospatial technology and knowledge needed in the 21st century in GIS.

2. The following specific initiatives were launched in 2020-21 to encourage the public to make use of spatial data in developing mobile applications -

No.	**Initiatives/Deliverables**	**Objective**	**Expenditures involved**
1	Launched Map Application Programming Interface in December 2020	To provide a web mapping service for the public and private sectors to support their web applications that require map displays	$1,000,000
2	Launched the Common Spatial Data Infrastructure (CSDI) Website in January 2021	To publicise the information related to CSDI to the public	$550,000
3	Launched the Geo-tagging Tool in end March 2021	To provide a web-based tool for the public to convert non-spatial data to spatial data	$1,000,000
4	Launched a consultancy study "Call for CSDI Initiatives" in December 2020 for completion in June 2021 tentatively	To derive a wish list of proof-of-concept applications aiming to improve the delivery of public services and discover potential geospatial datasets	$2,480,000

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0075)

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 of the Common Spatial Data Infrastructure (CSDI), the Government will roll out the CSDI Portal with about 320 spatial datasets first within the Government by end 2021. Will the Government inform this Committee of the following:
1. Details of the implementation progress of the CSDI Portal project.
2. Specific details of the relevant datasets.
3. The government departments which will have access to the CSDI Portal.
4. The timetable of opening up the CSDI Portal for public use.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 64)

Reply:

The Common Spatial Data Infrastructure (CSDI) portal will be operational for use by the Government and the public by end of 2021 and end of 2022 respectively, with an initial release of about 320 standardised spatial datasets from government bureaux/departments (B/Ds). We awarded the service contract for the establishment of the CSDI portal in February 2021 and have commenced preparing the system architecture design of the CSDI portal.

Out of about 320 datasets, there are about 120 datasets contributed by departments under Development Bureau (DEVB), mainly planning, lands, buildings and works related datasets covering infrastructural facilities and public amenities, drainage, sewerage and waterworks facilities; underground storm water and sewerage pipes; three-dimensional pedestrian network; Outline Zoning Plans, Territorial Population and Employment Data Matrix and some other planning data; addresses; and population projections, etc. The remaining 200 datasets or so are from B/Ds outside the DEVB's regime such as census datasets from

Census and Statistics Department, excavation permits dataset from Highways Department, district-based annual valuation statistics from Rating and Valuation Department, metered on-street parking location dataset from Transport Department, Coronavirus Disease 2019 related data from Department of Health, and public facilities datasets from various B/Ds. We would continue to explore with B/Ds the possibility of releasing more spatial datasets beyond the above commitment. To this end, annual returns would be sought from all B/Ds to assist them to plan ahead and make arrangements for the release of spatial data on a regular basis.

- End -

Reply Serial No.

DEVB(PL)086

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0150)

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:

Provision for 2021-22 is $570 million higher than the revised estimate for 2020-21, representing a substantial increase of nearly 50%. This is mainly due to the aggregate increase in cash flow requirement for non-recurrent items and increase in salary provision due to the net increase of seven posts. What are these non-recurrent items and the expenditure under each of them? What are the reasons for the increase of non-recurrent items and posts?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 195)

Reply:

The details of the non-recurrent items with increase in cash flow in 2021-22 are as follows:

Non-recurrent items	Revised cash flow requirement in 2020-21 ($ million)	Estimated cash flow requirement in 2021-22 ($ million)	Reasons for increase in cash flow requirement
Operation Building Bright 2.0	600	720	To fund the demands of on-going and new applications
Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations	50	260	To fund on-going and new approved projects

Non-recurrent items	Revised cash flow requirement in 2020-21 ($ million)	Estimated cash flow requirement in 2021-22 ($ million)	Reasons for increase in cash flow requirement
Development of Common Spatial Data Infrastructure portal (CSDI)	10.398	41.132	To fund the commencement of various projects under the development of CSDI
Establishment of Geospatial Lab	0.857	18.068	To fund the set up and operation of the Geospatial Lab
Building Drainage System Repair Subsidy Scheme#	-	10	To fund a new subsidy scheme scheduled for launching in May 2021
Building Maintenance Grant Scheme for Needy Owners	152.5	300	To fund the demands of on-going and new applications upon enhancement of the scheme in July 2020
Total	**813.755**	**1,349.2**	

This is a new item, funding for which is sought in the context of the Appropriation Bill 2021.

In 2021-22, there will be a net increase of seven civil service non-directorate posts in the Planning and Lands Branch of the Development Bureau. This involves creation of ten civil service posts, lapse of two time-limited posts and deletion of one post. The details are set out below:

Purpose for Creation/Deduction of Post	Rank	No.	Estimated Expenditure on Salaries in 2021-22 ($ million)
(A) Creation of ten Non-directorate Posts			
To set up a dedicated and multi-disciplinary team to steer, coordinate, oversee and monitor the implementation of projects under the Invigorating Island South initiative.	Senior Engineer*	1	1.515
	Engineer/ Assistant Engineer*	2	1.638
	Senior Town Planner*	1	1.515
	Town Planner/	1	0.819

Purpose for Creation/Deduction of Post	Rank	No.	Estimated Expenditure on Salaries in 2021-22 ($ million)
	Assistant Town Planner*		
	Landscape Architect/ Assistant Landscape Architect*	1	0.795
	Assistant Clerical Officer*	1	0.289
To strengthen manpower of the Spatial Data Office for overseeing the implementation, operation and management of the Geospatial Lab.	Senior Land Surveyor*	1	1.515
To strengthen the manpower support of the Harbour Office.	Architect/ Assistant Architect	1	0.819
	Senior Estate Surveyor*	1	1.515
	Sub-total:	***10***	***10.42***
(B) Deduction of three Posts			
Lapse of posts	Senior Executive Officer*	(1)	(1.125)
	Assistant Clerical Officer*	(1)	(0.289)
Deletion of post	Office Assistant	(1)	(0.199)
	Sub-total:	***(3)***	***(1.613)***
	Total:	**7**	**8.807**

* Time-limited posts.

- End -

Reply Serial No.

DEVB(PL)087

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0159)

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

Subhead (No. & title): (700) General non-recurrent

(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Government will earmark $1 billion to provide subsidies for owners of 3 000 old buildings to carry out drainage repair and enhancement works. Moreover, the Buildings Department will assist "three-nil" buildings in carrying out building and drainage repair works. In this connection, please provide information on the following:

1. What are the factors for the calculation of subsidy amount for the owners of these 3 000 old buildings? What is the basis for the determination and allocation of subsidies? Such as size of the building, number of units, as well as the estimated repair costs. Will the subsidies be granted to the owners' corporations, or to the owners of these 3 000 old buildings? How will the subsidies be shared?

2. How many buildings are expected to have the repair works finished in 2021-22? What is the expected completion date for all these 3 000 target buildings?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 187)

Reply:

It is the Government's position that owners should take primary responsibility to repair and maintain their properties in a timely manner. Nevertheless, to address rising public concerns regarding defective drains amid the Coronavirus Disease 2019 epidemic, the Government plans to launch the Building Drainage System Repair Subsidy Scheme (DRS) in partnership with the Urban Renewal Authority at a commitment of $1 billion to subsidise the investigation, repair, rectification and/or upgrading of common drainage systems of old residential or composite buildings.

1. Applications for DRS will be accepted on a "per-building" basis. We propose that the DRS will subsidise 80% of the total cost needed for the investigation, repair and rectification of drains. To ensure prudent use of public funds, there will be a subsidy cap ranging from $120,000 to $1,000,000 per building depending on the number of domestic units in the building. In determining the subsidy cap, reference has been made to the typical costs of such works including scaffolding in the market. Subsidy will be directly released to the applicant (e.g. owners' corporation, Deed of Mutual Covenant Manager) for buildings who are willing and able to organise the works by themselves (i.e. Category 1 buildings). For buildings of which the owners are unable to coordinate the works among themselves thus requiring the Buildings Department (BD) to, on risk-basis, exercise its statutory power to carry out the requisite works for compliance of outstanding statutory drainage-related orders in default of the owners concerned (i.e. Category 2 buildings), the subsidy would be disbursed to BD direct on completion of the default works and BD shall seek to recover the remaining portion of the cost involved from owners as per the established practice.

2. The completion date of the repair works for the target buildings will depend on various factors such as the initiative and progress of owners in organising the works, as well as the scale and complexity of the works involved. Our target is to commence the investigation or repair works for 300 eligible buildings, covering both categories, within 2021. Depending on community responses, the scheme is estimated to benefit over 3 000 buildings with cash flow spreading across six years.

- End -

Reply Serial No.

DEVB(PL)088

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0161)

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 expected that the first batch of projects under the "single site, multiple use" initiative will be taken forward in 2021-22, please advise on the number of projects involved. Please set out the projects' respective area, locations, uses and expenditures involved, as well as the development timetable for the remaining projects.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 199)

Reply:

The first batch of "single site, multiple use" developments involves six projects, including redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, development of joint-user complexes at the former 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 and Location	Site Area# (square metres)	Proposed Use and Latest Progress
Redevelopment of Tuen Mun Clinic (TMC)	About 4 000	We propose to redevelop the TMC into a 24-storey development accommodating mainly district-based healthcare services, a school dental clinic, a student health service/assessment centre, a general out-patient clinic and an elderly health centre, supplemented by welfare facilities including a residential care home for elderly and a family service centre, as well as a public car park.

Project and Location	Site Area# (square metres)	Proposed Use and Latest Progress
		We consulted the Tuen Mun District Council (DC) on the above-mentioned proposal in September 2019. We plan to conduct district consultation on the revised proposal in 2021.
Development of a proposed ambulance depot near Sheung Wan Fire Station	About 3 000	We propose to include an ambulance depot, a district health centre, welfare facilities (including elderly, family and child and rehabilitation services), community space, a reading room and a public vehicle park in the proposed development. We consulted the Central and Western DC in October 2020 on the initial user mix of the project. Members generally supported the proposal. After finalisation of the user mix, we will apply funding from the Legislative Council (LegCo) for commencement of the project.
Joint-user complex at the former Anderson Road Quarry	About 8 000	We plan to construct a joint-user complex with underground public carparking facilities and a multi-purpose sports centre, a public library, a community hall and a range of welfare services including elderly, family and child and rehabilitation services. We consulted the Sai Kung DC and the Kwun Tong DC on the proposed facilities in March 2020 and May 2020 respectively. Members generally supported the proposal. We are preparing to seek Town Planning Board's approval for minor relaxation of the building height restriction to optimise site utilization, and thereafter we will seek LegCo's funding approval for the project.
Joint-user complex at Tseung Kwan O town centre	About 6 000	We plan to construct a joint-user complex with underground public carparking facilities. Facilities to be provided in the proposed complex include a public market, a district health centre, a blood donation centre, a child assessment centre, a maternal and child health centre, a dermatological clinic, a range of welfare facilities (including

Project and Location		Site Area# (square metres)	Proposed Use and Latest Progress
			services for the elderly and mentally handicapped persons) and a public vehicle park. We consulted the Sai Kung DC and its Housing, Planning and Development Committee on the proposed development and facilities in May 2020. Members generally supported the proposal. We plan to seek LegCo's funding approval for the project as soon as possible.
Joint-user complex at Shan Mei Street in Sha Tin		About 5 000	We attended the meeting of the Shatin DC in September 2019 to exchange views with members on the development of the proposed joint-user complex. Taking into account members' views, we are working with relevant policy bureaux and departments to formulate a user mix, and we strive to conduct district consultation on the initial user mix later in 2021.
Consolidation of several government sites in Tsuen Wan town centre	Former Tsuen Wan Magistrates' Courts, Tsuen Wan Town Hall and other facilities	About 14 000	The Tsuen Wan DC has commissioned a study on the future development of the government sites including the Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. The study has just been completed. We are considering the way forward for the relevant sites taking into account the study findings and relevant factors such as the latest service requirements of relevant bureaux and departments.
	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.

The Government sets aside a sum of $22 billion to take forward the projects under the "single site, multiple use" initiative. This 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 LegCo on the funding applications in due course.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1178)

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 earmarked $6.5 billion for harbourfront enhancement. Did it cover construction of the harbourfront from Cha Kwo Ling to Lei Yue Mun? If yes, what is the expected completion date?

Moreover, when will the harbourfront promenade stretching from Laguna City to Lei Yue Mun be completed?

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

Reply:

With the support of the Harbourfront Commission, the Government has been actively taking forward various projects with the $6.5 billion harbourfront enhancement dedicated funding. One of these projects is the Cha Kwo Ling waterfront with part of it fronting the proposed campus of the Vocational Training Council. Currently, preparation is being made to formulate a design for the area, with a view to commencing the first phase of construction in 2025.

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 private lot owners concerned have been actively pursuing redevelopment of the area through submission of relevant town planning applications and lease modifications. The first section of the promenade would be completed by the first quarter of 2023. The Harbour Office under the Development Bureau will continue to 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 is implementing an enhancement project with a view to further enhancing the attractiveness of the area as a popular tourist attraction. Enhancement works include the development of a waterfront promenade and related improvement works, and the construction of a public landing facility. Following the approval of the Finance Committee of the Legislative Council in July 2020, the construction works commenced in December 2020 for completion by phases from the second quarter of 2022 to the fourth quarter of 2024.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1181)

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 (FS) states in paragraph 153 of the Budget that "the 20 kilometres-plus Victoria Harbourfront promenades have now become popular leisure spots", and that he will seek funding for commencing the construction works of the harbourfront park at Eastern Street North in Sai Ying Pun.

Will the Government inform this Committee of the following:

1. Is the Western District Public Cargo Working Area (commonly known as the Western Pier) incorporated as part of the harbourfront promenade for public enjoyment? If not, what are the reasons? Will the Government re-consider it from the perspectives of public needs and attracting visitors?

2. The FS expects to commence the construction works of the harbourfront park at Eastern Street North in Sai Ying Pun this year. Will the harbourfront park be adjoining the "Western Pier" and form a promenade leading to Kennedy Town? If not, will it be not in line with the "incremental approach" of the harbourfront development strategy as mentioned by the FS?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 3)

Reply:

We are committed to putting harbourfront sites into different gainful uses as appropriate. Specifically, when harbourfront sites are no longer required for different infrastructures including public cargo working areas (PCWAs) and can be released, it is not uncommon for them to be transformed into public promenades. Examples include the Kwun Tong Promenade and Water Sports and Recreation Precinct in Wan Chai, which were both converted from disused PCWAs. The proposed open space at Eastern Street North in Sai Ying Pun, the funding application for which is expected to be submitted in late 2021, was

also a defunct PCWA. The proposal is to realise the planning intention as reflected in the relevant outline zoning plan for the Western District PCWA, which states that "the zoning of the PCWA will be reviewed in the longer term when the PCWA use could be relocated to other area in the future." Accordingly, when the site is no longer needed for PCWA operations, we would spare no efforts in implementing the specified planning intention of the area.

The existing footpath at Shing Sai Road and Fung Mat Road right behind the Western District PCWA has already provided a pedestrian connection between the new public promenades on the two sides of the Western District PCWA, i.e. the Belcher Bay Promenade at the Kennedy Town in the west and the Central and Western District Promenade (Western Wholesale Food Market Section) in the east. Following the opening of the abovementioned new promenades in recent years, the existing footpath has been well used by harbourfront users. Opportunities are also being explored with relevant departments on further enhancing its walkability and users' experience under the "incremental approach".

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1441)

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 reported that the Government intends to rezone five commercial sites in the Kai Tak district for residential use. As more and more new buildings will be completed and taking in population in the Kai Tak district, together with the completion of new residential buildings on the above-mentioned five residential sites to be rezoned from commercial sites, the traffic demand of the district (particularly the former runway area) will be greatly increased; in this connection, what will the Government do to solve the problem?

Will the Government re-consider or examine the plan to reclaim the Kwun Tong Typhoon Shelter and the construction of a link bridge across the tip of the Kai Tak Cruise Terminal to connect the Kwun Tong Ferry Pier which I have advocated repeatedly?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 37)

Reply:

Located in the Kai Tak Development (KTD) Area, the Kwun Tong Typhoon Shelter (KTTS) is the second largest typhoon shelter in Victoria Harbour. With around 33 hectares of berthing spaces, the KTTS can provide shelter for about 350 vessels during the passage of typhoons or in inclement weather. It provides an important sheltered space for different types of local vessels, in particular the large working vessels, during the passage of typhoons or in inclement weather to safeguard the crew members and their property aboard. Moreover, the KTTS is also suitable for water-based activities. Currently, the Government is promoting the use of the KTTS on the basis of the existing Kai Tak Outline Zoning Plan, which includes the use of the shelter for water recreational activities on non-typhoon days. Reclamation of the KTTS would reduce the overall supply of sheltered spaces in Hong Kong, affecting marine operation and hindering the development of water body co-use in the area. As such, the Government has no plans to carry out reclamation at the KTTS.

To facilitate the connection between the former runway and the Kwun Tong Promenade, the Government proposes to adopt the "multi-modal" Environmentally Friendly Linkage System, including the construction of a pedestrian cum cyclist bridge with travellators across the Kwun Tong Typhoon Shelter, thereby providing a direct and convenient linkage. It would also be more convenient for pedestrians to travel to and from MTR Ngau Tau Kok Station and its vicinity via Lai Yip Street. The Civil Engineering and Development Department will commence a technical study on the bridge project in 2021.

The Government is also examining the feasibility of rezoning five commercial sites in the Kai Tak area of Kowloon East for residential use. The review will take into account relevant factors including the traffic aspect in a comprehensive manner. Apart from the completed Shing Kai Road, Kai Sun Road, the widened Shing Cheong Road and Shing Fung Road at KTD, the construction of Road D3 (Metro Park Section) is now in full swing and is expected to be completed in 2022 to further improve the road network at KTD.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1498)

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:

Drawing reference from the "Energizing Kowloon East" initiative, the Government wishes to implement the "Invigorating Island South" initiative to develop the Southern District. However, people in the areas covered by "Energizing Kowloon East", especially those living in Kwun Tong, generally have negative opinions on the "Energizing Kowloon East" initiative, instead of positive ones. There are criticisms that the Kwun Tong Town Centre has been suffering from the traffic congestion for years. Please inform this Committee of the following:

1. Have regard to the past experience, would the Development Bureau first deal with the traffic problems in the Southern District when taking forward the "Invigorating Island South" initiative in the coming financial year? In particular:
   (a) avoiding erection of huge display screen similar to those on the Hong Kong harbourfront, or archaised buildings which attract few visitors;
   (b) avoiding empty talks, such as the Government's proposal for the development of a "fisherman's wharf" in Aberdeen in earlier years which has not been realised.

2. What is the estimated manpower and expenditure incurred by "Invigorating Island South" in the coming financial year?

3. Throughout the promotion of "Invigorating Island South", will the Project Cost Management Office be responsible for overseeing and monitoring the expenditures and budgets of the project?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 67)

Reply:

The primary objective of the Invigorating Island South (IIS) initiative is to develop the Southern District into a better place to work, live and visit. In taking forward the initiative,

relevant government bureaux/departments, including the Invigorating Island South Office (IISO), will carefully assess the traffic impact that may be generated by projects or measures under the initiative to ensure that they will not overstrain the traffic capacity and cause unacceptable impact to the road network. The specific views raised on the planning for Aberdeen and the waterfront would be taken into account when the Government formulates proposals under the initiative.

IISO, to be led by a non-civil service position equivalent to the rank of D2 (subject to the approval of the Finance Committee), will be staffed by ten officers when in full strength. Apart from two general grades officers which are provided through redeployment of internal resources, the estimated expenditure on the salaries of the remaining eight officers is about $9.41 million in 2021-22.

At present, all public works projects need to be reviewed comprehensively before applying for funding from the Legislative Council. Starting from project inception, the Project Strategy and Governance Office (PSGO) will conduct review and monitoring at different stages of a project to ensure cost-effectiveness and performance of the project. For future projects to be steered by IISO, PSGO will liaise closely with IISO to provide timely assistance when necessary.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3072)

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

Subhead (No. & title): (700) General non-recurrent

(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 37 of the Budget Speech that the Financial Secretary will earmark $1 billion to provide subsidies for owners of more than 3 000 old buildings with relatively low rateable values to carry out drainage repair or enhancement works (the "Building Drainage System Repair Subsidy Scheme"). In this connection, will the Financial Secretary inform this Committee of the following:

1. How many of the confirmed COVID-19 cases are related to transmission via drainage systems? How many of them occurred in Kwun Tong and Wong Tai Sin respectively?

2. What is the definition of "old buildings with relatively low rateable values"?

3. Some housing estates in Kowloon East, e.g. Laguna City, Regent Garden and Lung Poon Court, were suspected to have the virus transmitted via their drainage systems earlier. Will the owners of these estates and buildings be eligible for subsidies under the scheme?

4. Will measures be taken to enable the "Building Drainage System Repair Subsidy Scheme" to benefit more buildings aged between 30 and 40 years as far as possible for the sake of "fighting the virus"?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 4)

Reply:

1. Having consulted the Food and Health Bureau, the main mode of transmission of Coronavirus Disease 2019 (COVID-19) is through respiratory droplets, and the virus

can also be transmitted through contact with contaminated environment. So far, there is no conclusive evidence on specific confirmed COVID-19 cases being directly related to transmission via drainage systems.

If the drainage system of a building is designed, constructed, altered and repaired in accordance with the prevailing Buildings Ordinance (Cap. 123) and its subsidiary regulations as well as properly maintained, the foul air or virus transmitted via the foul air in the drainage system can be effectively prevented from entering the premises. To address rising public concerns regarding defective drains amid COVID-19 epidemic, the Government plans to launch the Building Drainage System Repair Subsidy Scheme (DRS) in partnership with the Urban Renewal Authority (URA) at a commitment of $1 billion to subsidise the repairing and/or upgrading of common drainage systems of old residential or composite buildings.

2. and 3.

Under DRS, private domestic and composite buildings aged at or above 40 with the average rateable value (RV) of the domestic units of the buildings not exceeding $162,000 for buildings in the urban areas and $124,000 for buildings in the New Territories (NT) at 2017-18 level(Note) will be eligible to apply for the scheme. The RV threshold is estimated to cover 80% of the buildings aged 30 or above territory-wide.

Note: Urban areas include Shatin, Kwai Tsing and Tsuen Wan districts, while NT include all NT districts but exclude Shatin, Kwai Tsing and Tsuen Wan districts.

4. As drains of old buildings may be more prone to neglect, the DRS would focus on helping buildings aged at or above 40 above with lower average RV for the time being. Owners of other buildings who intend to undertake drain-related works may consider applying for other subsidy/loan schemes already rolled out by the Government or the URA (subject to relevant eligibility criteria), such as the Building Maintenance Grant Scheme for Needy Owners and the Building Safety Loan Scheme. Depending on the response to the DRS and spending position of the approved commitment, we may consider including younger buildings at a later stage.

- End -

Reply Serial No.

DEVB(PL)094

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3101)

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:

Drawing reference from the "Energizing Kowloon East" (EKE) initiative, the Government wishes to implement the "Invigorating Island South" (IIS) initiative to develop the Southern District. However, people in the areas covered by "EKE", especially those living in Kwun Tong, generally have negative opinions on the "EKE" initiative, instead of positive ones. There are criticisms that the Kwun Tong Town Centre has been suffering from the traffic congestion for years. Please inform this Committee of the following:

1. The earmarked provision for the Development Bureau (Planning and Lands Branch) (DEVB(PLB)) in the coming financial year is $1,785.5 million. How much of it will be used for taking forward the IIS initiative?

2. Will the DEVB(PLB) set up a dedicated office, as in the case of the EKE initiative, to take forward the IIS initiative? If yes, what is the staff establishment earmarked for the above-mentioned implementation work; and

3. When making preparatory work for the IIS initiative in the coming financial year, will the DEVB(PLB) take into account the past experience, and first solve the traffic problems in the Southern District? In particular:

   (a) the impacts from full population intake of the various phases of the topside property development at MTR Wong Chuk Hang Station on the MTR line, Aberdeen Tunnel, and the road sections from Sham Wan to Tai Shue Wan and in the vicinity of the Singapore International School, which are already very congested in the morning and evening; and

   (b) the pedestrian and traffic flow problems in the area after conversion of the old industrial buildings in Wong Chuk Hang.

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 66)

Reply:

To take forward the Invigorating Island South (IIS) initiative, the multi-disciplinary IIS Office (IISO) was set up within the Development Bureau (Planning and Lands Branch) in February 2021. IISO, to be led by a non-civil service position equivalent to the rank of D2 (subject to the approval of the Finance Committee), will be staffed by ten officers when in full strength. Apart from two general grades officers which are provided through redeployment of internal resources, the estimated expenditure on the salaries of the remaining eight officers is about $9.41 million in 2021-22. The estimated expenditure on projects and measures under the IIS initiative will be worked out in a progressive manner as proposals are drawn up and taken forward. The requisite funding will be sought in due course in accordance with the established resource allocation mechanism.

Relevant government bureaux/departments, including IISO, will carefully assess the traffic impact that may be generated by projects and measures under the initiative to ensure that they will not overstrain the traffic capacity and cause unacceptable impact to the road network. In conducting such assessments, the existing traffic condition and pedestrian flow in the district, as well as committed developments such as the property development at MTR Wong Chuk Hang Station and plans to revitalise industrial buildings in the Wong Chuk Hang Business Area, will be duly taken into account where appropriate.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3275)

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. How many public rental housing sites were available for public housing development over the past five years? How many of these sites were handed over behind schedule? Please provide details of the deferred projects;

2. What are the measures to be taken in the future to speed up supply of public housing sites?

Asked by: Hon WONG Kwok-kin (LegCo internal reference no.: 11)

Reply:

Over the past five years, the Hong Kong Housing Authority/the Hong Kong Housing Society commenced works on 61 public housing projects. A number of development processes are involved in transforming a piece of "primitive land" into a "spade-ready site" for building of flats. These processes include planning and feasibility studies, rezoning, engineering and architectural designs, funding applications, land resumption and clearance, reprovisioning of affected facilities, site formation, as well as infrastructural works and building of flats, etc. The timetable for these processes as applicable to each development project often evolves along the way, taking into account new factors and new circumstances such as identification and resolution of unforeseen technical constraints, nature and number of public comments received, complications with resumption and clearance etc. As such, relevant departments involved do not normally set one definitive timetable for each project and monitor on the basis of such. Accordingly, we do not have information showing the number of public housing sites handed over behind schedule.

In order to identify room to expedite the land development process, the Development Bureau (DEVB) has expanded the composition and remit of the Steering Group on Streamlining Development Control established in 2018 to include vetting departments other than those under the DEVB, with a view to reviewing more comprehensively the approval

processes of development projects, and rationalising the development-related requirements imposed by different bureaux. We are also pressing ahead with land supply measures contributing to the supply of land for public and private housing, including, for example, advancing the studies into the remaining portions of New Territories North New Development Area and compressing the time required for completion of feasibility studies on individual brownfield clusters.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1438)

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 "Hong Kong 2030+" study:

1. What is the latest progress of the study? What are the estimated earliest time for completion of the study and release of results?

2. In conducting the study, does the Bureau also take the planning and development of the Guangdong-Hong Kong-Macao Greater Bay Area into consideration? If yes, what are the aspects covered mainly? If not, what are the reasons?

Asked by: Hon YUNG Hoi-yan (LegCo internal reference no.: 8)

Reply:

1. The Development Bureau and the Planning Department are working to finalise "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (Hong Kong 2030+) taking into account the findings of the related technical assessments (including the Strategic Environmental Assessment, the Transport and Land Use Assessment and the Sustainability Assessment) and the latest circumstances as well as relevant policies and initiatives such as the Long Term Housing Strategy Annual Progress Report 2020. We aim to promulgate the final territorial development strategy for Hong Kong 2030+ around mid-2021.

2. In finalising Hong Kong 2030+, we will continue to take into account the planning and development of the Guangdong-Hong Kong-Macao Greater Bay Area (GBA). The cross-boundary transport infrastructure and the strategic positioning of Hong Kong as international financial, transportation and trade centres, an international aviation hub, and part of the Guangzhou-Shenzhen-Hong Kong-Macao innovation and technology corridor identified in the Outline Development Plan for the GBA promulgated in

February 2019 will continue to form an important context as we formulate the Conceptual Spatial Framework of Hong Kong 2030+.

- End -

Reply Serial No.

DEVB(PL)097

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3034)

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

Subhead (No. & title): (700) General non-recurrent

(Item 806 Building Drainage System Repair Subsidy Scheme)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the Building Drainage System Repair Subsidy Scheme which involves $1 billion:

1. What are the details of the scheme, including the specific definition of old buildings with relatively lower rateable values? Will the owners applying under the scheme be subject to any asset test or asset limit?

2. Please provide the estimated number of beneficiary buildings or flat owners. When will the scheme be launched the soonest? Will it be launched in phases or by district?

3. Apart from the Development Bureau, will any other Bureaux or departments take part in implementation of the scheme? What is the manpower responsible for the scheme in each of these departments?

Asked by: Hon YUNG Hoi-yan (LegCo internal reference no.: 9)

Reply:

Owners should take primary responsibility for the proper maintenance of their properties in a timely manner. Nevertheless, to address rising public concerns regarding defective drains amid the Coronavirus Disease 2019 epidemic, the Government plans to launch the Building Drainage System Repair Subsidy Scheme (DRS) at a commitment of $1 billion to subsidise the investigation, repair, rectification and/or upgrading of drainage systems of old residential or composite buildings.

1. Private domestic and composite buildings aged at or above 40, subject to the control of the Buildings Ordinance (Cap. 123), with the average rateable value (RV) of the domestic units of the buildings not exceeding $162,000 for buildings in the urban areas

and $124,000 for buildings in the New Territories (NT) at 2017-18 level[Note] will be eligible to apply for the DRS. The RV threshold set under DRS is estimated to cover 80% of the buildings aged 30 or above territory-wide.

The subsidy will accept applications on a "per-building" basis and building owners will not be required to undergo means test.

Note: Urban areas include Shatin, Kwai Tsing and Tsuen Wan districts, while NT include all NT districts but exclude Shatin, Kwai Tsing and Tsuen Wan districts

2. Subject to funding approval, we plan to launch DRS in May 2021. We plan to kick start the publicity campaign for the scheme in mid-April 2021 to allow sufficient time for owners to reach a consensus and plan for the works to be conducted. Priority would be accorded to older buildings with long outstanding statutory orders relating to common drains, buildings whose owners may have difficulty organising the works by themselves (applicable to those selected by the Buildings Department (BD) as explained in part (3) below), and buildings located in specified areas as announced by the Secretary for Food and Health in exercising her power to enforce compulsory testing under Prevention and Control of Disease (Compulsory Testing for Certain Persons) Regulation (Cap. 599 sub. leg. J). DRS is estimated to benefit over 3 000 eligible buildings.

3. As the Government's partner in implementing DRS, the Urban Renewal Authority (URA) will be responsible for administering the scheme under the all-in-one Integrated Building Rehabilitation Assistance Scheme and will absorb the relevant administrative cost with its own resources. URA is unable to provide a separate breakdown of the expenditure and manpower incurred solely for administering the DRS.

Under DRS, the BD will also proactively select buildings with outstanding statutory orders for common drains where the owners concerned have difficulties in coordinating the requisite drainage investigation and repair works. BD will exercise its statutory power to carry out the works in default of owners by mobilising its default works consultants and government contractors and seek to recover the cost from them afterwards. Such owners could also benefit from the DRS. To this end, a commitment of some $50 million out of the $1 billion earmarked for DRS will be set aside for BD to procure services for a period of six years from 2021-22 to assist in the administration of the default works.

The Buildings Unit of the Development Bureau oversees the provision of technical support to building owners and the implementation of DRS as part of its overall portfolio. This being the case, we are unable to provide a breakdown of the manpower resources in the Bureau deployed solely for this new initiative.

- End -

Reply Serial No.

DEVB(PL)098

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1916)

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 part (3) of the reply to Reply Serial No. DEVB(PL)089 last year, the Department mentioned that it had surveyed 226 villages as of end 2019. In this connection, please inform this Committee of the planned targets for inspection this year by listing the numbers of villages to be inspected, broken down by district of the New Territories District Councils.

2. Please tabulate the numbers of cases with removal orders issued and the numbers of cases with irregularities rectified in the inspected villages, as well as the average, longest and shortest time taken to achieve compliance.

3. The Department mentioned that priority enforcement action was taken against "unauthorised building works that constitute serious contravention action of the law and pose higher potential risks to building safety". In this connection, please inform this Committee of the detailed criteria.

4. The Department is implementing the First Round Targets scheme in villages. What is the estimated date of completion? After completing the work on the First Round Targets, will there be a second round scheme? If so, what are the details?

5. Many villagers have become unemployed or are suffering from financial hardship due to the pandemic. They have also encountered many difficulties in appointing contractors while preventing the spread of the pandemic. Apart from requiring the offending villagers to comply with the orders as soon as possible, has the Department provided any other relief measures, such as extending the time-frame for compliance or providing other assistance? If so, what are the details? If not, what are the reasons?

District Council district	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		

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 11)

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 identity UBWs that constitute serious contravention of the law and pose higher potential risks to building safety (i.e. the First Round Targets) for priority enforcement action. A breakdown of the numbers of targeted villages to be inspected in 2021 under the village by village surveys by districts is set out below –

District	**Number of targeted villages to be inspected**
North	5
Tai Po	6
Sai Kung	6
Sha Tin	6
Tuen Mun	0
Yuen Long	7
Tsuen Wan	1
Kwai Tsing	0
Islands	5
Total	**36**

2. The numbers of cases with removal orders issued and cases with irregularities rectified in the last three years by districts are tabulated below –

District	Number of removal orders issued	Number of cases with irregularities rectified [(1)]
North	147	45
Tai Po	239	124
Sai Kung	99	76
Sha Tin	90	30
Tuen Mun	57	42
Yuen Long	347	109
Tsuen Wan	16	5
Kwai Tsing	0	0
Islands	13	10
Total	**1 008**	**441**

Note [(1)]: The figures do not necessarily correspond to the number of removal orders issued in the same period.

BD does not compile statistics on the time taken to comply with the removal orders.

3. Under the enhanced enforcement strategy against UBWs in NTEHs not posing imminent danger, BD will first focus and take proactive enforcement actions against those which constitute serious contravention of the law and pose higher potential risks to building safety (i.e. the First Round Targets). They mainly include NTEHs of four storeys or more, enclosed rooftop structures covering more than 50% of the roofed-over area of the building concerned and unauthorised projecting structures attached to UBWs, etc.

4. According to the "List of Recognised Village under the New Territories Small House Policy" published by Lands Department in 2009, there are a total 642 approved recognised villages in the territory. Among the 642 recognised villages, BD had surveyed 260 villages as of end 2020. 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.

5. Owners have the responsibility to ensure that their premises are free from UBWs and should, in their own interest, take the initiative to arrange for demolition of the UBWs in their premises. They should also comply with the removal orders to remove UBWs within the specified period. That said, the Government recognises that some owners may have difficulties in fulfilling their responsibility due to the lack of financial means and technical knowledge, and/or other special circumstances. Therefore, the Government has rolled out various assistance and loan schemes to assist eligible owners to maintain their properties, including tackling the problem of UBWs.

The schemes include the Building Safety Loan Scheme, which provides low interest loans to individual owners of private buildings for carrying out works related to compliance with the statutory orders; and the Building Maintenance Grant Scheme for Needy Owners, which provide financial assistance to owner-occupiers in need to maintain their own properties. In addition, BD will arrange in-house social services teams to provide assistance to the owners and occupants in need, who are affected by the enforcement actions against UBWs in NTEHs, including coordinating residents of the NTEHs to carry out the required removal works, assisting them to apply for financial assistance schemes as appropriate, etc.

- End -

Reply Serial No.

DEVB(PL)099

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1917)

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 paragraph 6 that the Government launched a one-off special operation to inspect domestic and composite buildings aged 60 or above with a view to ensuring fire and building safety. In this connection, will the Government inform this Committee of the following:

1. Please list the total number of domestic and composite buildings which fit the definition given by the Government and provide a breakdown by District Council district.

2. The Government has all along conducted inspection of fire safety and maintenance of buildings. What are the differences between this one-off special operation and the ongoing inspection? What are the details?

3. For implementation of the initiative, has the Government set the timetable for inspection and determined the order of priority? What are the details? What are the manpower and expenditure involved in this initiative?

4. Some of the buildings which fit the definition of domestic and composite buildings have not formed owners' corporations. There were enormous problems with the ongoing work in respect of fire safety and building maintenance of buildings. What measures will be taken by the Government to assist the building owners concerned to deal with the enforcement actions in question? If so, what are the details? If not, what are the reasons?

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

Reply:

1. In November 2020, the Buildings Department (BD) launched a one-off special operation to inspect the conditions of common means of escape of domestic and composite buildings aged 60 or above and take appropriate enforcement actions under the Buildings Ordinance (BO) to ensure fire and building safety. The geographical distribution of these buildings is set out below –

District	**Number of buildings**
Central & Western	295
Wan Chai	366
Eastern	180
Southern	192
Kowloon City	809
Kwun Tong	2
Wong Tai Sin	3
Yau Tsim Mong	490
Sham Shui Po	352
Tsuen Wan	9
Kwai Tsing	4
Tuen Mun	2
Sha Tin	1
Tai Po	8
North	46
Yuen Long	54
Sai Kung	0
Islands	0
Total	**2 813**

2. In addition to handling public reports, BD has been taking enforcement actions against building defects, building irregularities associated with subdivided flats, unauthorised building works (UBWs) on rooftops, flat roofs, yards, lanes and UBWs affecting common means of escape, etc. in target buildings through large scale operations. The one-off special operation is a territorial-wide one focusing on the UBWs affecting the common means of escape of the target buildings.

3. The inspection commenced on 23 November 2020 and was generally completed on 31 December 2020 as scheduled. Based on the inspection findings and according to the current enforcement policy against UBWs, BD adopts a risk-based approach in prioritising the enforcement actions and is in the process of issuing removal orders under the BO to the owners concerned in an orderly manner, requiring removal of the UBWs or rectification of the irregularities. This one-off special operation is carried out by the professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division as part of their overall duties through internal redeployment and re-prioritisation of work. BD is unable to provide a breakdown of the manpower and resources involved solely for this operation.

4. Owners have the responsibility to ensure that their premises are free from UBWs and should, in their own interest, take the initiative to arrange for removal of the UBWs in their premises. They should also comply with the removal orders to remove UBWs within the specified period. The Government recognises that some owners may have difficulties in fulfilling their responsibility due to the lack of financial means and technical knowledge, and/or other special circumstances. Therefore, the Government has rolled out various assistance schemes to assist eligible owners. Specifically, BD is responsible for implementing the Building Safety Loan Scheme, which provides low interest loans to individual owners of private buildings (interest-free loans may be granted to eligible owners) for carrying out works related to compliance with the statutory orders. In addition, after issuing the removal orders, BD will arrange its in-house social services teams to provide assistance to those owners and residents in need, including coordinating residents of the buildings to carry out the required removal or rectification works, assisting them to apply for financial assistance schemes as appropriate, etc.

- End -

Reply Serial No.

DEVB(PL)100

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1918)

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 paragraph 6 that the Government launched a one-off special operation to inspect external drainage systems of all private residential and composite buildings exceeding three storeys. In this connection, will the Government inform this Committee of the following:

1. Please list the total number of private residential and composite buildings which fit the definition given by the Government and provide a breakdown by District Council district.

2. For implementation of the initiative, has the Government set the timetable for inspection and determined the order of priority? What are the details?

3. What are the manpower and expenditure involved in this initiative?

4. Those buildings which fit the definition of private residential and composite buildings with defective drainage systems are mainly old buildings without owners' corporations. What measures will be taken by the Government to assist the building owners concerned to support the enforcement actions? If so, what are the details? If not, what are the reasons?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 13)

Reply:

1. With funding from the Anti-epidemic Fund (AEF), the Buildings Department (BD) has engaged consultancy firms to undertake this one-off special scheme to inspect the external drainage systems of all private residential or composite buildings exceeding three storeys in height (the inspection scheme). The funding for the inspection scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account. The inspection scheme covers the inspection of

external drainage systems of around 20 000 private residential or composite buildings across the territory. The numbers of target buildings covered in the inspection scheme by districts are tabulated below –

District	Number of target buildings
Central & Western	2 143
Eastern	1 402
Southern	1 199
Wan Chai	1 554
Kowloon City	2 535
Kwun Tong	464
Sham Shui Po	1 777
Yau Tsim Mong	2 402
Wong Tai Sin	343
Islands	414
Kwai Tsing	291
North	610
Sai Kung	549
Sha Tin	870
Tai Po	1 348
Tsuen Wan	642
Tuen Mun	642
Yuen Long	971
Total	**20 156**

2. The inspection scheme, launched in June 2020, is expected to complete in 24 months. During the implementation, priority has been/will be given to buildings situated in the specified areas subject to the Prevention and Control of Disease (Compulsory Testing for Certain Persons) Regulation as well as those covered by compulsory testing notices.

3. A total of 38 BD staff comprising professional, technical and clerical grade officers are required to implement the inspection scheme and take follow-up and enforcement actions under the Buildings Ordinance. $300 million has been earmarked under the AEF for the inspection scheme.

4. Owners should take primary responsibility for the proper maintenance of their properties. Nevertheless, the Government recognises that some owners may have genuine difficulties in fulfilling their responsibility in maintaining their properties due to lack of financial means, technical knowledge and/or organisation ability. Therefore, apart from taking enforcement action to ensure that building owners would discharge their statutory responsibilities, the Government has stepped up public

education and publicity and has also provided financial assistance to owners of private buildings to maintain and repair their buildings, including building drainage systems, through various assistance and loan schemes. Such assistance and loan schemes include the Operation Building Bright 2.0 (OBB 2.0), the Building Maintenance Grant Scheme for Needy Owners, the Building Safety Loan Scheme, and Urban Renewal Authority (URA)'s Home Renovation Interest-free Loan and the Common Area Repair Works Subsidy.

In addition, the Government has proposed in the Appropriation Bill 2021-22 to set aside $1 billion for a new Building Drainage System Repair Subsidy Scheme (DRS) to subsidise owners of private residential and composite buildings aged 40 or above with lower average rateable values in repairing or upgrading the drains of their buildings.

To facilitate owners to apply the various assistance schemes above, URA has launched an all-in-one Integrated Building Rehabilitation Assistance Scheme (IBRAS). Under the IBRAS, owners can simply complete one set of application forms for multiple applications by those who meet the eligibility criteria of the respective assistance schemes. During the inspection, staff of BD's consultancy firms distribute pamphlets and posters to the owners, which contain information of IBRAS and the relevant assistance schemes. BD's consultancy firms also set up hotlines under the inspection scheme to answer owners' enquiries including those on the assistance schemes. If owners encounter difficulties in complying with BD's enforcement actions on investigation and repair of their buildings, BD's in-house social services teams would outreach and take care of their financial, psychological and social needs, including assisting them in applying for the respective assistance schemes according to their eligibility.

In addition, for both OBB 2.0 and DRS, apart from accepting applications from owners of eligible buildings, BD may on risk basis select target buildings and carry out requisite works in default of owners for compliance of outstanding statutory order(s) for the common drains of the buildings or outstanding statutory notice(s) for Mandatory Building Inspection Scheme and seek to recover the cost from owners concerned afterwards. Eligible owners may also benefit from both schemes.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1919)

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:

Given the novel coronavirus epidemic, members of the public are deeply concerned about the design and regulation of the drainage systems in their buildings. Will the Government inform this Committee of the following:

1. Regarding Stage 2 legislative amendments to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) being prepared in respect of new buildings, does the Government have any plans to enhance the design standards of the drainage system? If so, what are the details? If not, what are the reasons?

2. For implementation of the initiative, has the Government set the timetable for inspection and determined the order of priority? What are the details?

3. What are the manpower and expenditure involved in this initiative?

4. Those buildings which fit the definition of private residential and composite buildings with defective drainage systems are mainly old buildings without owners' corporations. What measures will be taken by the Government to assist the building owners concerned to support the enforcement actions? If so, what are the details? If not, what are the reasons?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 14)

Reply:

1. The main objectives of Stage 2 legislative amendments to Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations are to (a) replace the prescriptive requirements by performance-based requirements to cater for advancement in building technology, and (b) introduce a higher standard for the design of drainage systems of new buildings including, for example, an enhanced design of

floor drains to prevent water seals of traps from running dry, the requirement of providing a proper distance between the open end of a ventilating pipe on the roof and the window of a building, and the design of drainage pipe that could avoid backflow of sewage to lower floors caused by pressure fluctuation inside the pipes when the upper floors flush the toilet.

2. With funding from the Anti-epidemic Fund (AEF), the Buildings Department (BD) has engaged consultancy firms to undertake a one-off special scheme to inspect the external drainage systems of all private residential or composite buildings exceeding three storeys in height (the inspection scheme). The funding for the inspection scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account. The inspection scheme, launched in June 2020, is a 24-month special measure, covering the inspection of external drainage systems of around 20 000 private residential or composite buildings across the territory. Priority has been given to those buildings located in specified areas as announced by the Secretary for Food and Health in exercising his power to enforce compulsory testing under Prevention and Control of Disease (Compulsory Testing for Certain Persons) Regulation.

3. A total of 38 BD staff comprising professional, technical and clerical grade officers are required to implement the inspection scheme and take follow-up actions under the Buildings Ordinance. $300 million has been earmarked for the inspection scheme.

4. Owners should take primary responsibility for the proper maintenance of their properties. Nevertheless, the Government recognises that some owners may have genuine difficulties in fulfilling their responsibility in maintaining their properties due to lack of financial means, technical knowledge and/or organisation ability. Therefore, apart from taking enforcement action to ensure that building owners would discharge their statutory responsibilities, the Government has stepped up public education and publicity and also provided financial assistance to owners of private buildings to maintain and repair their buildings, including building drainage systems through various assistance and loan schemes. Key assistance and loan schemes include the Operation Building Bright 2.0 (OBB 2.0), the Building Maintenance Grant Scheme for Needy Owners, the Building Safety Loan Scheme, and Urban Renewal Authority (URA)'s Home Renovation Interest-free Loan and the Common Area Repair Works Subsidy. In addition, the Government has earmarked $1 billion in the 2021-22 Budget to establish the Building Drainage System Repair Subsidy Scheme (DRS) to subsidise owners of private residential and composite buildings aged 40 or above with lower average rateable values in repairing or upgrading the drains of their buildings.

   To facilitate owners to apply the various assistance schemes above, URA has launched an all-in-one Integrated Building Rehabilitation Assistance Scheme (IBRAS). Under the IBRAS, owners can simply complete one set of application forms for multiple applications by those who meet the eligibility criteria of the respective assistance schemes. Also, during the special one-off inspection mentioned above, BD's consultancy firms distribute leaflets and posters to the owners, which contain information of IBRAS and the relevant assistance schemes. They also set up hotlines under the inspection scheme to answer owners' enquiries including those on the

assistance schemes. If owners encounter difficulties in complying with BD's enforcement actions on investigation and repair of their buildings, BD's in-house social services teams would outreach and take care of their financial, psychological and social needs, including assisting them in applying for the respective assistance schemes according to their eligibility.

In addition, under both OBB 2.0 and the proposed DRS, apart from accepting applications from owners of eligible buildings, BD may on risk basis select target buildings and carry out requisite works in default of owners for compliance of outstanding statutory order(s) for the common drains of the buildings or outstanding statutory notice(s) for Mandatory Building Inspection Scheme and seek to recover the cost from owners concerned afterwards. Eligible owners may also benefit from both schemes.

- End -

Reply Serial No.

DEVB(PL)102

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1920)

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 reference to the written reply (Reply Serial No. DEVB(PL)090) from the Department to the Special Meetings of the Finance Committee last year, it is stated that the Joint Office "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, will the Government inform this Committee of the following:

1. What is the latest progress of the initiative?

2. Please provide 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. Has the Government compared the effectiveness between the adoption of the conventional testing methods and that of the new testing methods? What are the details?

4. Does the Department have a schedule for general adoption of the new testing methods? If so, what are the details? If not, what are the reasons?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 15)

Reply:

1. 3. & 4. Investigation of reports on water seepage in buildings is carried out by the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD). Generally speaking, JO staff would carry out initial investigation of the source of seepage, including colour water test for 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 selected pilot districts where applicable. With the experience gained and data obtained through pilot application of the new testing technologies, JO has extended the use of these technologies to a total of 12 districts as of March 2021. It should be noted that in cases whereby these technologies cannot be effectively applied due to, for example, spalling of concrete ceilings at the locations of water seepage and blockage of pipes and other facilities, the outsourced consultants have to continue to employ the conventional testing methods. As at 31 December 2020, the success rate[(1)] of cases using the new testing technologies is about 75% which is higher than the success rate of around 65% for cases using the conventional testing methods. JO is refining the technical guidelines and procedures relating to the use of these technologies and is planning to gradually extend such technologies to other districts.

Note[(1)]: Success rate = $\dfrac{\text{Cases with source of water seepage identified}}{\text{Cases with source of water seepage identified} + \text{Cases with source of water seepage not identified and investigation completed (viz. cases where investigation has not been completed due to, e.g. seepage ceases to exist during investigation are excluded)}}$

2. As at 31 December 2020, there were eight pilot districts for the new testing methods. The numbers of cases with conventional testing methods and new testing methods (including IT and MT) 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	123	546
Wan Chai	106	516
Kowloon City	868	810
Sham Shui Po	257	419
Kwai Tsing	118	325
Tuen Mun	185	349
Tai Po	19	261
North	9	131

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0905)

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 one-off special scheme of the Buildings Department (BD) to inspect external drainage systems of all private residential and composite buildings and to take appropriate enforcement action after inspection, please inform this Committee of the number and the percentage of buildings which have been inspected out of the total number of buildings in Hong Kong, the estimated completion date, the total amount of provision and the manpower involved. Will BD consider carrying out the special scheme on a regular basis? If so, what are the expenditure and manpower involved on a yearly basis?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 28)

Reply:

Through the second round of the Anti-epidemic Fund (AEF), the Buildings Department (BD) has engaged consultancy firms to undertake this one-off special scheme to inspect the external drainage systems of all private residential or composite buildings exceeding three storeys in height (the inspection scheme). The funding for the inspection scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account. The inspection scheme is a 24-month special measure, covering 20 000 private residential or composite buildings across the territory. A total of 38 BD staff comprising professional, technical and clerical grade officers are required to implement the inspection scheme and undertake follow-up actions under the Buildings Ordinance. Implemented since June 2020, BD's consultants have inspected about 5 000 buildings as at the end of February 2021, amounting to about 25% of all target buildings. $300 million has been earmarked for the inspection scheme.

Owners should take primary responsibility for the proper maintenance of their private properties, including regular inspection and maintenance of the drainage systems of their buildings to ensure that they are functioning well with a view to creating a safe and healthy living environment. The Government has no plan to carry out the special scheme on a regular basis.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2742)

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 minor works applications received by the Buildings Department in the past five years, please list the numbers of applications for converting units in domestic/composite buildings into sub-divided domestic units, as well as the numbers of applications approved and the numbers of converted units and sub-divided domestic units involved, broken down by the 18 districts.

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 139)

Reply:

Under the Minor Works Control System, minor works item 1.41 regulates the subdivision of a domestic flat into three or more rooms, at least three of which are provided with lavatories or other sanitary fitments, and the resulting number of such rooms in the flat is greater than that shown on the approved plan.

The number of minor works submissions involving minor works item 1.41 received by the Buildings Department (BD) in the past five years is tabulated as follows –

Year	Number of Notices of Commencement (1)	Number of Certificates of Completion (1) & (2)
2016	83	91
2017	126	99
2018	118	59
2019	93	96
2020	50	48
Total	**470**	**393**

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 and the number of converted units/sub-divided domestic units involved in these submissions.

- End -

Reply Serial No.

DEVB(PL)105

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2903)

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 list the following in the past three years by district:

1. The numbers of sub-divided flats (SDFs) in domestic and composite buildings with building irregularities identified, including unauthorised building works (UBWs).
2. The numbers of removal orders issued in relation to building irregularities associated with these SDFs.
3. The numbers of prosecutions instigated against non-compliance with removal orders and the numbers of removal orders complied with.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 231)

Reply:

The geographical distribution of sub-divided flats (SDFs) in domestic and composite buildings with building irregularities identified (including unauthorised building works), removal orders issued in relation to building irregularities associated with SDFs, prosecutions instigated against non-compliance with removal orders relating to SDFs, and removal orders relating to SDFs complied with in the past three years are tabulated below –

District	**Number of SDFs with building irregularities identified**	**Number of removal orders issued (1)**	**Number of prosecutions instigated against non-compliance with removal orders (2)**	**Number of removal orders complied with (2)**
Central and Western	18	21	3	13
Wan Chai	92	100	14	58

District	Number of SDFs with building irregularities identified	Number of removal orders issued [1]	Number of prosecutions instigated against non-compliance with removal orders [2]	Number of removal orders complied with [2]
Eastern	47	62	12	30
Southern	10	2	9	7
Kowloon City	236	246	36	72
Wong Tai Sin	30	28	3	14
Kwun Tong	45	43	10	24
Yau Tsim Mong	241	274	116	162
Sham Shui Po	327	354	89	174
Tsuen Wan	45	39	4	17
Kwai Tsing	16	15	2	15
Sai Kung	0	0	0	0
Sha Tin	4	0	0	0
Tai Po	34	35	0	8
North	31	26	7	15
Tuen Mun	1	1	0	0
Yuen Long	79	75	1	45
Islands	0	0	0	0
Total	**1 256**	**1 321**	**306**	**654**

Note [1]: The figures do not necessarily correspond to the SDFs with building irregularities identified in the same period.

Note [2]: The figures do not necessarily correspond to the removal orders issued in the same period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2904)

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 list the numbers of removal orders issued against unauthorised building works in New Territories Exempted Houses, cases with irregularities rectified and prosecutions instigated in the past three years by district.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 232)

Reply:

As regards the enforcement action against unauthorised building works in New Territories Exempted Houses, the numbers of removal orders issued, cases with irregularities rectified and prosecutions instigated in the past three years by district are tabulated below –

District	Number of removal orders issued	Number of cases with irregularities rectified (1)	Number of prosecutions instigated (1)
North	278	165	61
Tai Po	478	315	103
Sai Kung	185	145	75
Sha Tin	163	77	43
Tuen Mun	126	79	33
Yuen Long	717	297	85
Tsuen Wan	42	29	23
Kwai Tsing	3	1	0
Islands	50	41	21
Total	**2 042**	**1 149**	**444**

Note (1): The figures do not necessarily correspond to the number of removal orders issued in the same period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0815)

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 environmental hygiene nuisances caused by water seepage in buildings, will the Department provide the following information:

a. Since June 2018, the Joint Office (JO) has launched the pilot application of technologies such as infrared thermography (IT) and microwave concrete sub-layer moisture content test to water seepage investigation. Please list the financial provision for application of these technologies such as IT and microwave tomography (MT) and the staff establishment involved for the coming year.

b. Please provide the number of districts among the 18 districts in Hong Kong where JO identifies sources of water seepage by using IT and MT as at March 2021.

c. Please provide the timetable for extending the application of these technologies including IT and MT to more districts.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 80)

Reply:

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 for 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 and microwave tomography in professional investigation in selected pilot districts where applicable. With the experience gained and data obtained through pilot application of the new testing technologies, JO has extended the use of these technologies to

a total of 12 districts as of March 2021. It should be noted that in cases whereby these technologies cannot be effectively applied due to, for example, spalling of concrete ceilings at the locations of water seepage and blockage of pipes and other facilities, the outsourced consultants have to continue to employ the conventional tests. JO is refining the technical guidelines and procedures relating to the use of these technologies and is planning to gradually extend such technologies to other districts.

In 2021-22, the estimated expenditure for engaging outsourced consultants to adopt conventional tests and the new testing technologies in water seepage investigation is around $47 million. BD does not compile statistics solely on the expenditure by using the new testing technologies. Professional investigation with the assistance of outsourced consultants using the new testing technologies is carried out by the professional and technical staff of BD in JO as part of their overall duties in handling water seepage reports. Hence, BD is unable to provide a breakdown of the financial provision and staff establishment involved for application of these new technologies in water seepage investigation.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1224)

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, the Buildings Department issued 8 150 removal orders against unauthorised building works (UBWs) and instigated 2 773 prosecutions against failure to comply with removal orders. In this connection, will the Government inform this Committee of the following:

1. The numbers of removal orders issued and prosecutions instigated, broken down by the urban areas and New Territories Exempted Houses (NTEHs).

2. The numbers of removal orders issued and prosecutions instigated against NTEHs, broken down by district.

3. What is the number of court convictions among the 2 773 prosecutions?

4. What are the estimated expenditure and manpower allocated for enforcement against UBWs for the coming year?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 10)

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 policies. 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 2020 in urban areas and NTEHs are tabulated below –

	Number of removal orders issued	**Number of prosecutions instigated** [(1)]
Urban areas	7 483	2 643
NTEHs	667	130
Total	**8 150**	**2 773**

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 2020 by districts is tabulated below –

District	**Number of removal orders issued**	**Number of prosecutions instigated** [(1)]
Islands	20	9
Kwai Tsing	3	0
North	95	11
Sai Kung	57	30
Sha Tin	87	15
Tai Po	185	29
Tsuen Wan	5	6
Tuen Mun	32	0
Yuen Long	183	30
Total	**667**	**130**

Note [(1)]: The figures do not necessarily correspond to the number of removal orders issued in the same year.

Among the 2 773 prosecutions instigated in 2020, 730 defendants were convicted, hearing for 1 910 cases were pending, and the summonses for the remaining 133 cases were withdrawn due to the defendants being aged with chronic diseases, etc. which would only come to BD's notice after the summonses were served.

In 2021-22, the enforcement actions against UBWs will be carried out by the professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of 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.

- End -

Reply Serial No.

DEVB(PL)109

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1839)

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:

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.: 18)

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
2018	514	460	38	201
2019	574	423	41.8	142
2020	330	187	16	81

Note: Figures do not necessarily correspond to the applications received in the same year.

The decrease in the numbers of applications received and approved as well as the total loan amount approved in 2020 is due to the slowdown of building maintenance works under COVID-19.

Approved loans will be released to the applicants based on the progress of works and submission of corresponding certification. In the past three years, the average duration between submission of application and release of loan for each year was about seven months.

In 2018, 2019 and 2020, the numbers of applications rejected were 121, 52 and 19 respectively. The major reason for rejecting applications in 2018 and 2019 was that the applicants did not provide the required information whereas the major reason for rejecting applications in 2020 was that the applicants were not the registered owners of the properties concerned. 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 numbers of rejected applications in 2018 and 2019.

- End -

Reply Serial No.

DEVB(PL)110

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2522)

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 application for Category 1 buildings of the Operation Building Bright 2.0 (OBB 2.0) was closed on 30 October 2020. Please inform this Committee of the number of applications received (broken down by Category 1 and Category 2 buildings and building age group), the total amount of subsidies granted, the average amount of subsidy granted for each approved application, the expenditure and manpower involved in OBB 2.0 so far, as well as the estimated expenditure and manpower for the coming year.

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 24)

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) in partnership with the Urban Renewal Authority (URA) to provide technical and financial assistance to eligible buildings for carrying out prescribed inspections and repair works under the Mandatory Building Inspection Scheme (MBIS). With a total commitment of $6 billion, OBB 2.0 is expected to benefit some 5 000 buildings.

There are two categories of buildings under OBB 2.0. Category 1 buildings are those whose owners are prepared to take up the organisation of 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 inspections and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on risk basis and exercises its statutory power to carry out the requisite inspections and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost. No application is therefore required for Category 2 buildings.

For Category 1 buildings, first and second round of applications were ended in October 2018 and October 2020 respectively. With input from URA, as of end December 2020, the building age distribution of the numbers of Category 1 building applications received, Category 1 buildings involved in the approved applications, and Category 2 buildings selected are set out in the table below –

Building age (years)	**Number of applications received[(1)]**	**Number of Category 1 buildings involved in approved applications[(1)&(2)]**	**Number of Category 2 buildings selected**
40 – 49	323	254	0
50 or above	1 242	919	636
Total	**1 565**	**1 173**	**636**

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

Note [(2)]: Another 35 applications (involving 29 buildings) received at the second round application to join OBB2.0 as Category 1 buildings under processing.

Generally speaking, after applications are approved, owner-occupiers of Category 1 buildings could only apply for grant of subsidy from URA after the works contracts have been procured. In the case of Category 2 buildings, the subsidies would be used by eligible owners to offset the amounts to be charged by BD upon completion of the requisite inspection and repair works under MBIS. As of end December 2020, according to URA, around $73.2 million, including the amount of subsidies released and committed to be released, has been approved under OBB 2.0 for 172 buildings. A substantial number of participating buildings have yet to reach the stage of submitting the applications for grant of subsidy from owner-occupiers or the applications are under processing. For undertaking the prescribed inspection and repair works in the common parts of a building, eligible applicants (except elderly applicants) will be subsidised 80% of the cost subject to a cap of $40,000 per unit; eligible elderly applicants will be subsidised 100% of the cost subject to a cap of $50,000 per unit. Besides, all eligible applicants irrespective of age will be subsidised 50% of the cost for undertaking the prescribed inspection and repair works for private projecting structures subject to a cap of $6,000 per unit.

The work performed by BD under OBB 2.0 is to be carried out by the professional and technical staff of the Mandatory Building Inspection Sections of BD as part of their overall duties. BD is unable to provide a breakdown of the expenditure and manpower incurred solely for this task. URA, as government's partner in administering OBB 2.0, absorbs the associated administration cost using its own funding.

- End -

Reply Serial No.

DEVB(PL)111

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2523)

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. Please provide the staff establishment and expenditure of the Food and Environmental Hygiene Department and the Buildings Department in connection with the operation of the Joint Office for Investigation of Water Seepage Complaints (JO) in 2020-21.

2. Please provide a breakdown of the numbers of water seepage cases received and handled by JO (including the number of cases in which the sources of seepage were identified by conventional tests), the number of cases in which professional investigation was carried out by JO staff and the number of cases handled by consultants commissioned by JO in 2020.

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 25)

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 handling water seepage reports in buildings in 2020-21 are tabulated below –

FEHD	**2020-21**
Number of investigation and co-ordinating staff	241
Staff cost and departmental expenses ($ million)	180.5 (estimated)

BD	2020-21
Number of professional and technical staff	82
Staff cost and departmental expenses ($ million)	65.8 (estimated)
Expenditure for engaging outsourced consultants ($ million)	36.1 (estimated)

2. 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 during the initial investigation, JO staff will carry out a professional investigation with the assistance of outsourced consultants. Statistics on handling of water seepage reports by JO in 2020 are tabulated below –

Number of Cases	2020
Reports received	39 166
Reports handled (1)	35 397
(a) Cases screened out (2)	21 345
(b) Cases with investigation concluded (3)	14 052
- Cases with source of water seepage identified	6 746
- Cases with source of water seepage not identified and investigation terminated	3 403
- Cases with seepage ceased during investigation	3 903
(c) Among the cases in (b) above, cases requiring professional investigation (4)	9 780

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

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

Note (3): These include cases adopting conventional testing methods and/or new testing methods (including infrared thermography and microwave tomography).

Note (4): Cases requiring professional investigation were carried out with the assistance of outsourced consultants.

- End -

Reply Serial No.

DEVB(PL)112

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2543)

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 provide the numbers of sub-divided flats (SDFs) inspected by the Buildings Department, SDFs with building irregularities identified, SDFs with irregularities rectified, removal orders and closure orders issued in relation to building irregularities associated with those SDFs, non-compliant cases, prosecutions instigated and convictions in each of the past five years.

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 55)

Reply:

Enforcement against building irregularities associated with sub-divided flats (SDFs) is carried out through large scale operations and by acting on complaints/reports. Statistics on the numbers of SDFs inspected, SDFs with building irregularities identified, SDFs rectified of building irregularities, removal orders issued and closure orders applied from the court in relation to building irregularities associated with SDFs, outstanding removal orders, prosecutions instigated against non-compliance with removal orders and convictions in the past five years are tabulated below –

Year	2016	2017	2018	2019	2020
Number of SDFs inspected (1)	3 045	2 230	1 798	1 612	1 045
Number of SDFs with irregularities identified (2)	262	266	604	420	311
Number of removal orders issued (2)	255	300	599	438	321
Number of SDFs rectified of irregularities (2)&(3)	254	253	249	275	167
Number of closure orders applied from the court (2)&(3)	0	0	0	0	0

Year	2016	2017	2018	2019	2020
Number of prosecutions instigated (2)&(3)	126	77	131	112	68
Number of convictions (2)&(3)	85	79	79	94	34
Number of outstanding removal orders (4)	112	156	264	336	271

Note (1): The changes in SDFs inspected are mainly due to fewer public reports received and fewer SDFs identified in the reported cases.

Note (2): The figures do not necessarily correspond to the SDFs inspected in the same year.

Note (3): The figures do not necessarily correspond to the removal orders issued in the same year.

Note (4): The figures are for removal orders issued in the respective year and not yet complied with as at 31 December 2020. The figure for 2020 contains those removal orders with prescribed compliance dates yet to expire.

- End -

Reply Serial No.

DEVB(PL)113

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0048)

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:

Multiple COVID-19 cases have been detected in many "three-nil" buildings. In this connection, will the Government inform this Committee of the following:

What is the number of inspections carried out in this type of buildings by the Fire Services Department and the Buildings Department? What is the number of prosecutions instigated against offenders? What enforcement action has been taken?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 7)

Reply:

The Buildings Department (BD) takes enforcement actions against unauthorised building works (UBWs) and dilapidated/dangerous buildings (whether they are "three-nil" buildings or not) through handling public reports and conducting large scale operations at target buildings. Where actionable UBWs are identified, BD will serve removal orders on the owners concerned under the Buildings Ordinance (BO) requiring the removal of the UBWs. Where a building has been rendered dangerous or liable to become dangerous, BD will serve investigation or repair orders on the owners concerned under the BO requiring the investigation or repair of the building defects to ensure safety. In case of non-compliance, BD will instigate prosecutions against the owners concerned and may carry out the necessary removal or rectification works in an emergency or in owner's default of an order depending on circumstances.

BD does not compile statistics on the numbers of inspections carried out and prosecutions instigated against offenders under the BO in relation to buildings that are "three-nil".

- End -

Reply Serial No.

DEVB(PL)114

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3174)

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. Please provide the staff establishment and expenditure of the Food and Environmental Hygiene Department and the Buildings Department in connection with the operation of the Joint Office for Investigation of Water Seepage Complaints (JO) in 2020-21.

2. Please provide a breakdown of the numbers of water seepage cases received and handled by JO (including the number of cases in which the sources of seepage were identified by conventional tests), the number of cases in which professional investigation was carried out by JO staff and the number of cases handled by consultants commissioned by JO in 2020.

3. What are the numbers of cases where professional investigation was carried out with the assistance of outsourced consultants and the cost involved in the past five years?

4. In the table below, please provide information on the use of new testing technologies such as infrared thermography and microwave tomography by JO in the eight pilot districts in 2018, 2019 and 2020:

	Central and Western	Wan Chai	Kowloon City	Sham Shui Po	Kwai Tsing	Tuen Mun	Tai Po	North
(a) Cases adopting new testing methods in professional investigation								

	Central and Western	Wan Chai	Kowloon City	Sham Shui Po	Kwai Tsing	Tuen Mun	Tai Po	North
(b) Among the cases in (a), number of cases concluded								
(c) Among the cases in (b), number of cases with source of water seepage identified								
(d) Among the cases in (c), number of nuisance notices (NN) issued								
(e) Among the cases in (d), number of convictions in respect of prosecutions against non-compliance with NN								

5. What is the successful rate of new testing methods as compared with the conventional technologies?

6. Are there any plans to enhance the effectiveness of carrying out water seepage tests? If yes, what is the cost involved?

Asked by: Hon MA Fung-kwok (LegCo internal reference no.: 86)

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 handling water seepage reports in buildings in 2020-21 are tabulated below –

FEHD	**2020-21**
Number of investigation and co-ordinating staff	241
Staff cost and departmental expenses ($ million)	180.5 (estimated)
Number of professional and technical staff	82

FEHD	2020-21
Staff cost and departmental expenses ($ million)	65.8 (estimated)
Expenditure for engaging outsourced consultants ($ million)	36.1 (estimated)

2. 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 during the initial investigation, JO staff will carry out a professional investigation with the assistance of outsourced consultants. Statistics on handling of water seepage reports by JO in 2020 are tabulated below –

Number of Cases	2020
Reports received	39 166
Reports handled (1)	35 397
(a) Cases screened out (2)	21 345
(b) Cases with investigation concluded (3)	14 052
- Cases with source of water seepage identified	6 746
- Cases with source of water seepage not identified and investigation terminated	3 403
- Cases with seepage ceased during investigation	3 903
(c) Among the cases in (b) above, cases requiring professional investigation (4)	9 780

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

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

Note (3): These include cases adopting conventional testing methods and/or new testing methods, including infrared thermography (IT) and microwave tomography (MT).

Note (4): Cases requiring professional investigation were carried out with the assistance of outsourced consultants.

3. Statistics of water seepage cases requiring professional investigation by JO staff with the assistance of outsourced consultants in the past five years are tabulated below –

	2016	2017	2018	2019	2020
Number of cases handled by JO staff for professional investigation with the assistance of outsourced consultants	10 451	11 190	9 716	10 078	9 780

Statistics of the expenditure for engaging outsourced consultants in the past four and current financial years are tabulated below –

	2016-17	2017-18	2018-19	2019-20	2020-21
Expenditure for engaging outsourced consultants ($ million)	31.0	36.6	36.7	27.7	36.1 (estimated)

4. Statistics on professional investigation of water seepage reports by adopting new testing methods such as IT and MT in the eight pilot districts in 2018, 2019 and 2020 are tabulated below –

	Central and Western (5)	Wan Chai (5)	Kowloon City (5)	Sham Shui Po (6)	Kwai Tsing (6)	Tuen Mun (6)	Tai Po (6)	North (6)
a) Cases adopting new testing methods in professional investigation	546	516	810	419	325	349	261	131
(b) Number of cases concluded	369	363	668	306	249	222	147	90
(c) Number of cases with source of water seepage identified	289	323	401	272	150	177	135	68
(d) Number of nuisance notices (NN) issued (7)	382	410	391	425	150	177	150	31
(e) Number of convictions in respect of prosecutions against non-compliance with NN (7)	18	23	15	1	1	4	2	0

Note [5]: New testing methods have been adopted since the second half of June 2018.

Note [6]: New testing methods have been adopted since September 2019.

Note [7]: Some cases in (c) did not trigger the issue of NN, e.g. seepage caused by rainwater. More than one NN may be issued for cases that involved co-owners.

5. As at 31 December 2020, the success rate[8] of cases using the new testing technologies is around 75% which is higher than the success rate of around 65% for cases using the conventional methods.

Note [8]: Success rate = $\frac{\text{Cases with source of water seepage identified}}{\text{Cases with source of water seepage identified} + \text{Cases with source of water seepage not identified and investigation completed (viz. cases where investigation has not been completed due to, e.g. seepage ceases to exist during investigation are excluded)}}$

6. Since the second half of June 2018, JO has applied new testing technologies such as IT and MT in professional investigation in selected pilot districts where applicable. With the experience gained and data obtained through pilot application of the new testing technologies, JO has extended the use of these technologies to a total of 12 districts as of March 2021. It should be noted that in cases where these technologies cannot be effectively applied due to, for example, spalling of concrete ceilings at the locations of water seepage and blockage of pipes and other facilities, the outsourced consultants have to continue to employ the conventional testing methods. JO is refining the technical guidelines and procedures relating to the use of the new technologies and is planning to gradually extend these technologies to other districts with a view to enhancing the efficiency and effectiveness of JO on investigation of water seepages. The estimated expenditure for engaging outsourced consultants increases from $36.1 million in 2020-21 to $47.1 million in 2021-22 mainly due to application of the new testing technologies in four more pilot districts.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2161)

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 Programme that the Department will "continue the large scale operation (LSO) on inspection of sub-divided flats (SDFs) in target buildings, and rectification of irregularities of building works associated with the SDFs", while the indicator of SDFs inspected is set only at 1 600 for the coming year, accounting for a very small percentage of the estimated number of nearly 90 000 SDFs in the territory. Will the Department inform this Committee of the following:

1. The numbers, scale, districts, manpower involved and results in respect of the LSO carried out in the past three years.

2. With the worsening economy and the implementation of the cash allowance scheme, the number of SDFs will increase and irregularities will be on the rise as a result. How will the Department step up inspection of SDFs and how will it take enforcement action against SDFs associated with irregularities and request rectification?

3. Will the Department strengthen manpower to implement the above initiative in the coming year? What is the estimated expenditure involved?

4. Will the Department consider to put in place a registration system for SDFs to facilitate regulation in the long run?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 84)

Reply:

1. to 3. Apart from responding to reports, the Buildings Department (BD) takes enforcement action against building irregularities associated with sub-divided flats (SDFs) through large scale operations (LSOs). Statistics of the LSOs in terms of the numbers of buildings targeted for rectification of building irregularities associated with SDFs in domestic and composite buildings and eradication of illegal

domestic use in industrial buildings, SDFs inspected, SDFs with irregularities identified and SDFs rectified of irregularities in the past three years are tabulated below –

District	Number of buildings targeted for rectification of irregularities associated with SDFs	Number of SDFs inspected (1)	Number of SDFs with irregularities identified (2)	Number of SDFs rectified of irregularities (2)
Central and Western	21	21	15	7
Wan Chai	14	31	87	54
Eastern	27	85	28	13
Southern	3	5	2	1
Kowloon City	36	289	227	65
Wong Tai Sin	8	84	30	17
Kwun Tong	28	103	44	26
Yau Tsim Mong	54	306	219	135
Sham Shui Po	22	150	307	171
Tsuen Wan	15	115	49	22
Kwai Tsing	36	178	29	21
Sha Tin	2	9	2	0
Tai Po	4	42	30	7
North	10	45	31	16
Tuen Mun	12	118	5	5
Yuen Long	8	13	68	45
Total	**300**	**1 594**	**1 173**	**605**

Note (1): The figures do not necessarily correspond to the buildings targeted in the same period.

Note (2): The figures do not necessarily correspond to the SDFs inspected in the same period.

Where actionable building irregularities associated with SDFs in domestic and composite buildings are identified, BD will issue removal orders to the owners concerned and instigate prosecution against the owners who fail to comply with the orders. As regards SDFs used for domestic purpose in industrial buildings, other than removal orders, BD will also issue discontinuation orders against the owners requiring the cessation of the domestic use. In case of non-compliance, BD will instigate prosecution against the owner concerned, and consider applying to the court for a closure order to close down the premises and arranging government contractors to carry out the necessary rectification works.

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

The inspection of SDFs and rectification of irregularities of building works associated with SDFs under LSOs are carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD is not able to provide a breakdown of the manpower and expenditure involved solely for the LSOs.

4. Per the advice of the Transport and Housing Bureau, the Long Term Housing Strategy Steering Committee launched a three-month public consultation on Hong Kong's Long Term Housing Strategy (LTHS) in September 2013. During the public consultation exercise, the community expressed considerable reservations over the suggestion to introduce a licensing or landlord registration system to regulate SDFs. The Government later promulgated the LTHS [(1)] in December 2014, and stated in the LTHS that in view of the concerns expressed by the community, the Government would not introduce any licensing or landlord registration system for SDFs. This however does not imply that the building safety of SDFs will be compromised. The Government will continue to adopt a multi-pronged approach in addressing the safety issues associated with SDFs. Specifically, BD's Minor Works Control System allows landlords to carry out minor works involving SDFs lawfully through simplified procedures. BD will continue its enforcement actions against building irregularities associated with SDFs as well as continuing the efforts in public education and publicity to promote public's awareness of building and fire safety related to SDFs.

Note [(1)]: https://www.thb.gov.hk/eng/policy/housing/policy/lths/LTHS201412.pdf

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2162)

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 Programme that the Department will "continue the one-off special scheme to inspect external drainage systems of all private residential and composite buildings except buildings of or not exceeding three storeys and to take appropriate enforcement action after inspection". Will the Department inform this Committee of the following:

1. What are the numbers of buildings that have been inspected/are currently under inspection, their respective percentages in the target buildings, and the timetable for planned inspections, broken down by 18 districts?

2. Further to the above question, among those inspected buildings, what are the numbers and proportions of cases with defective drainage systems identified, such as leaked, broken or misconnected drains? What is the number of Drainage Repair Orders issued?

3. During inspection, will the Department provide one-stop assistance to the building owners concerned in application for relevant subsidy schemes for conducting maintenance and repair of their buildings?

4. What are the estimated expenditure, staff establishment and the amount of provision used so far for the above special scheme?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 85)

Reply:

1. Through the second round of the Anti-epidemic Fund (AEF), the Buildings Department (BD) has engaged consultancy firms to undertake this one-off special scheme to inspect the external drainage systems of all private residential or composite buildings exceeding three storeys in height (the inspection scheme). The funding for the inspection scheme under the AEF is outside the scope of the Appropriation Bill or

the estimates of the General Revenue Account. The inspection scheme is a 24-month special measure, covering the inspection of external drainage systems of around 20 000 buildings across the territory falling within the scope. It has been implemented since June 2020. The number of target buildings, target buildings inspected and their respective percentage by districts as of end February 2021 are tabulated below –

District	Number of target buildings (A)	Number of target buildings inspected (B)	Percentage (B/A)x100%
Central & Western	2 143	499	23
Eastern	1 402	270	19
Southern	1 199	110	9
Wan Chai	1 554	425	27
Kowloon City	2 535	581	23
Kwun Tong	464	106	23
Sham Shui Po	1 777	660	37
Yau Tsim Mong	2 402	932	39
Wong Tai Sin	343	292	85
Islands	414	13	3
Kwai Tsing	291	218	75
North	610	247	40
Sai Kung	549	5	<1
Sha Tin	870	103	12
Tai Po	1 348	113	8
Tsuen Wan	642	144	2
Tuen Mun	642	226	35
Yuen Long	971	74	8
Total	**20 156**	**5 018**	**25**

2. BD is reviewing the consultants' inspection reports and will take appropriate follow up actions under the Buildings Ordinance (BO), such as issuing drainage repair orders requiring owners concerned to carry out the necessary repair works. Of the 1 800 reports reviewed so far, 130 buildings (or 7.2%) warrant issue of drainage repair orders and 227 buildings (or 12.6%) warrant issue of advisory letters. Some buildings may be served with both drainage repair orders and advisory letters. BD will follow-up the issue of statutory orders and advisory letters accordingly.

3. Owners should take primary responsibility for the proper maintenance of their properties. Nevertheless, the Government recognises that some owners may have genuine difficulties in fulfilling their responsibility in maintaining their properties due to lack of financial means, technical knowledge and/or organisation ability. Therefore, apart from taking enforcement action to ensure that building owners would discharge their statutory responsibilities, the Government has stepped up public education and publicity and also provided technical and financial assistance to owners of private buildings to maintain and repair their buildings, including building drainage systems through various assistance and loan schemes. Key assistance and loan schemes include the Operation Building Bright 2.0, the Building Maintenance Grant Scheme for Needy Owners, the Building Safety Loan Scheme, and Urban Renewal Authority's (URA) Home Renovation Interest-free Loan and the Common Area Repair Works Subsidy. In addition, the Government has earmarked $1 billion to establish the Building Drainage System Repair Subsidy Scheme to subsidise owners of private residential or composite buildings aged 40 or above with lower average rateable values in repairing or upgrading the drains of their buildings.

   To facilitate owners to apply the various assistance schemes above, URA has launched an all-in-one "Integrated Building Rehabilitation Assistance Scheme" (IBRAS). Under the IBRAS, owners can simply complete one set of application forms for multiple applications by those who meet the eligibility criteria of the respective assistance schemes. Also, during the one-off special inspection scheme mentioned above, BD's consultancy firms distribute pamphlets and posters to the owners, which contain information of IBRAS and the relevant assistance schemes. They have also set up hotlines under the inspection scheme to answer owners' enquiries including those on the assistance schemes. If owners encounter difficulties in complying with BD's enforcement actions on investigation and repair of their buildings, BD's in-house social services teams would outreach and take care of their financial, psychological and social needs, including assisting them in applying for the respective assistance schemes according to their eligibility.

4. A total of 38 BD staff, comprising professional, technical and clerical grade officers are required to implement the inspection scheme and take follow-up actions under the BO. $300 million has been set aside for the inspection scheme. As at end of February 2021, the expenditure of the inspection scheme was around $5 million.

- End -

Reply Serial No.

DEVB(PL)117

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1163)

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 Department's one-off special scheme to inspect external drainage systems of all private residential and composite buildings and to take appropriate enforcement action after inspection, will the Department inform this Committee of the following:

1. What are the latest estimated expenditure, staff establishment, and the numbers of outsourced companies and staff engaged for the special scheme?

2. What are the actual numbers of target buildings and flats inspected and the target numbers of buildings and flats to be inspected?

3. What is the current progress? Can the scheme be completed earlier in the first quarter of 2022? If so, what is the latest estimated date of completion?

4. What are, up to the present, the numbers of buildings that the Department has issued or planned to issue advisory letters or Drainage Repair Orders? What are the respective breakdowns by building age, namely buildings aged below 30 years, between 30 years and below 50 years, and 50 years or above?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 11)

Reply:

1. Through the second round of the Anti-epidemic Fund (AEF), the Buildings Department (BD) has engaged 11 consultancy firms to undertake the one-off special scheme to inspect the external drainage systems of all private residential and composite buildings exceeding three storeys in height (the inspection scheme). The funding for the inspection scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account. A total of 38 BD staff comprising professional, technical and clerical grade officers are required to implement the inspection scheme and take follow-up actions under the

Buildings Ordinance (BO). $300 million has been set aside for the inspection scheme.

2. & 3. The inspection scheme is a 24-month special measure, covering the inspection of external drainage system of around 20 000 private residential or composite buildings across the territory. It has been implemented since June 2020. As at the end of February 2021, BD's consultants have inspected about 5 000 buildings. The Government will review the progress of inspection scheme from time to time and explore the possibility of early completion of the inspection as far as practicable.

4. BD is reviewing the consultants' inspection reports completed and will take appropriate actions under the BO, such as issuing drainage repair orders requiring owners concerned to carry out the necessary repair works. Of the reports received thus far, BD has reviewed around 1 800 consultants' inspection reports as of end February 2021. Of the some 1 800 reports reviewed, 130 buildings (or 7.2%) warrant issue of drainage repair orders and 227 buildings (or 12.6%) warrant issue of advisory letters. BD would follow-up the issue of statutory orders and advisory letters accordingly. A breakdown of the numbers of buildings warranting issue of statutory orders and advisory letters is tabulated below –

Building age (years)	**Number of buildings warranting issue of advisory letter**	**Number of buildings warranting issue of drainage repair order**
less than 30	28	37
30 - 49	84	42
equal or more than 50	115	51
Total	**227**	**130**

Note: Some buildings may be served with both drainage repair orders and advisory letters.

- End -

Reply Serial No.

DEVB(PL)118

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2417)

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 problem of sub-divided flats (SDFs) being used for domestic purpose in industrial buildings (IBs), will the Government inform this Committee of the following:

(a) What are the number of premises (including SDFs) inspected, number of discontinuation orders issued, number of prosecutions instigated against non-compliance with discontinuation orders, number of premises for which closure orders were applied from the court, and number of premises for which government contractors were arranged to carry out the necessary rectification works in 2020?

(b) Apart from responding to reports, will the Buildings Department carry out large scale operations against illegal domestic use in IBs in 2021? If so, what is the target number of IBs? If not, what are the reasons?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 52)

Reply:

(a) Statistics on the numbers of industrial building (IB) premises (including sub-divided flats (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 carry out the necessary rectification works in 2020 are tabulated below –

	2020
Number of IB premises inspected	301
Number of discontinuation orders issued [(1)]	5
Number of prosecutions instigated against non-compliance with discontinuation orders [(2)]	1
Number of premises with irregularities for which closure orders were applied from the court	0
Number of premises for which government contractors were arranged to carry out the necessary rectification works	0

Note [(1)]: The figure does not necessarily correspond to the IB premises inspected in the same year.

Note [(2)]: The figure does not correspond to the discontinuation order issued in the same year.

(b) Apart from responding to reports, the Buildings Department has been taking enforcement actions against illegal domestic use in 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 SDFs. In 2021, 20 IBs will be targeted for LSOs against illegal domestic use in IBs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2419)

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) in domestic/composite buildings by the Buildings Department, will the Government inform this Committee of the following:

(a) What are the numbers of inspections regarding rectification of irregularities of building works associated with SDFs in the past three years?

(b) What is the number of SDFs with irregularities identified and the number of removal orders issued against irregularities associated with such SDFs in 2020?

(c) What is the number of outstanding removal orders issued and the number of prosecutions instigated against building owners who failed to comply with removal orders in 2020?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 54)

Reply:

(a) Inspection of sub-divided flats (SDFs) is carried out in response to public reports and in the form of large scale operations. In 2018, 2019 and 2020, the numbers of SDFs inspected in domestic/composite buildings are 1 460, 1 172 and 728 respectively. The decreases of figures in 2019 and 2020 are partly owing to fewer public reports received during the period. The Buildings Department does not compile statistics on the number of inspections regarding rectification of irregularities of building works associated with SDFs.

(b) In 2020, the number of SDFs with building irregularities identified in domestic/composite buildings and the number of removal orders issued against building irregularities associated with such SDFs are 295 and 279 respectively.

(c) As at the end of 2020, the number of removal orders issued in 2020 against building irregularities associated with SDFs in domestic/composite buildings which were outstanding was 242, of which 43 orders were yet to expire. The number of prosecutions instigated in 2020 against failure to comply with removal orders against building irregularities in SDFs in domestic/composite buildings is 68. The number of prosecutions instigated may not necessarily correspond to the number of removal orders issued in 2020.

- End -

Reply Serial No.

DEVB(PL)120

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2616)

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 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) What are the numbers of complaints received and summonses in respect of building safety in the past two years?

(2) What are the expenditures 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.: 50)

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
2019	64 621	4 993
2020	49 035	4 067

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 building owners 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 or interest-free (subject to means test) 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 notices. The amounts of loan approved under BSLS in 2019 and 2020 are as follows –

Year	**Amount of loan approved ($ million)**
2019	41.8
2020	16.0[(2)]

Note [(2)]: The decrease in the loan amount approved in 2020 is due to the reducing number of loan applications as a result of the slowdown of building maintenance works under COVID-19.

Apart from BSLS, other existing assistance schemes funded by the Government under the Development Bureau and administered by the Urban Renewal Authority (URA) include the Operation Building Bright 2.0, the Lift Modernisation Subsidy Scheme, and the Building Maintenance Grant Scheme for Needy Owners (taken over by the URA from the Hong Kong Housing Society on 2 July 2020 to replace the Building Maintenance Grant Scheme for Elderly Owners with enhanced features) with total approved commitments of $6 billion, $4.5 billion and $3 billion respectively, and a scheme to allow property owners to participate in "Smart Tender" Building Rehabilitation Facilitating Services Scheme at a concessionary rate with approved commitment of $300 million.

Moreover, to address rising public concerns regarding defective drains amid the COVID-19 epidemic, the Government plans to launch in May 2021 the Building Drainage System Repair Subsidy Scheme in partnership with the URA at a commitment of $1 billion to subsidise the repairing and/or upgrading of common drainage systems of old residential or composite buildings.

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 2019-20 and 2020-21 were about $25.8 million and $24.9 million (estimated) respectively.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0085)

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 2021-2022, the Government states that it will "follow up the one-off special operation to inspect the conditions of common means of escape of domestic and composite buildings aged 60 or above conducted in 2020 and take appropriate enforcement actions in accordance with the Buildings Ordinance (BO) to ensure fire and building safety". Under this connection, will the Government inform this Committee:

(a) the manpower and resources allocated to execute this policy initiative; the target and latest progress of this one-off special operation and the number of "3-nil" buildings that had been inspected;
(b) whether the Government would step up its assistance for "3-nil" buildings and expedite its works for these buildings; if yes, of the details; if no, of the reasons.

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

Reply:

(a) In November 2020, the Buildings Department (BD) launched a one-off special operation to inspect the conditions of common means of escape of domestic and composite buildings aged 60 or above and take appropriate enforcement actions under the Buildings Ordinance (BO) to ensure fire and building safety. The inspection was generally completed on 31 December 2020. Based on the inspection findings and according to the enforcement policy against unauthorised building works (UBWs), BD is in the process of issuing removal orders under the BO to the owners concerned in an orderly manner, requiring removal of the UBWs or rectification of the irregularities.

This one-off special operation is carried out by professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division as part of their overall duties through redeployment and re-prioritisation of work. BD is unable to provide a breakdown of the manpower and resources solely for this special

operation. BD has not compiled statistics on the number of "3-nil" buildings inspected under the operation.

(b) The owners of old buildings (whether they are "3-nil" buildings or not) may encounter difficulties in coordinating the removal or rectification works. After issuing the removal orders, BD will arrange its in-house Social Services Teams to provide assistance to those owners and occupants in need, including assisting them to apply for financial assistance schemes (in particular building rehabilitation assistance schemes administered by the Urban Renewal Authority) where applicable, referral to relevant departments, etc.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0087)

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 2021-2022, the Government states that it will "continue the one-off special scheme to inspect external drainage systems of all private residential and composite buildings except buildings of or not exceeding three storeys and to take appropriate enforcement action after inspection". Under this connection, will the Government inform this Committee:

a. the manpower and resources allocated to execute this policy initiative;
b. the target and timetable for this special scheme and the priority for buildings that would be inspected;
c. whether the Government has estimated the difficulties it might encounter for these inspection, for example, owners of subdivided units refused to let officers conduct inspection; if yes, of the details; if no. of the reasons.
d. measures and resolutions that Government have or will introduce for cases that officers couldn't conduct the related inspection.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 33)

Reply:

a. Through the second round of the Anti-epidemic Fund (AEF), the Buildings Department (BD) has engaged consultancy firms to undertake this one-off special scheme to inspect the external drainage systems of all private residential or composite buildings exceeding three storeys in height (the inspection scheme). The funding for the inspection scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account. A total of 38 BD staff comprising professional, technical and clerical grade officers are required to implement the inspection scheme and take follow-up actions under the Buildings Ordinance.

b. The inspection scheme is a 24-month special measure, covering the inspection of external drainage systems of around 20 000 private residential and composite buildings across the territory. It has been implemented since June 2020. Priority has been given to those buildings located in the specified areas as announced by the Secretary for Food and Health in exercising his power to enforce compulsory testing under the Prevention and Control of Disease (Compulsory Testing for Certain Persons) Regulation.

c. & d. As the inspection scheme is targeted at the external drainage systems at the external walls and the common area of a building, inspection of drainage pipes inside the individual unit is not required.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0089)

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 2021-2022, the Government states that it will "continue to prepare Stage 2 legislative amendments to the B(SSFPDW&L)R for transforming the existing prescriptive requirements to performance-based standards, as well as rationalising and updating the relevant statutory provisions". Under this connection, will the Government inform this Committee:

(a) the scope, the target and the legislative timetable of this amendment;
(b) whether the performance-based standards be applicable or would be applied in other legislation; if yes, of the details; if no. of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 34)

Reply:

(a) The main objectives of Stage 2 legislative amendments to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations are to replace the prescriptive requirements by performance-based requirements to cater for advancement in building technology and introduce a higher standard for the design of drainage systems of new buildings. In order to achieve early implementation of some enhanced design standards of drainage system and to allow the industry sufficient time to familiarise with the enhancements, the Buildings Department (BD) is consulting the stakeholders of the building industry in accordance with its established consultation mechanism so as to implement some of the proposed enhanced design standards through a Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP). BD will draw on the experience of implementing the PNAP after it comes into effect in preparing the legislative amendments, with a target to submit the Stage 2 legislative amendments in the next legislative session.

(b) BD reviews, from time to time, the Buildings Ordinance, its subsidiary legislations as well as codes of practice to ensure that they continue to meet modern-day standards and latest building technology. The Building (Construction) Regulation which came into operation on 1 February 2021 comprises performance-based provisions for facilitating innovation and advancement in building technology as well as providing flexibility in building design.

- End -

Reply Serial No.

DEVB(PL)124

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0090)

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 2021-2022, the Government states that it will "continue to consult stakeholders for implementing a product certification system for materials used in private building developments". Under this connection, will the Government inform this Committee:

(a) the timetable and the parties involved for the consultation mentioned and the release date for the consultation report;
(b) whether the Government intends to introduce legislation for this certification system; if yes, of the legislative scope, timetable and other related details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 35)

Reply:

The Buildings Department (BD) is preparing a Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) for implementing a Product Certification (PC) system for materials used in private development projects under the extant legislative framework, viz. BD will accept the PC as an alternative to the test and assessment reports of the materials for demonstrating compliance with the Buildings Ordinance. The PC system will cover fire rated door and fire rated partition as a start. BD targets to consult stakeholders of the building industry through its established consultation mechanism in the second quarter of 2021 before the promulgation of the PNAP.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0091)

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 2021-2022, the Government states that it will "engage stakeholders for the preparation of implementing the new proposed gross floor area concession mechanism for amenity features, with a view to stepping up the promotion of green buildings in the private market". Under this connection, will the Government inform this Committee:

a) the detailed arrangement for the new proposed gross floor concession mechanism;
b) the number of application the Government received for private development that has applied/can apply for gross floor concession under the new mechanism and the difference of gross floor concession developers can enjoy under the old and the new mechanism;
c) whether the Government will step up and provide more concessions so as to encourage the construction of private green buildings; if yes, of the details; if no. of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 36)

Reply:

As one of the initiatives of 2017 Policy Address, the Buildings Department (BD) commissioned a consultancy study to review the arrangement to further promote green building. Specifically, the review will consider tightening the prerequisite of applying for gross floor area (GFA) concession for a private development project to attain specific standards of performance in environmental protection, or even adopt performance-based and site-specific approaches to determine the maximum GFA concession.

While maintaining the current uniform level of 10% cap for the GFA concession for new private development projects, the review recommends tightening the prerequisite by requiring a project to attain a specific rating under the Building Environmental Assessment Method Plus (BEAM Plus) for application for GFA concession for amenity features. If a project can only attain a lower tier rating, it has to demonstrate compliance with one or

more new specific standards which will promote a quality and sustainable built environment. Examples of new specific standards include extensive greenery application, precast application, interior natural ventilation, elderly-friendly facilities and other design best practices. BD has been working closely with the stakeholders to formulate the implementation details of the new GFA concession mechanism targeted to be launched in late 2021.

Having regard to the study findings and taking heed of stakeholders' views, the current overall cap on the GFA concessions would remain unchanged. Further raising the cap will increase the building bulk and have a negative impact on the environment.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0093)

Head: (82) Buildings Department

Subhead (No. & title): (227) Payment for Land Registry/Companies Registry Trading Fund services

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Concerning the Operating Accounts, it is mentioned that "the increase of $7,823,000 (24.2%) over the revised estimate for 2020-21 is mainly due to the increased requirement for ownership checks and registration in Land Registry arising from Operation Building Bright 2.0 and Mandatory Window Inspection Scheme". Under this connection, will the Government inform this Committee:

(a) The fund, manpower and resources allocated for Operation Building Bright 2.0 and Mandatory Window Inspection Scheme respectively;
(b) The major reasons for the prominent increase as mentioned and means to cut the cost involved;
(c) The current progress and target of executing both Operation Building Bright 2.0 and Mandatory Window Inspection Scheme;
(d) Whether the Government will further enhance these two schemes and whether the Government will adopt latest information technology and digitalization so as to attain higher cost-efficiency for these two schemes.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 37)

Reply:

(a) The work performed by the Buildings Department (BD) under Operation Building Bright 2.0 (OBB 2.0) and Mandatory Window Inspection Scheme (MWIS) is to be carried out by the professional and technical staff from the Mandatory Building Inspection Sections of BD as part of their overall duties. BD is unable to provide a breakdown of the manpower and resources incurred solely for these two tasks.

(b) The estimated increase in payment of fees to the Land Registry (LR) in 2021-22 over the revised estimate for 2020-21 is mainly due to the increase in the number of notices to be issued under MWIS arising from the increase in the number of the target buildings selected in 2020 and the issue of notices for target buildings will take place in 2021, which require ownership checks prior to issuance of the notices, and the increase in the number of target buildings for carrying out default works under OBB 2.0 in 2021 from 309 to 342 due to a one-off operation for job creation initiative under the Anti-epidemic Fund, which require registration of Mandatory Building Inspection Scheme (MBIS) notices at LR prior to carrying out the default works. The costs incurred are based on standard rates charged by LR.

(c) There are two categories of buildings under OBB 2.0, namely Category 1 and Category 2 buildings. 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 MBIS. Category 2 buildings cover those which have outstanding MBIS notices but the owners concerned have difficulties in coordinating the inspection and repair works. 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. As at 31 December 2020, BD has selected 636 Category 2 buildings for carrying out the requisite works in default of owners. In 2021, BD will select 342 Category 2 buildings for default works under OBB 2.0.

For Category 1 buildings, the first round and second round of applications were ended in October 2018 and October 2020 respectively. According to the Urban Renewal Authority (URA), a total of 1 173 buildings have been approved as Category 1 buildings as of end December 2020. URA has been approaching the owners of the Category 1 buildings in phases to arrange the prescribed inspection and repair works under the MBIS.

As at 31 December 2020, the progress of the implementation of MWIS is tabulated below –

(i)	Number of MWIS target buildings with notices issued	10 374
(ii)	Number of MWIS notices issued	552 794
(iii)	Number of MWIS notices discharged	500 921
(iv)	Number of MWIS notices not yet expired	14 924
(v)	Number of MWIS notices expired	36 949
	Overall compliance rate (%) ((iii)/[(ii) - (iv)])	93%

In 2021, BD will target 600 buildings for the implementation of MWIS.

(d) To facilitate on-line submission, processing and storage of data, BD has set up an electronic forms submission system under which practitioners may download, fill in, sign and submit relevant forms (i.e. the certificate of completion of the prescribed building and window inspections, prescribed building repair and prescribed repair of window) electronically. A dedicated mobile application "Quick Guide for MBIS/MWIS" has also been launched to provide information concerning the schemes, links to service providers, etc. Furthermore, issuance of MBIS/MWIS notices and their compliance status can be searched from BD website as well as the aforesaid dedicated mobile application.

In 2021, BD will continue to enhance its Building Condition Information System for recording and monitoring the progress of MWIS and OBB 2.0. Other information technology initiatives being developed include a Mobile Digital Platform to act as a market place connecting building owners, service providers and BD to facilitate early compliance of MWIS notices, and an Artificial Intelligence Chatbot at BD website to assist searching of information on MWIS. BD will continue to enhance its efficiency through simplified procedures and application of information technology in the implementation of OBB 2.0 and MWIS.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0460)

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 respect of processing of building plans, the targets for processing building plans within 60 days for new submissions, processing building plans within 30 days for re-submissions and processing within 28 days applications for consent to commence building works are all set at 90%. Will the Department inform this Committee of the following:

1. In relation to the actual performance, while more than 95% of processing of plans and applications met the target in 2019, only 84% did so in 2020, representing a dramatic drop by over 10%. What are the reasons?

2. Will the Department strive to meet the planned targets this year to improve the processing rate? If so, what are the details? If not, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 63)

Reply:

1. The decrease in performance in 2020 was owing to the intermittent special work arrangements of the Buildings Department (BD) as part of the Government-wide social distancing measures due to COVID-19. Adhering to the Government-wide arrangement, BD continued to provide emergency services and essential public services, including processing critical statutory submissions for new developments so as not to affect commencement of works or works being in progress during the periods when the special work arrangements prevailed. A series of measures for facilitating statutory submissions under the special work arrangements, formulated in consultation with the relevant professional institutions and stakeholder organisations, had been duly promulgated and sent to registered building professionals and registered contractors. If necessary, BD may also accord priority to individual cases. The public services have resumed normal since February 2021.

2. The BD will, as always, strive to meet the targets set for building plans processing. In the meantime, BD has been adopting pragmatic measures to facilitate applicants in obtaining approval of building plans and consent to commence building works. Specifically, if an application can be approved subject to minor amendments or furnishing of further particulars, BD will allow the applicant to make such amendments or furnish such required particulars after the stipulated target date for processing the applications. This is a practice well-accepted by the industry, and is preferred to the alternative of rejecting the applications before the stipulated target date which will cost the applicants extra time and efforts to restart the entire vetting process.

   BD has also been reviewing the plan approval process regularly with a view to improving the efficiency of plan processing and facilitating the preparation of plans that meet BD's requirements. Specifically, BD is consulting the industry through the established platforms on a proposed facilitation measure for three most common types of structural plan submissions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0464)

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 matter to "continue the one-off special scheme to inspect external drainage systems of all private residential and composite buildings and to take appropriate enforcement action after inspection", will the Department inform this Committee of the following:

1. What are the commencement date, the estimated completion date and the number of buildings which have been inspected?
2. Were outsourced companies engaged to conduct inspections? If so, what is the expenditure? If not, what are the reasons?
3. What are the details of the "appropriate enforcement action"?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 74)

Reply:

1. & 2. Through the second round of the Anti-epidemic Fund (AEF), the Buildings Department (BD) has engaged consultancy firms to undertake this one-off special scheme to inspect the external drainage systems of all private residential and composite buildings exceeding three storeys in height (the inspection scheme). The funding for the inspection scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account. The inspection scheme is a 24-month special measure, covering the inspection of external drainage systems of around 20 000 private residential and composite buildings across the territory. It has been implemented since June 2020. As at the end of February 2021, BD's consultants have inspected about 5 000 buildings. $300 million has been earmarked for the inspection scheme.

3. If drainage defects or irregularities are identified, BD may take enforcement actions under the Buildings Ordinance, such as issuing drainage repair orders requiring owners concerned to carry out the necessary repair or rectification works depending on case circumstances.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0465)

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 matter to "engage stakeholders for the preparation of implementing the new proposed gross floor area concession mechanism for amenity features, with a view to stepping up the promotion of green buildings in the private market", will the Department inform this Committee of the following:

1. What are the plan and progress of the initiative?

2. In the past, concession was granted for balconies and utility platforms with strict restrictions which led to problems such as "mini balconies". Will the Government be more open-minded and lenient when considering the "gross floor area concession mechanism for amenity features" in order to encourage green buildings? If so, what are the details? If not, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 75)

Reply:

1. As one of the initiatives of 2017 Policy Address, the Buildings Department (BD) commissioned a consultancy study to review the arrangement to further promote green building. Specifically, the review will consider tightening the prerequisite of applying for gross floor area (GFA) concession for a private development project to attain specific standards of performance in environmental protection, or even adopt performance-based and site-specific approaches to determine the maximum GFA concession.

   While maintaining the current uniform level of 10% cap for the GFA concession for new private development projects, the review recommends tightening the prerequisite by requiring a project to attain a specific rating under the Building Environmental Assessment Method Plus (BEAM Plus) for application for GFA concession for amenity features. If a project can only attain a lower tier rating, it has to demonstrate

compliance with one or more new specific standards which will promote a quality and sustainable built environment. Examples of new specific standards include extensive greenery application, precast application, interior natural ventilation, elderly-friendly facilities and other design best practices. BD has been working closely with the stakeholders to formulate the implementation details of the new GFA concession mechanism targeted to be launched in late 2021.

2. To encourage the provision of green features such as balconies and utility platforms for residential buildings, incentives via GFA exemption have been provided subject to meeting the specific criteria set out in the Joint Practice Note (JPN) No. 1 and No. 2 issued jointly by BD, Lands Department and Planning Department. In 2019, BD promulgated the revised JPN No. 1 and No. 2 and the Code of Practice on Design for Safety – External Maintenance to accept air-conditioner (AC) platform combined with balcony and/or utility platform aiming to encourage flexible design and construction of balcony and utility platform and to provide better maintenance access to AC. The Government will continue to review the requirements for green and amenity features from time to time to encourage such provisions in green buildings.

- End -

Reply Serial No.

DEVB(PL)130

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0466)

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 matter to "continue the review of various building regulations, standards and codes of practice with a view to modernising building design and construction standards", will the Department inform this Committee of the following:

1. What progress did the Department make on the initiative in the past year? Has it set the working target for this year? If so, what are the details? If not, what are the reasons?

2. Which regional, national or international standards will the Department make reference to during the review? Will it set its own standards?

3. Will the Department invite stakeholders to participate in the review? If so, what are the details? If not, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 33)

Reply:

The Buildings Department (BD) reviews the various building regulations, standards and codes of practice from time to time with a view to keeping abreast of latest international building technological advancements and enhancing the standards of building construction. The reviews may make reference to relevant national and international standards and may involve commissioning of consultancy studies, stakeholders' consultation and seeking comments from technical committees set up for the review of various codes of practice. In general, BD will consult the industry through the established Building Sub-Committee of the Land and Development Advisory Committee and the Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers Committee and will form technical committees when conducting reviews on the legislative proposals and codes of practice. These committees comprise representatives of professional institutions and other stakeholder associations of the building industry, academia and relevant government departments.

In 2020, BD completed the reviews and promulgated several amendments to or new edition of codes of practice, covering barrier free access, building works for lifts and escalators, dead and imposed loads, mandatory building inspection scheme and mandatory window inspection scheme, precast concrete construction, site supervision as well as the structural use of concrete and glass.

In respect of legislative amendments, the Building (Minor Works)(Amendment) Regulation 2020, came into operation on 1 September 2020, has included more minor works items under the Minor Works Control System (MWCS) to facilitate the public to carry out such works lawfully. The Building (Construction) Regulation, came into operation on 1 February 2021, has comprised performance-based provisions for facilitating innovation and advancement in building technology as well as providing flexibility in building design.

In February 2021, BD completed the reviews and promulgated amendments to the Code of Practice for Foundations and the Code of Practice on Access for External Maintenance. BD will continue the consultancy study to formulate a new code of practice for seismic-resistant building design standards in Hong Kong (Code) that would set out the detailed guidelines for design and construction of seismic-resistant features on buildings. Having sought the preliminary views on the draft Code from stakeholders of the building industry in accordance with the established consultation mechanism in 2020, the final draft of the Code is being prepared. Furthermore, BD is working on the following legislative amendment proposals —

(a) To introduce technical amendments to the Buildings Ordinance and the Building (Minor Works) Regulation to expand the coverage of the validation scheme under the MWCS. We target to submit the legislative amendments within the current legislative session.

(b) To amend the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations by replacing the prescriptive requirements with performance-based requirements to cater for advancement in building technology and introducing higher standards for the design of drainage systems of new buildings, along with the issue of a new code of practice for drainage works. In order to achieve early implementation of some enhanced design standards of drainage system and to allow the industry sufficient time to familiarise with the enhancements, BD is consulting the stakeholders of the building industry in accordance with the established consultation mechanism so as to implement some of the proposed enhanced design standards through a Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP). BD will draw on the experience of implementing the PNAP after it comes into effect in preparing the legislative amendments, with a target to submit the legislative amendments in the next legislative session.

- End -

Reply Serial No.

DEVB(PL)131

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0942)

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 has provided the numbers of "sub-divided flats (SDFs) inspected" and "SDFs rectified of irregularities" for the period from 2019 to 2021. Will the Department inform this Committee of the numbers of SDFs with irregularities not yet rectified in each of these 3 years and the follow-up actions taken?

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 22)

Reply:

Apart from responding to reports, the Buildings Department (BD) also takes enforcement action against building irregularities associated with sub-divided flats (SDFs) through large scale operations. Where actionable building irregularities associated with SDFs are identified, BD will issue removal orders to the owners concerned and instigate prosecution against the owners who fail to comply with the orders.

As regards SDFs used for domestic purpose in industrial buildings, BD will also issue discontinuation orders against the owners requiring the cessation of the domestic use. In case of non-compliance, BD will instigate prosecution against the owner concerned, and consider applying to the court for a closure order to close down the premises and arranging government contractors to carry out the necessary rectification works.

As at 28 February 2021, the numbers of SDFs inspected in 2019, 2020 and 2021 with identified building irregularities not yet rectified are 131, 36 and 2 respectively. BD would continue to follow up the enforcement actions against these cases, including issuing statutory orders and instigating prosecution against owners who fail to comply with the statutory orders.

- End -

Reply Serial No.

DEVB(PL)132

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0960)

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 respect of the Building Safety Loan Scheme, the number of loan applications approved and the total amount of loans committed for 2021 has increased to 350 and $28 million respectively, partly due to enhanced enforcement action against defective drainage system arising from COVID-19. Will the Department inform this Committee of the details on the relevant drainage systems, including the number of cases on a year-on-year basis, as well as the highest, the lowest and the average loan amounts approved?

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 23)

Reply:

The estimates for applications processed, approved and amount of loans committed for 2021 being higher than the actual ones in 2020 are due to the slowdown of building maintenance works in the market in 2020 under COVID-19, which are expected to pick up gradually in 2021. The Buildings Department does not compile statistics on the amount of approved loans deployed to drainage repair works under the Building Safety Loan Scheme.

- End -

Reply Serial No.

DEVB(PL)133

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0962)

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:

During 2021-22, the Buildings Department will continue the large scale operation on inspection of sub-divided flats (SDFs) in target buildings and rectification of irregularities of building works associated with SDFs. Will the Department inform this Committee of the relevant work and estimated expenditure involved?

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 24)

Reply:

The Buildings Department (BD) has been conducting large scale operations (LSOs) for rectifying building irregularities associated with sub-divided flats (SDFs) since 2011. Where actionable building irregularities associated with SDFs are identified, BD will issue removal orders to the owners concerned and instigate prosecution against the owners who fail to comply with the orders.

For SDFs used for domestic purpose in industrial buildings, BD will also issue discontinuation orders against the owners requiring the cessation of the domestic use. In case of non-compliance, BD will instigate prosecution against the owners concerned, and consider applying to the court for a closure order to close down the premises and arranging government contractors to carry out the necessary rectification works.

The inspection of SDFs and rectification of the associated irregularities of building works under LSOs are carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD is not able to provide a breakdown of the expenditure involved solely for these tasks.

- End -

Reply Serial No.

DEVB(PL)134

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0963)

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 2021-22, the Buildings Department will continue the one-off special scheme to inspect external drainage systems of all private residential and composite buildings except buildings of or not exceeding 3 storeys and to take appropriate enforcement action after inspection. Will the Department inform this Committee of the details of the initiative, including the number of buildings involved, districts, timetable and breakdown of the estimated expenditure?

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 25)

Reply:

Through the second round of the Anti-epidemic Fund (AEF), the Buildings Department (BD) has engaged consultancy firms to undertake this one-off special scheme to inspect the external drainage systems of all private residential or composite buildings exceeding three storeys in height (the inspection scheme). The funding for the inspection scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account. Implemented since June 2020, the inspection scheme is a 24-month special measure, covering inspection of external drainage systems of around 20 000 private residential or composite buildings across the territory. A total of 38 BD staff comprising professional, technical and clerical grade officers are required to implement the inspection scheme and take follow-up action under the Buildings Ordinance. $300 million has been earmarked for the inspection scheme mainly to procure consultancy services and cover staff and other administrative cost.

- End -

Reply Serial No.

DEVB(PL)135

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0965)

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 2021-22, the Buildings Department will continue to prepare Stage 2 legislative amendments to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations for transforming the existing prescriptive requirements to performance-based standards, as well as rationalising and updating the relevant statutory provisions. Will the Department provide the details of the relevant work, including the targets/indicators, the timetable and the arrangement for stakeholder consultation in relation to the legislative amendments?

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 26)

Reply:

The main objectives of the Stage 2 legislative amendments to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations are to replace the prescriptive requirements by performance-based requirements to cater for advancement in building technology and introduce a higher standard for the design of drainage systems of new buildings. In order to achieve early implementation of some enhanced design standards of drainage system and to allow the industry sufficient time to familiarise with the enhancements, the Buildings Department (BD) is consulting the stakeholders of the building industry in accordance with its established consultation mechanism so as to implement some of the proposed enhanced design standards through a Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP). BD will draw on the experience of implementing the PNAP after it comes into effect in preparing the legislative amendments, with a target to submit the Stage 2 legislative amendments in the next legislative session.

Stakeholder consultation on the legislative amendments proposal will be via the established communication platforms, viz. the Building Sub-committee under the Land and Development Advisory Committee and the Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers Committee. These committees comprise representatives of professional institutions and other stakeholder associations of the building industry and relevant government departments.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0144)

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 advise the Committee of the effectiveness of Operation Building Bright 2.0 in assisting owners of old buildings to comply with the requirements under the Mandatory Building Inspection Scheme so far. What is the total number of buildings which have received assistance? What are the highest, lowest and average expenditures involved respectively?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 189)

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) in partnership with the Urban Renewal Authority (URA) to provide technical and financial assistance to eligible buildings for carrying out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS). With a total commitment of $6 billion, OBB 2.0 is expected to benefit some 5 000 buildings.

There are two categories of buildings under OBB 2.0. Category 1 buildings are those whose owners are prepared to take up the organisation of 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 on risk basis and exercises its statutory power to carry out the requisite inspection and repair works required under MBIS in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost.

According to URA, in the first round applications ended in October 2018, a total of 579 applications were approved, which covered 479 Category 1 buildings[1]. The second round of applications was just ended in October 2020. According to URA, a total of 762 applications were approved, which covered 694 Category 1 buildings, and 35 applications (involving around 29 buildings) are under processing. URA has been approaching the owners of the Category 1 buildings in phases to arrange commencement of the prescribed inspection and repair works under the MBIS.

At the same time, since the launch of OBB 2.0, BD had so far selected 636 Category 2 buildings for carrying out the requisite works under MBIS in default of owners as of end December 2020. The Government will continue to monitor the effectiveness of the on-going OBB 2.0 in incentivising early compliance with MBIS.

According to URA, subsidy of around $73.2 million, including the amount of subsidies released and committed to be released, has been approved under OBB 2.0 for 172 beneficiary buildings[2] as of end 2020. The highest, lowest and average subsidies released or committed to the beneficiary buildings thus far is $3.6 million, $40,000 and $0.4 million respectively.

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.

Note [2]: The subsidy of OBB 2.0 is granted on individual owner basis and that only owner-occupiers of eligible buildings may benefit from OBB 2.0. Beneficiary buildings refer to buildings in which there is at least one application of owner-occupier for subsidy approved by the URA. Generally speaking, applications from owner-occupiers of Category 1 buildings for subsidy could be made only after the owners have procured works contract. In the case of Category 2 buildings, the subsidies would be used by eligible owners to offset the amounts to be charged by BD upon completion of the requisite inspection and repair works under MBIS. As of end December 2020, a substantial number of participating buildings were yet to reach the stage of submitting the applications or had their applications under processing.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0145)

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 will enhance enforcement action against unauthorised signboards. It is expected that the number of removal orders for unauthorised signboards issued will increase by almost 20% in 2020-21. Please inform this Committee of the following:

1. The number of removal orders issued and compliance with removal orders for unauthorised signboards in each of the past five years.

2. The expenditures and effectiveness of the study on the use of information technology to enhance enforcement action against dangerous signboards in the past year and the coming financial year.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 190)

Reply:

1. The number of removal orders for unauthorised signboards issued and complied with in the past five years are tabulated below –

Year	Number of removal orders (1) issued	Number of removal orders complied with (2)
2016	719	538
2017	1 019	668
2018	999	741
2019	921	1 044
2020	929	679

Note [1]: Some removal orders may involve other unauthorised building works.

Note [2]: The figures do not necessarily correspond to the removal orders issued in the same year.

The Buildings Department (BD) will continue to take enforcement action against unauthorised signboards in response to public reports and through its large scale operations, viz., removing/validating unauthorised signboards and removing dangerous/abandoned signboards.

2. BD would step up the application of technologies to regulate signboards, including utilising artificial intelligence (AI) and three-dimensional images to develop a defective signboard diagnostic system (DSDS), utilising AI to assist in the setting up of a legal signboards database, and using big data in the public realm to identify new businesses that may require erection of signboards so that the BD may actively approach them for publicity.

The relevant studies on new technologies involve a number of consultancy contracts which are currently underway. The consultancy study to develop the DSDS will be completed in May 2023. Separately, the legal signboard database is expected to be launched in Q3 2021 by phases with the first batch of legal signboards information uploaded. The remaining consultancy study to identify new businesses using big data will be completed in December 2021.

The estimated expenditure for the above three consultancy studies in the current and next financial years is as follows –

Financial Year	**Estimated Expenditure ($ million)**
2020-21	1.3
2021-22	2.0

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0146)

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 has been over 20 years since the Government started to conduct the large scale operation against unauthorised building works (UBWs) in 1999. In this connection, please inform this Committee of the following:

1. has the number of UBWs decreased in the past 5 years and what are the details?

2. has the Government reviewed the effectiveness of the existing policies and measures? What are the measures to address the matter?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 191)

Reply:

1. The Buildings Department (BD) takes enforcement action against unauthorised building works (UBWs) in response to public reports and through large scale operations. In the past five years, the numbers of UBWs removed are as follows –

Year	Number of UBWs removed
2016	26 430
2017	27 683
2018	27 534
2019	28 374
2020	19 499 (1)

Note (1): The decrease in 2020 was owing to the special work arrangements of BD due to COVID-19.

BD has not conducted survey on the number of UBWs erected on the exterior of the private buildings in the whole territory in the past five years and has no information of UBWs in the interior of buildings.

2. BD adopts a "risk-based" approach in determining the priority of enforcement actions against UBWs and targeted the "actionable" UBWs for actions. To enhance building safety, BD has since 1 April of 2011 adopted a revised enforcement policy against UBWs by extending the coverage of actionable UBWs to include all UBWs (except minor amenity features) on the exterior of buildings, such as those on rooftops and podiums as well as those in yards and lanes of buildings, irrespective of their level of risk to public safety or whether they are newly erected. BD will continue to take a multi-pronged approach to tackle the problems of UBWs. In addition to taking enforcement action, instigating prosecution, imposing surcharge on default works, implementing the validation and financial assistance schemes, and providing support to owners through its in-house Social Services Teams, BD will continue to enhance its public education and publicity campaign on building safety to foster a building care culture in the community.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0147)

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 is committed to promoting the Electronic Submission Hub (ESH) and continues to prepare legislative amendments to the Building (Administration) Regulations and consequential amendments to the Electronic Transactions Ordinance and the Electronic Transactions (Exclusion) Order for accepting applications submitted under the Buildings Ordinance via electronic means to pave the way for the implementation of the ESH. What is the timetable for fully implementing the ESH? What is the estimated expenditure?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 192)

Reply:

The Buildings Department is spearheading the development of the Electronic Submission Hub (ESH) as a digital centralised portal for receiving and processing building plans and applications submitted under the Buildings Ordinance. ESH will be launched in three stages starting from the first quarter of 2022 for Stage 1, and its full implementation is targeted at the second quarter of 2025.

A sum of $214.39 million was approved by the Finance Committee of the Legislative Council in February 2019 for the development of ESH.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0153)

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 has set a target of selecting 600 buildings for mandatory building inspection for 2021-22. According to the report issued by the Audit Commission at the end of last year, based on the above target, it will take about 20 years to complete inspection of the remaining 10 000-strong buildings covered by the Mandatory Building Inspection Scheme (MBIS). In this connection, please inform this Committee of the following:

1. The Department increased its manpower by about 100 officers in 2020-21. Is it insufficient to speed up the relevant work? Has the Department conducted a review to help it meet the target of covering the remaining 10 000-strong buildings under the MBIS within a reasonable time?

2. 8 840 mandatory building inspection notices were issued in 2019-20 but the estimated number for 2021-22 is only 7 500. Almost 10 400 notices were discharged in 2019-20 but the estimated number for 2021-22 is only 9 000. Despite the increase in manpower, there is nearly a 16% decrease in the number of cases to be handled. What are the reasons?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 188)

Reply:

1. By way of background, the Buildings Department (BD) has since 2015 reprioritised its enforcement policy for the Mandatory Building Inspection Scheme (MBIS). Instead of focusing on issuing new MBIS notices, priority was shifted to take enforcement action against non-compliance and provide requisite technical and financial assistance to needy owners for complying the MBIS notices. Having regard to the improved compliance rate and the implementation of the Operation Building Bright 2.0 (OBB 2.0) since 2018 which provides assistance to owners in this regard, the BD has increased the number of target buildings to be served with MBIS notices by 50% from 400 in 2019 to 600 since 2020.

The net increase of 106 posts in BD in 2020-21 involved the creation of 109 non-directorate posts, offset by the expiry of three time-limited posts. Among the 109 posts, 24 posts have been engaged in implementing OBB 2.0, specifically in assisting owners in disposing of the MBIS notices through the default works mechanism. It should be noted that OBB 2.0 also assists owners who undertake the works by themselves, including those who seek to comply with the MBIS voluntarily without receipt of MBIS notices. With the incentive provided under OBB 2.0, around 370 old buildings without outstanding MBIS notices have joined the second round OBB 2.0 applications.

In 2021-22, the MBIS will be implemented by 194 professional and technical staff of the Mandatory Building Inspection Sections of BD as part of their overall duties.

BD will continue to regularly review the number of buildings to be targeted each year after taking into account the manpower required to implement the scheme, the operation experience gained, market situation, feedback from stakeholders and members of the community as well as the available assistance schemes provided to the owners. In parallel, BD will continue to optimise its efficiency by streamlining the operational procedures with a view to stepping up the pace of the implementation of MBIS. Furthermore, BD will review the progress of compliance by the owners, in particular with reference to the implementation of OBB 2.0, in formulating the long term strategy for MBIS.

2. While the number of target buildings for 2020 has increased by 50% relative to that for 2019, the estimated decrease in the number of MBIS notice to be issued by BD in 2021 is due to the anticipated reduction in the number of projections on the exteriors of target buildings requiring inspection by property owners under MBIS.

On the other hand, the estimated decrease in the number of MBIS notices discharged in 2021 as compared with 2019 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 2018	**As of end 2020**
Number of outstanding MBIS notices	38 110	32 261

To step up the implementation of OBB 2.0, BD will proactively select 342 buildings with outstanding MBIS notices for the requisite inspection and repair in default of the owners under OBB 2.0 in 2021, representing an increase of 33% over 257 buildings selected 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 stepped up implementation of MBIS.

- End -

Reply Serial No.

DEVB(PL)141

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3078)

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 2020-21 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 2021-22?

(3) JO applied the infrared thermography in eight pilot districts in the past two years. What are the effectiveness? Is there a plan to extend the pilot application to Kowloon East in the new financial year? If so, what are the details? If not, what are the reasons?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 12)

Reply:

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 and microwave tomography in professional investigation in selected pilot districts where applicable. With the experience gained and data obtained through pilot application of the new testing technologies, JO has extended the use of these technologies to a total of 12 districts as of March 2021, including Wong Tai Sin. It should be noted that in

cases whereby these technologies cannot be effectively applied due to, for example, spalling of concrete ceilings at the locations of water seepage and blockage of pipes and other facilities, the outsourced consultants have to continue to employ the conventional tests. As at 31 December 2020, the success rate[(1)] of cases using the new testing technologies is about 75% which is higher than the success rate of around 65% for cases using conventional testing methods. JO is refining the technical guidelines and procedures relating to the use of the new technologies and is planning to gradually extend such technologies to other districts.

In 2020, JO completed the investigation of 14 052 cases with the results concluded, among which 9 780 cases required professional investigation. In the same period, 1 922 cases (i.e. above 20%) adopted these new testing technologies in the professional investigation. In 2020-21 and 2021-22, the estimated expenditures for engaging outsourced consultants for professional investigation are around $36 million and $47 million respectively. BD does not compile statistics solely on the total cost of water seepage investigation using new technologies.

Note [(1)]: Success rate = $\dfrac{\text{Cases with source of water seepage identified}}{\text{Cases with source of water seepage identified} + \text{Cases with source of water seepage not identified and investigation completed (viz. cases where investigation has not been completed due to, e.g. seepage ceases to exist during investigation are excluded)}}$

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1935)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Regarding rural small houses, will the Government please inform this Committee of the following:

1. The respective numbers of applications received, approved, under processing and rejected in the past three years, with a breakdown by District Council district in the New Territories;

2. The actual numbers of cases processed in 2019 and 2020 fell short of the target of 2 300 cases per year. What were the reasons for failing to reach the target? What is the department's plan to reach the target and clear backlog cases this year?

3. How long do the processing procedures take on average? Please set out the average, longest and shortest processing time in the past three years by District Council district in the New Territories;

4. The respective areas of land available for rural small house applications in the past three years, with a breakdown by District Council district in the New Territories.

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 34)

Reply:

1. The Lands Department (LandsD) does not have readily available statistics on the breakdown of small house applications by District Council district in the New Territories in the past three years. The breakdown of small house applications by the eight New Territories District Lands Offices (DLOs) is set out below:

DLO	Number of small house applications received (2018 to 2020)	Number of small house applications approved (2018 to 2020)	Number of small house applications rejected (2018 to 2020)	Number of small house applications being processed (as at end of December 2020)
Islands	107	91	50	113
North	463	362	471	1 861
Sai Kung	294	100	37	402
Sha Tin	112	94	105	46
Tai Po	1 442	345	543	928
Tsuen Wan & Kwai Tsing	52	2	33	60
Tuen Mun	175	97	66	371
Yuen Long	1 694	582	1 157	3 332
Total	4 339	1 673	2 462	7 113

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

2. The number of small house cases processed in 2019 and 2020 were 2 265 and 2 137 respectively. These figures represented 98% and 93% of the original estimate which is 2 300. The number of cases processed each year may vary owing to a wide range of factors such as the complexity of the applications, the response of the applicant to LandsD's enquiries or requests for information, whether local objections were received, etc. The performance in 2020 was undermined by the special work arrangements in combating COVID-19. LandsD will continue to expedite the processing of outstanding applications and review its work with a view to streamlining the procedures and shortening the time required.

3. LandsD does not compile statistics on processing time for small house applications. The processing time depends on the complexity of individual application, such as, whether there are local objections, land title or boundary problems, or whether there are requirements to be fulfilled in advance under other regulatory regimes. The prevailing performance pledge hence has stipulated that for straightforward small house applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For non-straightforward cases, depending on the nature and complexity of the issues involved, the processing time will be longer.

4. LandsD does not compile statistics on the areas of land available for small house applications with a breakdown by District Council district in the New Territories.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3045)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Regarding the 1 283 vacant sites managed by the department, please inform this committee of the following:

1. A breakdown by District Council district of the vacant site areas, average numbers of years of being left vacant, land uses under lease and the total estimated market rental of these vacant sites.

2. What are the department's estimated expenditure and staff establishment for the management of these sites?

3. Does the department have any plans to make better use of these sites, such as allocating the land for short-term uses? If yes, what are the details? If no, what are the reasons?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 35)

Reply:

1. In 2020, the Lands Department (LandsD) managed 1 283 vacant 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 (m^2) (About)
Hong Kong East	28	147 000
Hong Kong West & South	73	436 000
Kowloon East	49	82 000
Kowloon West	39	113 000
Islands	91	599 000
North	214	297 000
Sai Kung	40	107 000
Sha Tin	56	75 000
Tuen Mun	104	375 000
Tai Po	99	103 000
Tsuen Wan & Kwai Tsing	135	406 000
Yuen Long	355	480 000
Total	**1 283**	**3 220 000**

There is no land lease for these vacant sites. LandsD has no readily available information on the average duration of these vacant sites being left vacant and the estimated total market rental of these vacant sites.

2. The expenditure for management of unleased government sites is subsumed as part of the general land control cost of LandsD. No separate breakdown is available.

3. To optimise the utilisation of land resources, LandsD will put up 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.

For those sites which are considered suitable for disposal by open tender STT for commercial uses (e.g. fee-paying public carparks), 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 bureaux or government departments intend to use individual sites for government uses (e.g. temporary works sites), LandsD will process such applications according to the established procedures. Furthermore, LandsD has uploaded 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 February 2021, information of around 940 such sites (including sites of vacant school premises) was uploaded and available for application.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0950)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Under the performance pledge of "Processing of New Territories small house applications" published on the webpage of the Lands Department at present, it is only pledged that "the waiting time for commencing the processing of new applications will not exceed one year" and "not less than 2 300 applications will be processed per year". However, "the handling time required" from commencing the processing to completion of vetting or that for each processing procedure is not mentioned. The performance pledge for processing rebuilding applications is not available either. Will the Government consider revising the performance pledges and streamlining the application procedures? If yes, what are the estimated expenditure and manpower involved? If no, what are the reasons?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 41)

Reply:

The number of small house cases completed each year and the time taken for processing each case will vary owing to various factors, including the nature and complexity of issues relating to each application, whether local objections are received, and whether there are requirements to be fulfilled in advance under other regulatory regimes. The performance pledge of 2020-21 hence has stipulated that for straightforward small house applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For non-straightforward cases, depending on the nature and complexity of the issues involved, the processing time will be longer.

Similarly, the processing time for rebuilding applications of village houses depends on the nature and complexity of issues involved in each case. In general, for straightforward cases, it takes around eight months to approve an application. For complicated cases, such as those associated with local objections, land title or boundary problems or requirements imposed by other relevant departments, the processing time will be longer. We will actively consider setting up a performance pledge for straightforward rebuilding applications in 2022-23.

The Lands Department will continue to keep under review its work in processing small house and rebuilding applications with a view to streamlining the procedures and shortening the time required. We will undertake the work with the existing manpower resources.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2736)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

What was the commercial gross floor area (GFA) made available by land sale in each of the past five years? Please list in table form the locations, site areas and permitted commercial GFA for each year.

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 131)

Reply:

In the past five financial years (i.e. from 1 April 2016 up to 28 February 2021), a total of 17 commercial sites were put up for sale under the Land Sale Programme and their details are as follows –

Item	Tender award date	Location (Lot number)	User (Note 1 and Note 2)	Site area (hectares) (about)	Total Maximum gross floor area (GFA) under Conditions of Sale (square metres)
2016-17					
1.	5 May 2016	Junction of Kwai Chung Road and Kwai On Road, Kwai Chung, New Territories (KCTL 522)	Business	0.0567	5 386
2.	13 July 2016	Tai Lin Pai Road, Kwai Chung, New Territories (KCTL 517)	Commercial	0.12078	11 474

Item	Tender award date	Location (Lot number)	User (Note 1 and Note 2)	Site area (hectares) (about)	Total Maximum gross floor area (GFA) under Conditions of Sale (square metres)
3.	12 October 2016	Yip Kan Street and Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong (AIL 462)	Business	0.17648	26 472
4.	23 November 2016	Kai Tak Area 1E Site 2, Kowloon (NKIL 6557)	Commercial	1.4159	101 944
5.	15 February 2017	King Lam Street, Cheung Sha Wan, Kowloon (NKIL 6505)	Business	0.7728	92 736
2017-18					
6.	10 May 2017	Lai Chi Kok Road near Cheung Shun Street, Cheung Sha Wan, Kowloon (NKIL 6582)	Commercial	0.4171	50 052
7.	16 May 2017	Murray Road, Central, Hong Kong (IL 9051)	Commercial	0.2880	43 200
8.	31 May 2017	Kai Tak Area 1F Site 2, Kowloon (NKIL 6556)	Commercial	1.9044	177 670
9.	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
10.	30 October 2017	Off Hing Wah Street West, Cheung Sha Wan, Kowloon (NKIL 6550)	Hotel	0.4880	34 770
2018-19					
11.	See Note 3	Kai Tak Area 4C Site 5, Kowloon (NKIL 6547)	Commercial	0.9480	56 880
2019-20					
12.	See Note 4	Kai Tak Area 4C Site 4, Kowloon (NKIL 6546)	Commercial	1.0692	80 190
13.	12 August 2019	Shing Kai Road adjoining Kai Tak Sports Park, Kai Tak, Kowloon (NKIL 6607)	Commercial	1.1276	32 000
14.	27 November 2019	Junction of Lin Cheung Road and Austin Road West, Kowloon (KIL 11262)	Commercial	5.9746	294 000

Item	Tender award date	Location (Lot number)	User (Note 1 and Note 2)	Site area (hectares) (about)	Total Maximum gross floor area (GFA) under Conditions of Sale (square metres)
2020-21 (up to 28 February 2021)					
15.	See Note 5	Kai Tak Area 2A Site 4, Site 5(B) and Site 10, Kai Tak, Kowloon (NKIL 6615)	Commercial	1.9788	107 797
16.	See Note 6	Area 57, Tung Chung (TCTL 45)	Commercial	1.2335	117 182
17.	See Note 7	Man Yiu Steet, New Central Harbourfront, Hong Kong	Commercial	4.7967	150 000

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: The Lands Department (LandsD) on 30 January 2019 announced the rejection of 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 twice, first in the financial year 2018-19 and next in the financial year 2019-20. LandsD 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. LandsD on 25 September 2019 announced the rejection of 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: LandsD on 13 May 2020 announced the rejection of all four tenders received since the tendered premiums did not meet the Government's reserved price for the site.

Note 6: LandsD on 21 October 2020 announced the rejection of all three tenders received since the tendered premiums did not meet the Government's reserved price for the site.

Note 7: While the site was put up for tender in financial year 2020-21 (18 December 2020), the tender closing date is beyond financial year 2020-21 (18 June 2021).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2738)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Please list in table form the number of small house applications granted by way of Private Treaty Grant with a breakdown by District Lands Office in each of the past five years (2016 to 2020).

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 134)

Reply:

The number of small houses granted by way of private treaty by the New Territories District Lands Offices (DLOs) in the past five years (2016 to 2020) is set out below –

DLO	2016	2017	2018	2019 (Note)	2020 (Note)
Islands	12	24	10	7	Not applicable
North	11	11	1	2	
Sai Kung	2	2	0	7	
Sha Tin	2	1	2	21	
Tai Po	34	12	25	30	
Tsuen Wan & Kwai Tsing	1	0	0	0	
Tuen Mun	0	1	2	8	
Yuen Long	16	22	7	1	
Total	78	73	47	76	

Note: In light of the judgment of the Court of First Instance on the judicial review of the Small House Policy, the Lands Department (LandsD) suspended the receipt and processing of applications for government land for building small houses by way of

Private Treaty Grant and Land Exchange between 8 April 2019 and 21 February 2021. With the Court of Appeal's ruling that all components under the Small House Policy are lawful and constitutional, LandsD has resumed the receipt and processing of these two types of applications since 22 February 2021.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2739)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Please list in table form the number of small house applications that involved Land Exchange with the Government with a breakdown by District Lands Office in each of the past five years (2016 to 2020).

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 135)

Reply:

The number of small houses granted by way of land exchange by the New Territories District Lands Office (DLO) in the past five years (2016 to 2020) is set out below –

DLO	2016	2017	2018	2019 (Note)	2020 (Note)
Islands	2	6	3	0	0
North	5	5	2	4	0
Sai Kung	0	3	1	1	0
Sha Tin	2	0	1	3	2
Tai Po	7	9	15	5	1
Tsuen Wan & Kwai Tsing	0	0	3	1	0
Tuen Mun	0	0	0	0	0
Yuen Long	0	1	0	0	1
Total	**16**	**24**	**25**	**14**	**4**

Note: In light of the judgment of the Court of First Instance (CFI) on the judicial review of the Small House Policy, LandsD suspended the receipt and processing of applications for government land for building small houses by way of Private Treaty Grant and Land Exchange between 8 April 2019 and 21 February 2021. Therefore, small houses granted by way of land exchange in 2020 do not cover those land exchange applications involving government land. With the Court of Appeal's ruling on 13 January 2021 that all components under the Small House Policy are lawful and

constitutional, LandsD has resumed the receipt and processing of these two types of applications since 22 February 2021.

- End -

Reply Serial No.

DEVB(PL)148

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2740)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Please provide the expenditure on staff in various District Lands Offices dedicated to processing small house applications in the past five years (2016 to 2020).

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 137)

Reply:

The Lands Department (LandsD) does not have precise information on the number of staff members dedicated to the processing of small house applications as some of the staff members involved in processing small house applications are also responsible for other land administration duties. The Department reviews and redeploys manpower from time to time in light of changing operational requirements. As a general reference, around 100 staff members are involved in processing small house applications in LandsD in the past five financial years (2016-17 to 2020-21). The staff expenditure in the past five financial years (2016-17 to 2020-21) is around $43 to 54 million a year.

- End -

Reply Serial No.

DEVB(PL)149

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2747)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

1. Please provide in table form the total number (no.) of valid short-term tenancies (STTs), the respective numbers of valid STTs granted in various ways and the respective areas of land covered by the STTs in each of the past five years.

	2016-2017		2017-2018		2018-2019		2019-2020		2020-2021	
	No. of STTs	Area of land (hectare)	No. of STTs	Area of land (hectare)	No. of STTs	Area of land (hectare)	No. of STTs	Area of land (hectare)	No. of STTs	Area of land (hectare)
Total no. of valid STTs										
Open tender										
Direct grant										
Regularisation of unlawful occupation of government land										
STTs converted from government land licence/ permit										

2. If there are tenancies that cannot be categorised by type of grant, please provide justifications as appropriate.

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 153)

Reply:

The numbers of short-term tenancies (STTs) granted by open tender and direct grant (including those granted for regularisation of unlawful occupation of government land) respectively in the past five calendar years (2016 to 2020) are set out in the following table. The Lands Department does not have readily available information on the STTs granted for conversion of Government Land Licences each year.

	2016		2017		2018		2019		2020	
	No. of STTs	Area of land (hectare) (about)	No. of STTs	Area of land (hectare) (about)	No. of STTs	Area of land (hectare) (about)	No. of STTs	Area of land (hectare) (about)	No. of STTs	Area of land (hectare) (about)
Tender	57	25.15	43	20.19	57	22.60	49	19.18	31	14.27
Direct grant	169	1 719.20 (Note 1)	190	33.10	123	11.19	103	10.10	117	68.30 (Note 2)
Including: Direct grant of STTs for regularisation of unlawful occupation of government land	62	1.68	145	4.54	54	1.13	35	0.38	26	0.38

Note 1: Including about 1 640 ha of land let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System and about 50 ha of land let to the Scout Association of Hong Kong for a special camping event.

Note 2: Including about 23.7 ha of land let to the Hong Kong Housing Authority for the construction of public housing and about 30.1 ha of land at the Fanling Golf Course let to the Hong Kong Golf Club for golf course, club house and ancillary purpose as a special holding over arrangement pending reversion of such land to the Government in September 2023 for public housing development in future depending on the results of various studies and the progress of the required procedures.

- End -

Reply Serial No.

DEVB(PL)150

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2748)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

1 Regarding cases with land control actions taken by District Lands Offices and the New Territories Action Team in the past five years, please provide a tabulated breakdown of the numbers of these cases by action taken:

	2017	2018	2019	2020	2021 (as at 28 February)
(a)Self rectification					
(b)Clearance					
(c)Prosecution					
(d)Referral to other government departments					
(e)No enforcement action taken					

2 Further to the above, please provide a tabulated breakdown by department of the numbers of cases with "referral to other government departments" in the past five years:

	2017	2018	2019	2020	2021 (as at 28 February)
Environmental Protection Department					

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 154)

Reply:

1 Statistics on land control cases handled by the Lands Department (LandsD) in the past four years (2017 to 2020) are provided below. As the statistics are updated on a quarterly basis with the latest update reflecting the position as at end of 2020, the statistics for 2021 (up to 28 February) are therefore not readily available.

	2017	**2018**	**2019**	**2020**
(a) Self rectification	3 967	3 173	2 675	2 654
(b) Clearance	2 904	2 223	1 937	1 817
(c) Prosecution with sites cleared/ irregularities rectified	21	21	14	13
(d) Referral to other government departments/bodies, etc.	4 723	5 307	4 980	4 445
(e) No enforcement action required	6 538	5 776	5 715	5 461
Total	**18 153**	**16 500**	**15 321**	**14 390**

The former New Territories Action Team now forms part of the Special Duties Task Force set up in 2019. Figures reported in the above table include all cases handled by LandsD.

2 The respective numbers of land control cases referred to other government departments/bodies in the past four years (2017 to 2020) are provided below. No readily available statistics for early 2021 is available as the information is updated on a quarterly basis.

	2017	**2018**	**2019**	**2020**
Agriculture, Fisheries and Conservation Department	3	6	6	3
Architectural Services Department	1	5	10	6
Buildings Department	68	94	95	78
Civil Engineering and Development Department	1	5	7	8
Drainage Services Department	0	3	5	6
Environmental Protection Department	1	3	6	6

	2017	2018	2019	2020
Food and Environmental Hygiene Department	606	894	1 129	1 013
Fire Services Department	2	2	3	2
Government Property Agency	0	0	3	0
Home Affairs Department	56	94	118	49
Housing Department	4	6	21	11
Hong Kong Police Force	78	133	181	102
Highways Department	120	98	143	202
Leisure and Cultural Services Department	15	18	18	9
Planning Department	1	2	2	0
Transport Department	37	48	44	26
Water Supplies Department	7	2	1	3
Others (including other departments and bodies, etc.) (Note)	3 723	3 894	3 188	2 921
Total	**4 723**	**5 307**	**4 980**	**4 445**

Note: This includes other government departments as well as non-government parties with responsibilities for the government land concerned, e.g. tenants of short-term tenancies, licensees of government land licences, utility companies, landowners of the adjacent private land owners, etc. Separate breakdown is not readily available.

- End -

Reply Serial No.

DEVB(PL)151

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2751)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

According to Report No. 58 of the Director of Audit, the Lands Department (LandsD) relies heavily on the following sources in the detection of potential land control cases: media reports and complaints made by members of the public; referrals from government departments, district councils and rural committees; findings of LandsD staff while performing duties not related to land control (such as monitoring of short-term tenancies (STTs)); and patrols by LandsD land control staff and security guards employed by LandsD.

A) Please provide in table form the respective numbers of actions taken by LandsD against cases detected via the aforesaid sources in the past five years:

	2017	2018	2019	2020	2021 (as at 28 Feb)
Media reports and complaints made by members of the public					
Referrals from government departments					
Referrals from district councils					
Referrals from rural committees					
Findings of LandsD staff while performing duties not related to land control (such as monitoring of STTs)					
Patrols by LandsD land control staff and security guards employed by LandsD					

B) Further to the cases relating to "referrals from government departments" mentioned above, please provide in table form the respective numbers of potential land control cases referred from departments in the past five years:

Government department referring potential land control cases	2017	2018	2019	2020	2021 (as at 28 Feb)
(e.g.) Planning Department					
(e.g.) Food and Environmental Hygiene Department					

C) The Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) was released by the Planning Department (PlanD) more than a year ago. The brownfield information and spatial data in the Study can facilitate LandsD's detection of potential land control cases. Please provide information for the past two years of the following:

(i) The number of occasions that LandsD requested brownfield information and spatial data in the Study from PlanD to facilitate its land control actions. If no such information has been obtained, will LandsD consider doing so in future? If not, what are the reasons?

(ii) Has PlanD referred to LandsD any potential land control cases relating to the Study?

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 159)

Reply:

A) The respective numbers of land control cases received by the Lands Department (LandsD) through different sources including complaints from the public/media reports, referrals from other government departments/bodies and District Councils and detection by LandsD in the past four years (2017 to 2020) are provided below. As the information is updated on quarterly basis with the latest one reflecting the position as at end of 2020, the statistics for 2021 (as at 28 February) is not readily available.

Year	**2017**	**2018**	**2019**	**2020**
Complaints from the public/media reports	12 833	11 930	11 880	11 195
Referrals from other government departments/bodies (including referrals from rural committees)	3 718	3 665	3 577	2 426
District Councils	31	26	26	21
Detection by LandsD	1 251	886	680	871
Total	17 833	16 507	16 163	14 513

B) The respective numbers of land control cases referred from other government departments/bodies to LandsD in the past four years (2017 to 2020) are provided below. As the information is updated on quarterly basis with the latest one reflecting the position as at end of 2020, the statistics for 2021 (as at 28 February) is not readily available.

Year	2017	2018	2019	2020
1823	276	427	1 050	610
Agriculture, Fisheries and Conservation Department	26	13	16	15
Architectural Services Department	0	6	6	8
Buildings Department	104	111	103	93
Civil Engineering and Development Department	9	21	22	28
Drainage Services Department	29	10	10	14
Environmental Protection Department	96	82	114	128
Food and Environmental Hygiene Department	576	508	390	286
Fire Services Department	41	41	18	19
Government Property Agency	2	0	1	0
Home Affairs Department	617	563	598	342
Housing Department	5	4	5	2
Hong Kong Police Force	453	337	251	246
Highways Department	382	301	241	124
Leisure and Cultural Services Department	13	19	19	11
Legislative Council	4	6	2	3
The Ombudsman	1	1	1	3
Planning Department	50	41	106	61
Transport Department	55	100	44	47
Water Supplies Department	21	7	8	7
Others (including other departments and bodies, etc.)	958	1 067	572	379
Total	3 718	3 665	3 577	2 426

C) (i) and (ii)

The main purpose of the Study is to establish a comprehensive profile of brownfield sites including the distribution and uses of brownfield sites in the New Territories in order to facilitate the Government to formulate appropriate policies for tackling brownfield sites, including devising appropriate planning and consolidation strategy for brownfield sites in different areas, and exploring feasible and viable measures to accommodate brownfield operations still needed locally, with a view to achieving the objectives of optimising land utilisation, releasing brownfields' potential and improving the rural environment. As regards brownfield sites that contravene the law or lease conditions, the Government's position all along is that the relevant departments would take stringent enforcement actions against illegal/unauthorised land use on brownfield sites once discovered in accordance with the prevailing legislations and mechanisms. Hence, LandsD has been taking enforcement actions against

unauthorised structures in violation of lease conditions and illegal occupation of government land on brownfield sites in accordance with the prevailing legislations and mechanisms. In fact, to enable expeditious and effective handling of increasing number of cases of unlawful occupation of government land and unauthorised structures on private agricultural land, LandsD set up the Special Duties Task Force (Task Force) in mid-2019 to step up enforcement against unlawful occupation of sizeable government land and large-scale unauthorised structures on private agricultural land. The Task Force has up till now identified 100 black spots which involved unlawful occupation of sizable government land for brownfield operations and has completed the clearance of 77 black spots by end December 2020. We aim to tackle the remaining black spots by the end of 2021.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2967)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Regarding the continued implementation of a $1 billion funding scheme to support the use of vacant government sites (VGSs) by non-governmental organisations (NGOs) for non-profit-making community purposes, please provide the following information:

1. The respective numbers of vacant land let out by the Lands Department (LandsD) by way of short-term tenancies (STTs) in the past three years, with a breakdown by type of land use specified in the land lease;

2. A tabulated breakdown, by District Council district, of the addresses of the vacant school premises (VSPs) and the site areas involved in the past five financial years;

   (A) A tabulated breakdown of the information relating to the leasing of VGSs or VSPs by NGOs under STTs in the past five years, including (i) name of NGO, (ii) location of the leased site or school premises, (iii) purpose of lease of NGOs, (iv) tenancy term;

   (B) The number of applications received for the use of VGSs or VSPs for non-profit-making community purposes since the launch of the funding scheme to subsidise the use of VGSs or VSPs;

   (C) Whether the Government has carried out any promotional work in respect of the funding scheme to subsidise the use of VGSs or VSPs, and the expenditure involved;

   (D) Whether an advance payment of subsidy will be made to help pay the costs of land formation and repair works if an applicant NGO cannot afford the costs because of financial difficulties?

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 104)

Reply:

1. Key information on short-term tenancies (STTs) let out by the Lands Department (LandsD) by way of direct grant in the past three calendar years is set out in the following table.

	User Group (Note 1)	No. of cases		
		2018	2019	2020
(1)	Works areas or works sites for projects such as public housing, railways and airport construction	5	6	19
(2)	Community, education, sports, religious and other non-profit-making uses	5	9	16
(3)	Public utilities	5	3	2
(4)	Fee-paying carparks, open or covered storage, workshops for recycling, plant nurseries, shops and other commercial uses	22	8	15
(5)	Private gardens	79	68	48
(6)	Other miscellaneous uses (e.g. guard rooms, pump houses, laying of seawater intake and outfall pipes, access roads, seating areas ancillary to restaurants, livestock keeping, erection of temporary hoardings at construction sites)	7	9	17
	Total	123	103	117

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

2. A list of vacant government sites (VGSs) under LandsD'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 details of those vacant sites, including their individual location, site area and application status.

(A) In respect of these VGSs (including vacant school premises (VSPs) on government land), a total of 38 STTs were approved by LandsD in the past five financial years [i.e. 2016-17 to 2020-21 (up to 31 December 2020)]. Details of the approved cases are as follows –

Location	Name of Tenant	Permitted User (Note 2)	Tenancy Term
Non-VSP VGS			
1. Sin Fat Road, Kwun Tong	Chelsea Foundation (Hong Kong) Ltd	Soccer training activities centre	3 years certain and thereafter quarterly
2. Junction at Jordan Road and Canton Road	Yaumati Kai Fong Welfare Advancement Association	Facility for a neighbourhood welfare organisation	1 year certain and thereafter quarterly
3. Nos. 445 & 447 Shanghai Street and Nos. 322 & 324 Reclamation Street	The Hong Kong Chinese Martial Arts Dragon and Lion Dance Development Foundation Limited	Cultural training venue	1 year certain and thereafter monthly
4. Wong Yin Street, Tuen Mun	Hong Kong Society of Rehabilitation	Parking place for rehabilitation buses	1 year certain and thereafter quarterly
5. Underneath the elevated road at Yen Chow Street West, Sham Shui Po	The Conservancy Association	Arboriculture cum community green centre	4 years certain
6. Shing Sai Road, Kennedy Town, Hong Kong	Rough C Limited	Leisure farm and ancillary facilities	3 years certain and thereafter quarterly
7. Greening Site in Shui Chong Street	The Hong Kong Polytechnic University	Road research laboratory and other ancillary purposes	3 years certain and thereafter quarterly
8. Choi Ming Street near G.T. (Ellen Yeung) School, Tsueng Kwan O	Direction Association For The Handicapped	Wheelchair maintenance and seminar venue for disabled persons or other ancillary uses	1 year certain and thereafter quarterly
9. Junction at Hoi Hing Road/ Hoi Kok Street, Tsuen Wan	Yan Chai Hospital Board	Residential purpose and the necessary ancillary services (i.e. a transitional housing project)	Up to 1 July 2025 and thereafter monthly
10. Junction at Ferry Street and Shantung Street	United Welfare Union Hong Kong Limited	A non-profit making prayer hall for worshipping	3 years certain and thereafter quarterly

	Location	Name of Tenant	Permitted User (Note 2)	Tenancy Term
11.	San Wan Road, Wong Kong Shan, Fanling	ChariGreen	Temporary storage for collection and distribution of surplus food (packaged food only)	1 year certain and thereafter quarterly
12.	Nos. 5-7 Yip Shing Street, Kwai Chung	Hong Kong Council of Social Services	Residential purpose and other necessary ancillary services and facilities (i.e. a transitional housing project)	4 years and 9 months certain and thereafter quarterly
13.	Near Lot 618 RP in D.D. 103, Ko Po San Tsuen, Kam Tin	House of Joy & Mercy Company Limited	Animal boarding establishment	Up to 3 August 2021 and thereafter quarterly
14.	Adjoining AIL 159 RP & Exts, Wong Chuk Hang Road	The Hong Kong Tuberculosis, Chest and Heart Diseases Association	Hospital development (Note 3)	5 years certain and thereafter quarterly
15.	Near Lot 435RP in D.D. 103, Ko Po San Tsuen, Kam Tin	HK Saving Cat and Dog Association Limited	Animal boarding establishment	Up to 3 August 2023 and thereafter quarterly
16.	Kwun Tong Bypass at Hoi Bun Road, Kowloon	Kwun Tong Sports Promotion Association Limited	Non-profit-making sports training centre and ancillary storage facilities	3 years certain and thereafter quarterly
17.	D.D. 123, Nam Sang Wai, Yuen Long	Hong Kong St. John Ambulance	Non-profit making first aid post and ancillary facilities	Up to 20 September 2022 and thereafter quarterly
18.	Chi Shin Street, Area 65, Tseung Kwan O	Hong Kong University of Science and Technology	An organic or Chinese herbal planting and renewable energy demonstration centre or other uses	3 years certain and thereafter quarterly

	Location	Name of Tenant	Permitted User (Note 2)	Tenancy Term
19.	D.D. 109, Shing Mun San Tsuen, Kam Tin, Yuen Long	Tung Tak School	Temporary school (Student outdoor activities area)	Up to 15 November 2024 and thereafter quarterly
20.	Shing Fung Road, Kai Tak	The Hong Kong Water Sports Council	A water sports centre and other ancillary facilities	5 years certain and thereafter quarterly
21.	Near Fuk Hang Tsuen Road. Lam Tei	Construction Industry Council	A training ground for conducting courses in relation to formwork training and re-bar fixing training together with other ancillary uses	3 years certain and thereafter quarterly
VSP				
22.	Former Wai Kwan Primary School, Tong Yan San Tsuen, Yuen Long	The Industrial Evangelistic Fellowship Limited	Social service centre	Quarterly
23.	Former Tsing Boor School, Sai Kung	The Salt & Light Preservation Centre Limited	Resource centre for promotion and conservation of cultural heritage	5 years certain and thereafter quarterly
24.	Former Tai Lam Chung Public School, Tuen Mun	Tai Lam Chung Culture and Recreation Association Limited	Community centre	1 year certain and thereafter quarterly
25.	Former Kat O School , Kat O	City University of Hong Kong	Education and research centre	6 years and 6 months certain and thereafter quarterly
26.	Former Sheung Che Public School, Pat Heung, Yuen Long	Village Representatives of Sheung Che Tsuen	Village office	1 year certain and thereafter quarterly

	Location	Name of Tenant	Permitted User (Note 2)	Tenancy Term
27.	Former Wan Kwong School, Sai Kung	Village Representative of Tai Wan Tau Village	Village office	1 year certain and thereafter annually
28.	Former Small Traders New Village Public School, Yuen Long	Yuen Long Kam Kwong Church Limited	Integrated community service centre	3 years certain and thereafter quarterly
29.	Former Sam Wo Public School, Ta Kwu Ling	Hong Kong Seeing Eye Dog Services Limited	Guide dog training school	5 years certain and thereafter quarterly
30.	Former Ying Yin Catholic Primary School, Yuen Long	Muhammadia Ghosia Islamic Association Limited	Educational, cultural, and recreational activities	3 years certain and thereafter quarterly
31.	Former Wing On School (Part), Yuen Long	Village Representatives of Shung Ching San Tsuen	Village office	1 year certain and thereafter quarterly
32.	Former Chuk Hing Public School, Yuen Long	Fruit Garden Social Enterprise Limited	Organic farm and animal training centre	Up to 2 August 2022 and thereafter quarterly
33.	Former Koon Man School, Tsuen Wan	Hong Kong Photographic Culture Association Limited	Photography resource centre	4 years and 9 months certain and thereafter quarterly
34.	Former Portuguese Community School, Kowloon	Hong Kong Repertory Theatre Limited	Performing arts	6 years and 9 months certain and thereafter quarterly
35.	Former Koon Ying Public School, Yuen Long	Anfield Hearts Foundation Limited	School	5 years certain and thereafter quarterly
36.	Southern part of Former Peng Chau Chi Yan Public School, Peng Chau	Peng Chau Rural Committee	Cultural, recreational cum sports activities	1 year certain and thereafter quarterly

	Location	Name of Tenant	Permitted User (Note 2)	Tenancy Term
37.	Former Ping Yeung Public School, Ta Kwu Ling	Hung Hei Lun Charity Organization Limited	Youth centre	3 years certain and thereafter annually
38.	Former King Sau School, Sha Tau Kok	Lin Ma Hang Village Charity Fund Limited	Hakka cultural museum	5 years certain and thereafter quarterly

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

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

(B) Since the launch of a new funding scheme for subsidising the use of VGSs (including VSPs) in February 2019, 116 STT applications from non-government organisations and/or social enterprises had been received by LandsD up to 31 December 2020.

(C)&(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 2020-21" (LC Paper No. CB(1)762/20-21(01)) to the Panel on Development on 8 April 2021 (https://www.legco.gov.hk/yr20-21/english/panels/dev/papers/devcb1-762-1-e.pdf). Details about the operation of the scheme are included in the note.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2996)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

In the past five years, how many applications involving payment of premium were received from the Urban Renewal Authority? Please give a detailed account of the original land uses and the changes in use applied for. How many of these applications were approved, rejected and under processing respectively? Please provide details about the amount of premium, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 141)

Reply:

In the past five calendar years (2016 to 2020), the Lands Department received a total of 19 applications for land grant, land exchange or lease modification from the Urban Renewal Authority (URA). Of these applications, ten are being processed whilst nine have been approved with relevant documents executed. Under the existing policy, applications for land grant, land exchange and lease modification for urban renewal purposes from URA, if approved, will generally involve a nominal premium of $1,000. Details of the nine approved applications are as follows –

	Project/Site	Details*	
1	Fuk Chak Street/Li Tak Street, Tai Kok Tsui, Kowloon (Kowloon Inland Lot No. 11259)	Original use Use applied for Premium amount Site area Maximum floor area	: virtually unrestricted : non-industrial : $1,000 : 768 m^2 : 6 123 m^2

	Project/Site	Details*
2	Reclamation Street/ Shantung Street/ Soy Street, Kowloon (Kowloon Inland Lot No. 11254)	Original use : non-industrial and no factory building Use applied for : non-industrial Premium amount : $1,000 Site area : 1 389.9 m^2 Maximum floor area : 12 509 m^2
3	Tung Chau Street and Kweilin Street, Kowloon (New Kowloon Inland Lot No. 6559)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : $1,000 Site area : 1 490 m^2 Maximum floor area : 13 410 m^2
4	Ma Tau Wai Road/Chun Tin Street, Ma Tau Kok, Kowloon (Kowloon Inland Lot No. 11244)	Application for revision of the land grant for the implementation of the Starter Homes Pilot Scheme Premium amount : Nil Site area : not applicable Maximum floor area : not applicable
5	Junction of Fuk Tsun Street and Anchor Street, Tai Kok Tsui, Kowloon (Kowloon Inland Lot No. 11234)	Application for revision of the dimensions of the loading and unloading spaces as well as deletion of the waterworks reserve clause Premium amount : $1,000 Site area : not applicable Maximum floor area : not applicable
6	Castle Peak Road/Un Chau Street, Kowloon (New Kowloon Inland Lot No. 6585)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : $1,000 Site area : 1 649 m^2 Maximum floor area : 14 841 m^2
7	Hang On Street, Kowloon (Kwun Tong Inland Lot No. 764)	Original use : residential and G/F for residential/commercial Use applied for : non-industrial Premium amount : $1,000 Site area : 789.7 m^2 Maximum floor area : 7 107 m^2

	Project/Site	Details*
8	Ash Street, Kowloon (Kowloon Inland Lot No. 11269)	Original use : non-industrial Use applied for : non-industrial Premium amount : $1,000 Site area : 417.5 m^2 Maximum floor area : 3 757 m^2
9	Tonkin Street/Fuk Wing Street, Sham Shui Po, Kowloon (New Kowloon Inland Lot No. 6627)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : $1,000 Site area : 1 075 m^2 Maximum floor area : 9 675 m^2

* Information on plot ratio is not normally provided in lease conditions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2997)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

In the past five years, how many applications involving payment of premium were received from the MTR Corporation Limited? Please give a detailed account of the original land uses and the changes in use applied for. How many of these applications were approved, rejected and under processing respectively? Please provide details about the amount of premium, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 142)

Reply:

In the past five financial years from 2016-17 to 2020-21 (up to 28 February 2021), the Lands Department received 29 applications from the MTR Corporation Limited (MTRCL) for land grant, lease modification or land exchange. Among these 29 applications, one application was withdrawn by MTRCL; nine applications are being processed; and 19 have been approved with documents executed. Details of the 19 approved cases are as follows –

Item	Application date	Location	Details
1	4 May 2016	New South Island Line (East) (SIL(E)]/Shatin to Central Link (SCL) Integrated Admiralty Station, Harcourt Road, Rodney Street and Queensway, Admiralty (Inland Lot No. 9070)	Application for land grant for railway purpose. Original use: Not applicable Permitted use applied for: Railway purpose and such purposes ancillary to the use, operation and management of the railway and construction of SCL Portion. Premium Amount : $1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable

Item	Application date	Location	Details
2	4 May 2016	Hong Kong Park Ventilation Building, Supreme Court Road, Admiralty (Inland Lot No. 9071)	Application for land grant for railway purpose. Original use: Not applicable Permitted use applied for: For ventilation in connection with SIL(E) and SCL and such purposes ancillary to the use, operation and management of the railway and construction of SCL Portion. Premium Amount : $1,000 Site Area : Not applicable Gross Floor Area : Not applicable
3	5 May 2016	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application to update premium due dates and building covenant dates for the whole lot, amend government accommodation provisions, revise the layout of a public transport interchange and the location of a footbridge, add new vehicular access points, etc. Not involving change of use of the lot. Premium Amount : Nil Site Area : Not applicable Gross Floor Area : Not applicable
4	10 May 2016	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application to amend the completion dates of various formation areas and public open space. Not involving change of use of the lot. Premium Amount : $24.92 million Site Area : Not applicable Gross Floor Area : Not applicable
5	18 May 2016	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site C2 (LOHAS Park Package 11). Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot Permitted use after lease modification: Residential Accommodation (for Site C2 only). Premium Amount : $3,054.90 million Site Area : 11 794 m^2 (for Site C2 only) Gross Floor Area : Not exceeding 88 858 m^2 (for Site C2 only)

Item	Application date	Location	Details
6	18 July 2016	First Street, Sai Ying Pun, Hong Kong (Inland Lot No. 9037)	Application for lease modification to amend the net floor areas of the public pedestrian stairs. Not involving change of use of the lot. Premium Amount : Nil Site Area : Not applicable Gross Floor Area : Not applicable
7	23 August 2016	Wong Chuk Hang Station, Wong Chuk Hang (Aberdeen Inland Lot No. 467)	Application for land exchange for property development at Wong Chuk Hang Station. Original use: Wong Chuk Hang Station and Depot for SIL(E) Permitted use applied after land exchange : Non-industrial (excluding godown, hotel, and petrol filling station) purposes Premium Amount : $4,684.54 million (For Site A only, Sites B to F to be determined) Site Area : 11 199 m^2 (for Site A only) Gross Floor Area : Residential GFA not exceeding 53 600 m^2 (for Site A only)
8	29 November 2016	Ko Chiu Road, Yau Tong (Site A) (New Kowloon Inland Lot No. 6602)	Application for land exchange for residential use and railway facilities. Original use : For the purpose of railway operation of MTR Tseung Kwan O Extension Permitted use applied for : Private Residential and Railway Facilities Premium Amount : $1 514.99 million Site Area : 4 030 m^2 Gross Floor Area : 30 225 m^2
9	4 August 2017	Wong Chuk Hang Station, Wong Chuk Hang (Aberdeen Inland Lot No. 467)	Application for development rights for Site B (Phase 2). Not involving change of use of the lot. Premium Amount : $5,213.81 million Site Area : 8 572 m^2 (for Site B only) Gross Floor Area : Residential GFA not exceeding 45 800 m^2 (for Site B only)

Item	Application date	Location	Details
10	21 February 2018	Wong Chuk Hang Station, Wong Chuk Hang (Aberdeen Inland Lot No. 467)	Application for development rights for Site C (Phase 3). Not involving change of use of the lot. Premium Amount : $12,971.29 million Site Area : 22 383 m^2 (for Site C only) Gross Floor Area : Residential GFA not exceeding 92 900 m^2 and Commercial GFA not exceeding 47 000 m^2 (for Site C only)
11	20 July 2018	Ho Man Tin Station, Ho Man Tin (Kowloon Inland Lot No. 11264)	Application for development rights for Site B (Phase 2). Not involving change of use of the lot. Premium Amount : $7,486.53 million Site Area : 12 042 m^2 (for Site B only) Gross Floor Area : Residential GFA not exceeding 59 400 m^2 (for Site B only)
12	3 September 2018	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for addition of access right for construction of Cross Bay Link by Civil Engineering and Development Department, amendment of completion dates for formation of yellow area and public open space and completion and notification dates for three school premises comprising three primary schools and two secondary schools and soccer pitch, etc. Not involving change of use of the lot. Premium Amount : Nil Site Area : Not applicable Gross Floor Area : Not applicable
13	20 November 2018	Ho Man Tin Station, Ho Man Tin (Kowloon Inland Lot No. 11264)	Application for lease modification to exempt portions of landscaped area from designation of common areas. Not involving change of use of the lot. Premium Amount : Nil Site Area : Not applicable Gross Floor Area : Not applicable

Item	Application date	Location	Details
14	1 February 2019	Wong Chuk Hang Station, Wong Chuk Hang (Aberdeen Inland Lot No. 467)	Application for development rights for Site D (Phase 4). Not involving change of use of the lot. Premium Amount : $6,757.74 million Site Area : 6 040 m^2 (for Site D only) Gross Floor Area : Residential GFA not exceeding 59 300 m^2 (for Site D only)
15	3 June 2019	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site D (LOHAS Park Package 12). Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot Permitted use after lease modification: Residential Accommodation (for Site D only) Premium Amount : $2,725 million Site Area : 13 977 m^2 (for Site D only) Gross Floor Area : Not exceeding 89 290 m^2 (for Site D only)
16	11 March 2020	Nam Cheong Station, Sham Shui Po (New Kowloon Inland Lot No. 6333)	Application to permit some station structures projected over government land. Premium Amount : Nil Site Area : Not applicable Gross Floor Area : Not applicable
17	7 April 2020	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for Amendment for Plan III for MTR Depot. Premium Amount : Nil Site Area : Not applicable Gross Floor Area : Not applicable
18	20 April 2020	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site KL (LOHAS Park Package 13). Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot Permitted use after lease modification: Residential Accommodation (for Site KL only) Premium Amount : $5,568 million Site Area : 12 440 m^2 (for Site KL only) Gross Floor Area : Not exceeding 143 694 m^2 (for Site KL only)

Item	Application date	Location	Details
19	7 July 2020	First Street, Sai Ying Pun, Hong Kong (Inland Lot No. 9037)	Application for lease modification to amend the Plan Ib attached to the Technical Schedule annexed to the Conditions. Not involving change of use of the lot. Premium Amount : Nil Site Area : Not applicable Gross Floor Area : Not applicable

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2998)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

How many applications involving payment of premium for change in land use were received in the past five years? Please give a detailed account of the original land uses and changes in use applied for. How many of these applications were approved, rejected and under processing respectively? Please provide details about the amount of premium, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 143)

Reply:

In the past five financial years [from 2016-17 to 2020-21 (up to 28 February 2021)], the Lands Department (LandsD) received a total of 138 valid applications for lease modification or land exchange (excluding applications for small house development under the Small House Policy) involving change of user permitted in the lease and assessment of premium. Among these applications, 18 cases had been approved and executed, 18 cases were withdrawn, two cases were rejected, and the remaining 100 cases were being processed as at 28 February 2021. Details of the 18 executed cases are set out in the table below –

Item	Execution date of land document [Type of transaction]	Original user (Note 1)	Lot number and location	Site area (hectares) (about)	Modified user (Note 1) [Maximum gross floor area (Note 2)]	Premium ($ million)
1	27 February 2017 [Land exchange]	Railway related	KIL 11264 Ho Man Tin, Kowloon	3.6204	Residential [128 400 m²]	6,282.37 (for Site A only (Note 3))

Item	Execution date of land document [Type of transaction]	Original user (Note 1)	Lot number and location	Site area (hectares) (about)	Modified user (Note 1) [Maximum gross floor area (Note 2)]	Premium ($ million)
2	12 June 2017 [Land exchange]	Railway related	AIL 467 Heung Yip Road, Wong Chuk Hang	6.8581	Residential [404 500 m²]	4,684.54 (for Site A only (Note 3))
3	8 August 2018 [Land exchange]	Railway related	NKIL 6602 Yau Tong, Kowloon	0.4030	Residential [30 225 m²]	1,514.99
4	20 March 2019 [Lease modification]	Industrial	Lot No. 313 sA in DD 355 and Lot 313 RP in DD 355 Tsuen Wan	0.3527	Data Centre [33 509 m²]	1,262.77
5	19 June 2019 [Land exchange]	Industrial/ Godown	YTIL 45 Tung Yuen Street and Shung Yiu Street, Yau Tong	0.7773	Residential [38 865 m²]	2,210.30
6	22 July 2019 [Lease modification]	Industrial	Lot 322 in DD 355 Tsuen Wan	0.1660	Non-residential [15 770 m²]	904.75
7	30 July 2019 [Lease modification]	Industrial/ Godown	TWTL 160 13-23 Wang Wo Tsai Street, Tsuen Wan	0.3114	Commercial/ Residential [15 570.5 m²]	468.46
8	29 November 2019 [Land exchange]	Agricultural	Lot 2230 in DD 3 Lamma Island Yung Shue Wan, Lamma Island	0.0143	Church [195.09 m²]	4.95
9	21 August 2020 [Lease modification]	Industrial/ Godown	TWIL 28 RP Sha Tsui Road, Tsuen Wan	0.4720	Non-residential [46 254 m²]	1,414.62
10	1 September 2020 [Lease modification]	Industrial	Lot 308 in DD 355 Tsuen Wan	0.1301	Non-residential [12 850 m²]	492.88
11	1 September 2020 [Land exchange]	Industrial	TWTL 436 Junction of Pun Shan Street and Chai Wan Kok Street, Tsuen Wan	0.2323	Data Centre [22 068.5 m²]	387.46
12	3 September 2020 [Lease modification]	Industrial/ Godown	KCTL 329 2-6 Wing Lap Street, Kwai Chung	0.0799	Columbarium [9 050 m²]	1,497.88
13	24 December 2020 [Lease modification]	Industrial/ Godown	AIL 364 24 Wong Chuk Hang Road, Wong Chuk Hang	0.1830	Commercial [27 453 m²]	1,008.00
14	11 January 2021 [Lease modification]	House	KIL 7456, KIL 7455, KIL 6466 S.C and KIL 7453 6, 8, 10 and 12 Maidstone Road, To Kwa Wan	0.0446	Residential [4 014 m²]	184.84
15	22 January 2021 [Land exchange]	Agricultural and Building	TMTL 496 So Kwun Wat, Tuen Mun	2.1924	Residential [57 002 m²]	2,683.31

Item	Execution date of land document [Type of transaction]	Original user (Note 1)	Lot number and location	Site area (hectares) (about)	Modified user (Note 1) [Maximum gross floor area (Note 2)]	Premium ($ million)
16	1 February 2021 [Lease modification]	Industrial/ Godown	SIL 778 3 A Kung Ngam Village Road, Hong Kong	0.1240	Hospital [14 880 m²]	165.07
17	1 February 2021 [Land exchange]	Agricultural	TMTL 550 Area 45, Tuen Mun	0.1852	Holiday Camp [739 m²]	4.11
18	5 February 2021 [Lease modification]	Industrial/ Godown	KTIL 534 Lai Yip Street, Kwun Tong	0.1026	Non-residential [14 775 m²]	554.57

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: A lease usually imposes restriction on maximum gross floor area but not on plot ratio.

Note 3: Premium for the remaining portion(s) of the development will be assessed and charged when the concerned phase of the development is due to proceed according to the provisions in the lease.

Information on approved and executed cases of lease modification and land exchange (after their registration in the Land Registry) is available on LandsD's website and updated on a monthly basis (www.landsd.gov.hk/en/exc_mod/modification.htm and www.landsd.gov.hk/en/exc_mod/exchange.htm).

- End -

Reply Serial No.

DEVB(PL)156

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2999)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Please provide details of land grant for railway property projects in the past five years according to the table below:

Project name and lot number	Site area	Year of tendering by the MTR Corporation Limited (MTRCL)	Amount of premium payable by MTRCL and/or successful tenderer	Commercial gross floor area (GFA), residential GFA, total GFA and other details of development project	Estimated number of flats and year of sale

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 144)

Reply:

Details of land grant (including private treaty grant/land exchange/lease modification/grant of development rights) for property projects tendered by the MTR Corporation Limited (MTRCL) in the past five financial years (i.e. from 1 April 2016 up to 28 February 2021) are set out below –

Project name and lot number	Site area	Year of tendering by MTRCL	Amount of premium payable by MTRCL	Commercial gross floor area (GFA), Residential GFA, total GFA and other details of development project	Estimated flat number (Note 1)
Ho Man Tin Station Package 1 (Kowloon Inland Lot No. 11264)	21 634 m^2	2016-17	$6,282.37 million	Residential GFA: 69 000 m^2 Government Accommodation: - A refuse collection point: 120 m^2 [net operational floor area (NOFA)]	1 000
Wong Chuk Hang Station Package 1 (Aberdeen Inland Lot No. 467)	11 199 m^2	2016-17	$4,684.54 million	Residential GFA: 53 600 m^2 Government Accommodation: - A mentally handicapped persons hostel: 557 m^2 (NOFA) - An integrated vocational rehabilitation services centre: 653 m^2 (NOFA)	800
West Rail, Kam Sheung Road Station Package 1 (Lot No. 1040 in Demarcation District No. 103)	41 687 m^2	2017-18	$1,000 (Note 2)	Residential GFA: 114 896 m^2 The reprovisioned Station Carpark Government Accommodation: - Public Transport Interchange - A public toilet: 90 m^2 (NOFA)	2 000
Wong Chuk Hang Station Package 2 (Aberdeen Inland Lot No. 467)	8 572 m^2	2017-18	$5,213.81 million	Residential GFA: 45 800 m^2	600
Yau Tong Ventilation Building, Ko Chiu Road, Yau Tong (Site A) (New Kowloon Inland Lot No. 6602)	4 030 m^2	2018-19	$1,514.99 million	Residential GFA: 30 225 m^2	500
Ho Man Tin Station Package 2 (Kowloon Inland Lot No. 11264)	12 042 m^2	2018-19	$7,486.53 million	Residential GFA: 59 400 m^2	1 000
Wong Chuk Hang Station Package 3 (Aberdeen Inland Lot No. 467)	22 383 m^2	2018-19	$12,971.29 million	Residential GFA: 92 900 m^2 Commercial GFA: 47 000 m^2	1 200

Project name and lot number	Site area	Year of tendering by MTRCL	Amount of premium payable by MTRCL	Commercial gross floor area (GFA), Residential GFA, total GFA and other details of development project	Estimated flat number (Note 1)
Tseung Kwan O Area 86 Package 11 (Tseung Kwan O Town Lot No. 70 Section A (S.A) & Remaining portion (RP))	11 794 m^2	2018-19	$3,054.9 million	Residential GFA: 88 858 m^2	1 850
Wong Chuk Hang Station Package 4 (Aberdeen Inland Lot No. 467)	6 040 m^2	2019-20	$6,757.74 million	Residential GFA: 59 300 m^2	800
Tseung Kwan O Area 86 Package 12 (Tseung Kwan O Town Lot No. 70 S.A & RP)	13 977 m^2	2019-20	$2,725 million	Residential GFA: 89 290 m^2	2 000
Tseung Kwan O Area 86 Package 13 (Tseung Kwan O Town Lot No. 70 S.A & RP)	12 440 m^2	2020-21	$5,568 million	Residential GFA: 143 694 m^2	2 550
Wong Chuk Hang Station Package 5 (Aberdeen Inland Lot No. 467)	8 878 m^2	2020-21	$6,437.31 million	Residential GFA: 59 100 m^2	1 050

Note 1: The actual flat numbers are subject to the finalised design of the proposed development.

Note 2: Premium paid by the Kowloon-Canton Railway Corporation as the grantee of the lot.

The Lands Department has no information on the year of sale of the above property developments.

- End -

Reply Serial No.

DEVB(PL)157

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3000)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

(1) Please provide the respective numbers and details of the cases in which the Lands Department (LandsD) invoked the Lands Resumption Ordinance as well as the expenditures involved in the past five years.

(2) Please provide the respective project names, site areas, original land uses, original numbers of land/property interests, as well as amounts of compensation and costs of clearance arising from land resumption under the item of land acquisition for Public Works Programme projects in the past five years.

(3) Please provide the respective project names, site areas, original land uses, original numbers of land/property interests, as well as amounts of compensation and costs of clearance arising from land resumption under the item of land acquisition for railway development projects in the past five years.

(4) Please provide the respective project names, site areas, original land uses and original numbers of land/property interests arising from land resumption under the item of land acquisition for urban renewal projects in the past five years.

(5) Please provide the respective project names, site areas, original land uses, original numbers of land/property interests, as well as amounts of compensation and costs of clearance arising from land resumption under the item of land acquisition for Rural Planning and Improvement Strategy/Village Improvement in the past five years.

(6) Please state which section of LandsD is responsible for carrying out the land acquisition work mentioned above. What are the staff establishment, total working hours and expenditure involved in this respect?

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 145)

Reply:

(1) In the past five financial years, the Lands Department (LandsD) invoked the Lands Resumption Ordinance (Cap. 124) to resume private land for nine public works projects. Details are set out below –

Financial year	Nature of projects requiring resumption and clearance of land (number of project)	Expenditure on land compensation and clearance arising from the project(s) for the year ($ million) (about)
2016-17	Residential care homes for the elderly (1)	26.1
2017-18	Public housing (1)	28.3
2018-19	Public housing (1) and School (1)	1.8
2019-20	New Development Area (1)	89.0
2020-21 (up to 28 February 2021)	Landfill Extension (1), New Development Area (1), Public Housing (1) and Agricultural Park (1)	147.3

Note: During the same period, the Government also invoked the Lands Resumption Ordinance (Cap. 124) to resume private land for 14 projects of the Urban Renewal Authority (URA). The expenditure involved is charged to URA and does not form part of the Appropriation Bill.

(2) There were a total of 40 land acquisition cases with land resumed under the Lands Resumption Ordinance (Cap. 124) and other ordinances in the past five financial years for Public Works Programme projects for sewerage, roads, public housing, new town development and other public works. Details are set out below –

Financial year	Project title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
2016-17	Footbridge Link at Sau Ming Road, Kwun Tong	0.007	Building land [1 private lot]
	Upgrading of Tuen Mun Sewerage, Phase 1 – Village Sewerage Works at Tsing Shan Tsuen (Remaining), Tuen Mun	0.004	Agricultural land [1 private lot]
	Cycle Tracks Connecting North West New Territories with North East New Territories – Section from Tuen Mun to Sheung Shui	0.192	Agricultural land [9 private lots]

Financial year	Project title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
	Cycle Tracks Connecting North West New Territories with North East New Territories – Section from Tuen Mun to Sheung Shui	0.058	Agricultural land [3 private lots]
	Upgrading of Tuen Mun Sewerage, Phase 1 Village Sewerage Works at Fuk Hang Tsuen (Upper), Tuen Mun	0.047	Agricultural land [5 private lots]
	Purpose-Built Complex of Residential Care Homes for the Elderly in Area 29 of Kwu Tung North New Development Area	1.50	Agricultural land and building land [2 private lots]
	Kai Tak Development – Infrastructure at North Apron Area of Kai Tak Airport Subway Connecting Choi Hung Estate and Kai Tak Development	0.021	Building land [1 private lot]
2017-18	Central – Wan Chai Bypass and Island Eastern Corridor Link	0.21	Building land [1 private lot]
	Universal Accessibility Programme – Provision of Barrier-Free Access Facilities at Footbridge No. HF81 near the University of Hong Kong in Central and Western District	0.018	Building land [1 private lot]
	Upgrading of Tuen Mun Sewerage, Phase 1 Village Sewerage Works at Fu Tei Ha Tsuen, Tuen Mun	0.07	Agricultural land [22 private lots]
	Development at Wang Chau, Yuen Long	2.37	Agricultural land [62 private lots]
	Road Works – Site Formation and Infrastructure Works for Development at Wang Chau, Yuen Long	1.09	Agricultural land [29 private lots]
	Universal Accessibility Programme – Provision of Lifts at Footbridge No. KF56 across New Clear Water Bay Road near Choi Wan Commercial Complex Phase II in Kwun Tong District and Wong Tai Sin District	0.008	Building land [1 private lot]
	Site Formation and Associated Infrastructural Works for Development of Columbarium, Crematorium and Related Facilities at Sandy Ridge Cemetery – Widening of Sha Ling Road and Construction of Roads B and C	0.13	Agricultural land [2 private lots]

Financial year	Project title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
2018-19	Universal Accessibility Programme – Provision of Barrier-Free Access Facilities at Subway No. KS7 near MTR Choi Hung Station in Wong Tai Sin District	0.001	Building land [1 private lot]
	Universal Accessibility Programme – Provision of Barrier-free Access Facilities at Subway No. KS27 near San Lee Street and Shun Lee Estate in Kwun Tong District	0.007	Building land [1 private lot]
	Site Formation and Infrastructure Works for Development at Kam Tin South, Yuen Long – Advance Works	0.095	Building land [7 private lots]
	Village Sewerage Improvement Works for Pak Ngan Heung in Mui Wo, Lantau Island	0.009	Agricultural land [1 private lot]
	Lift and Pedestrian Walkway System Between Castle Peak Road and Kung Yip Street, Kwai Chung	0.13	Building land [1 private lot]
	Construction of Two Primary Schools at Queen's Hill, Fanling	0.054	Agricultural land [2 private lots]
2019-20	Outlying Islands Sewerage Stage 2 – Peng Chau Village Sewerage Phase 2, Package 1 (formerly known as Peng Chau Village Sewerage Phase 2, Package A)	0.019	Agricultural land and building land [5 private lots]
	Outlying Islands Sewerage Stage 2 – Peng Chau Village Sewerage Phase 2, Package 1 (formerly known as Peng Chau Village Sewerage Phase 2, Package B)	0.003	Agricultural land and building land [3 private lots]
	The Development of Kwu Tung North New Development Area and Fanling North New Development Area – Advance Stage and First Stage	53.023	Agricultural land and building land [590 private lots]
	Advance Site Formation and Engineering Infrastructure Works at Kwu Tung North New Development Area and Fanling North New Development Area (Road Works)	14.0	Agricultural land and building land [287 private lots]
	First Stage of Site Formation and Engineering Infrastructure at Kwu Tung North New Development Area and Fanling North New Development Area (Road Works)	0.414	Agricultural land [13 private lots]

Financial year	Project title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
	Advance Site Formation and Engineering Infrastructure Works at Kwu Tung North New Development Area and Fanling North New Development Area (Sewerage Works)	0.361	Agricultural land [16 private lots]
	Provision of Trunk Sewer to 3 Villages in Tai Po – Ta Tit Yan, Yuen Tun Ha and Lo Lau Uk	0.031	Agricultural land [1 private lot]
2020-21 (up to 28 February 2021)	Widening of Western Section of Lin Ma Hang Road Between Ping Yuen River and Ping Che Road	0.502	Agricultural land [26 private lots]
	Northeast New Territories Landfill Extension	1.089	Agricultural land [10 private lots]
	North District Sewerage Stage 2 Part 2A – Village Sewerage for Tong To (formerly known as North District Sewerage Stage 2 Part 2A (Part) – Village Sewerage in Tong To, Sha Tau Kok, New Territories)	0.103	Agricultural land [31 private lots]
	Hung Shui Kiu/Ha Tsuen New Development Area Stage 1 Works – Site Formation and Engineering Infrastructure	3.138	Agricultural land [68 private lots]
	First Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area	8.665	Agricultural land and building land [162 private lots]
	Tolo Harbour Sewerage of Unsewered Areas Stage 2, Phase 2D – Ha Wong Yi Au, Care Village and Tai Po Road – Yuen Chau Tsai, Tai Po	0.063	Agricultural land [32 private lots]
	Public Housing and Education Facilities near Kei Lun Wai and Kwong Shan Tsuen in Area 54, Tuen Mun	1.918	Agricultural land [42 private lots]
	Formation, Roads and Drains in Area 54, Tuen Mun – Phase 2 Stage 4B – Construction of Road L54B	0.18	Agricultural land [17 private lots]
	Formation, Roads and Drains in Area 54, Tuen Mun – Phase 2 Stage 4B – Construction of Road L54B Extension and Improvement Works at Lam Tei Interchange	0.029	Agricultural land [6 private lots]
	The Establishment of an Agricultural Park in Kwu Tung South (Phase 1)	6.238	Agricultural land [51 private lots]

Financial year	Project title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
	The Establishment of an Agricultural Park in Kwu Tung South – Phase 1 – Road Works	1.756	Agricultural land [42 private lots]
	Tolo Harbour Sewerage of Unsewered Areas, Stage 2 – Phase 2 – Ma Niu, Sha Tin	0.093	Agricultural land [11 private lots]
	Village Sewerage in Fanling Wai, So Kwun Po and Leng Pei Tsuen, Fanling (Part) – Village Sewerage in Leng Pei Tsuen, Fanling	0.013	Agricultural land [5 private lots]

The compensation payments for projects in the Public Works Programme (excluding railway development projects) in the past five financial years were about $518 million in 2016-17, $438 million in 2017-18, $552 million in 2018-19, $253 million in 2019-20 and $3,800 million (up to 28 February 2021) in 2020-21. The figure for each year covers compensation payments in respect of resumption projects launched in or before that year.

(3) In the past five financial years from 2016-17, the only project with land resumed under the Railways Ordinance (Cap. 519) for railway development is the Shatin to Central Link. Land resumption for this project took place in stages as set out below –

Financial year	Project title	Area of private land involved (hectares)	Original land use [number of private lots resumed]
2016-17	Shatin to Central Link	0.57 (Note: Only the underground land stratum is resumed.)	Varied users from virtually unrestricted lease to private residential, electricity sub-stations, and accommodation for the British Consulate-General and British Council [9 private lots]
2017-18	Shatin to Central Link	0.01 (Note: Only the underground land stratum is resumed.)	A public fee-paying underground carpark and the Hong Kong Academy for Performing Arts [2 private lots]
2018-19	Nil		
2019-20	Nil		
2020-21	Nil		

The compensation payments for railway development projects in the past five financial years were about $45 million in 2016-17, $24 million in 2017-18, $29 million in 2018-19, $9 million in 2019-20 and $1 million (up to 28 February 2021) in 2020-21. The figure for each year covers compensation payments in respect of resumption projects launched in or before that year.

(4) Details of urban renewal projects for which the Lands Resumption Ordinance (Cap. 124) was invoked to resume private land in the past five financial years are set out below –

Financial year	Project title	Location	Area of private land involved	Original land use under lease	Original number of property interests
2016-17	DL-10:KT	Hang On Street, Kwun Tong, Kowloon	789.7m^2	Residential and G/F for residential/ commercial	90
	DL-11:YTM	Ash Street, Tai Kok Tsui, Kowloon	417.5m^2	Non-industrial	78
2017-18	Nil				
2018-19	SSP-015	Tonkin Street/ Fuk Wing Street, Sham Shui Po, Kowloon	1 056.87m^2	Virtually unrestricted	81
2019-20	Phase II of K7	Development Area 5, Kwun Tong Town Centre-Main Site, Kowloon	4 375.5m^2	All lots and any building or buildings erected thereon shall be used for commercial or residential purposes, provided that not less than two floors of any building shall be used for commercial purposes.	466
	KC-008(A)	Chun Tin Street/ Sung Chi Street, To Kwa Wan, Kowloon	892.7m^2	Non-industrial and no factory building	70
	KC-009	Bailey Street/ Wing Kwong Street, To Kwa Wan, Kowloon	7 378.9m^2	Virtually unrestricted	878
	KC-010	Hung Fook Street/Ngan Hon Street, To Kwa Wan, Kowloon	4 211m^2	Virtually unrestricted	435

Financial year	Project title	Location	Area of private land involved	Original land use under lease	Original number of property interests
	KC-011	Hung Fook Street/Kai Ming Street, To Kwa Wan, Kowloon	2 213.4m^2	Virtually unrestricted	230
	KC-012	Wing Kwong Street, To Kwa Wan, Kowloon	1 172m^2	Virtually unrestricted	71
	KC-013	Kai Ming Street/ Wing Kwong Street, To Kwa Wan, Kowloon	1 124.6m^2	Virtually unrestricted	125
2020-21 (up to 28 February 2021)	YTM-011	Oak Street/Ivy Street, Tai Kok Tsui, Kowloon	528.5m^2	Non-industrial	64
	C&W-005	Sung Hing Lane/ Kwai Heung Street, Sai Ying Pun, Hong Kong	948.3m^2	Virtually unrestricted	101
	C&W-006	Queen's Road West/In Ku Lane, Hong Kong	655.77m^2	Virtually unrestricted	67
	KC-014	Wing Kwong Street/Sung On Street, To Kwa Wan, Kowloon	2 165.9m^2	Virtually unrestricted	307

(5) There was no project involving land resumption by LandsD under the Rural Planning and Improvement Strategy/Village Improvement schemes (of which LandsD is not responsible for actual implementation) in the past five financial years.

The compensation payments for Rural Planning and Improvement Strategy/Village Improvement schemes in the past five financial years were about $0.2 million in 2016-17, $1.3 million in 2017-18, $20.3 million in 2018-19, $0.02 million in 2019-20 and nil in 2020-21. These compensation payments were made in respect of resumption projects launched before this period.

(6) The Urban Renewal Section (URS) of LandsD is responsible for land administrative issues relating to urban renewal, including but not limited to land resumption for urban renewal projects. There are 55 staff in the URS and the provision for salaries and related allowances is about $43,465,000 in 2020-21, for which the actual expenditure is fully recoverable from URA.

Other than the staff cost for URS, the number of staff undertaking other land resumption and clearance works in LandsD in 2020-21 is about 350. The estimated staff expenditure involved in the same period is about $207 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3001)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

One of the department's responsibilities is to administer government leases for ensuring that land is used in compliance with related lease conditions. Please inform this Committee of the following:

a. What are the locations, site areas and lease terms of the land currently let under private recreational leases (PRLs)?

b. How many PRLs were granted by the department in the past three years? What were the locations, site areas, terms of renewal and values of the land applied for?

c. How many staff members of the department are deployed for handling matters concerning PRLs? What is the administrative expenditure involved?

d. How many inspections of the land granted under PRLs were carried out by the department in the past three years? How did the department ensure that the places were open according to lease conditions? Were there any places involved in the prosecutions and convictions for lease breaches? Please provide the details.

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 146)

Reply:

a. As at 31 December 2020, there were a total of 66 Private Recreational Leases (PRLs). Of these, 49 PRLs have been renewed since 2011, six PRLs (with lease terms expired) were being held over as a transitional arrangement to cover the period from the lease expiry to the completion of renewal procedures (if renewed), and the remaining 11 PRLs have not reached their lease expiry dates. Details of these PRLs are listed as follows –

I. PRLs renewed since 2011

No.	Name of PRL Holder	Lot No. and Location	Site Area (square metres) (about)	Expiry Date of Lease
1	Po Leung Kuk	Lot 2419 DD 118 Tai Tong, Yuen Long	129 573	5 November 2026
2	Hong Kong Softball Association	KIL 11226 Tin Kwong Road	8 360	24 December 2026
3	Kowloon Tong Club	NKIL 6528 No. 113A Waterloo Road, Kowloon Tong	8 886	24 December 2026
4	The Hong Kong Golf Club	RBL 1194 Deep Water Bay	66 500	25 December 2026
5	Hong Kong Football Club	IL 9033 No. 3 Sports Road, Happy Valley	29 537	25 December 2026
6	South China Athletic Association	IL 9041 No. 88 Caroline Hill Road, So Kon Po	32 480	25 December 2026
7	Chinese Recreation Club, Hong Kong	IL 9040 Tung Lo Wan Road	16 490	25 December 2026
8	Craigengower Cricket Club	IL 9031 No. 188 Wong Nai Chung Road	12 203	25 December 2026
9	Hong Kong Girl Guides Association	IL 9034 No. 141 Wong Nai Chung Gap Road	4 418	25 December 2026
10	Jardine's Lookout Residents' Association	IL 9030 No. 2 Creasy Road, Jardine's Lookout	12 406	25 December 2026
11	Indian Recreation Club	IL 9039 No. 63 Caroline Hill Road, So Kon Po	11 855	25 December 2026
12	The Scout Association of Hong Kong	NKIL 6530 No. 11 Rutland Quadrant	420	25 December 2026
13	The Kowloon Tsai Home Owners Association	NKIL 6529 No. 10A Cambridge Road	5 716	25 December 2026
14	Kowloon Bowling Green Club	KIL 11217 Austin Road	7 311	25 December 2026
15	South China Athletic Association	KIL 11218 Wylie Path	5 309	25 December 2026
16	India Club, Kowloon	KIL 11223 Gascoigne Road	3 656	25 December 2026
17	The Filipino Club	KIL 11222 Wylie Road	2 819	25 December 2026

No.	Name of PRL Holder	Lot No. and Location	Site Area (square metres) (about)	Expiry Date of Lease
18	Municipal Services Staff Recreation Club Limited	KIL 11225 Wylie Path, King's Park	4 402	25 December 2026
19	The Directors of the Young Men's Christian Association of Hong Kong	KIL 11219 Off Gascoigne Road, King's Park	4 843	25 December 2026
20	Hong Kong Chinese Civil Servants' Association	KIL 11224 No. 8 Wylie Road	3 090	25 December 2026
21	Kowloon Cricket Club	KIL 11216 Cox's Road	25 203	25 December 2026
22	The Pakistan Association of Hong Kong, Limited	KIL 11220 Princess Margaret Road	2 236	25 December 2026
23	Yau Yat Chuen Garden City Club Limited	NKIL 6508 No. 7 Cassia Road, Yau Yat Chuen	5 917	25 December 2026
24	The Hong Kong Country Club	RBL 1195 No. 188 Wong Chuk Hang Road	21 090	3 April 2027
25	Council of the Hong Kong Sea Cadet Corps	NKIL 6535 Fung Shing Street, Diamond Hill	2 462	30 June 2027
26	Scout Association of Hong Kong and Hong Kong Girl Guides Association	KCTL 511 No. 308 Wo Yi Hop Road, Kwai Chung	690	30 June 2027
27	The Scout Association of Hong Kong and The Hong Kong Girl Guides Association	STTL 591 Shui Chuen Au Street, Sha Tin	9 549	30 June 2027
28	The Hong Kong Award for Young People (formerly known as The Duke of Edinburgh's Award)	TPTL 220 Hang Ha Po, Tai Po	7 200	30 June 2027
29	Tai Po Sports Association Limited	TPTL 216 On Cheung Road, Tai Po	3 051	30 June 2027

No.	Name of PRL Holder	Lot No. and Location	Site Area (square metres) (about)	Expiry Date of Lease
30	Scout Association of Hong Kong	Lot 1207 in DD 217 Pak Sha Wan, Sai Kung	2 405	30 June 2027
31	The Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 195 in SD5 Mau Wu Tsai, Hang Hau	13 300	30 June 2027
32	The Clearwater Bay Golf and Country Club	Lot 269 in DD 241 Po Toi O, Sai Kung	1 256 765	30 June 2027
33	The Outward Bound Trust of Hong Kong Limited	Lot 718 in DD 256 Tai Mong Tsai, Sai Kung	23 800	30 June 2027
34	The Area Committee of the Hong Kong Sea Cadet Corps	Lot 719 in DD 256 Tsam Chuk Wan, Sai Kung	1 858	30 June 2027
35	Po Leung Kuk	Lot 675 in DD 257 Pak Tam Chung, Sai Kung	48 261	30 June 2027
36	The Boys' and Girls' Clubs Association of Hong Kong	Lot 676 in DD 257 Wong Yi Chau, Sai Kung	9 250	30 June 2027
37	The Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 76 in DD 254 Wong Yi Chau, Sai Kung	29 400	30 June 2027
38	Hong Kong Girl Guides Association	Lot 1754 in DD 122 Ping Shan, Yuen Long	2 076	30 June 2027
39	The Catholic Diocese of Hong Kong (formerly known as The Bishop of the Roman Catholic Church in Hong Kong)	Lot 1870 in DD Cheung Chau	6 744	30 June 2027
40	Hong Kong Playground Association	Lot 739 in DD 2 Mui Wo, Lantau Island	14 983	30 June 2027
41	Hong Kong Young Women's Christian Association	Lot 752 in DD 332 Cheung Sha, Lantau Island	10 780	30 June 2027

No.	Name of PRL Holder	Lot No. and Location	Site Area (square metres) (about)	Expiry Date of Lease
42	The Hong Kong Buddhist Association	Lot 175 in DD 4 Cheung Tung Road, Tung Chung, Lantau Island	4 877	30 June 2027
43	Club De Recreio	KIL 11221 Wylie Road	23 095	25 December 2026
44	Hong Kong Gun Club	TWTL 419 Chuen Lung, Tsuen Wan	64 900	30 June 2027
45	Hong Kong, China Rowing Association	STTL 573 Yuen Wo Road, Sha Tin	2 475	30 June 2027
46	Scout Association of Hong Kong	STTL 592 Kowloon Hills, Sha Tin	36 191	30 June 2027
47	Hebe Haven Yacht Club Limited	Lot 1208 DD 217 Pak Sha Wan, Sai Kung	19 796	30 June 2027
48	Hong Kong Youth Hostels Association	Lot 240 in DD Ngong Ping, Ngong Ping, Lantau Island	7 300	30 June 2027
49	The Hong Kong Golf Club	Lot 956 in DD 94 Sheung Shui	1 410 000	30 June 2027

II. PRLs which have expired and are being held over

No.	Name of PRL Holder	Lot No. and Location	Site Area (square metres) (about)	Expiry Date of Holding-over
50	Mong Kok District Cultural, Recreational & Sports Association Limited	KIL 11165 Junction of Ivy Street & Beech Street	234	9 December 2021
51	Victoria Recreation Club	Lot 316 in DD 252 Sai Kung	14 100	31 August 2021
52	Royal Hong Kong Yacht Club	Lot 341 in DD 212 and the Extension thereto Che Keng Tuk	11 820	8 September 2021
53	Scout Association of Hong Kong	IL 8961 Mansion Street, North Point	471	25 December 2021
54	Hong Kong Youth Hostels Association	TPTL 133 Tai Mei Tuk	1 000	19 June 2021

No.	Name of PRL Holder	Lot No. and Location	Site Area (square metres) (about)	Expiry Date of Holding-over
55	Hong Kong Girl Guides Association	Lot 2544 in DD 92 Hang Tau Road, Kwu Tung South, Sheung Shui	2 831	30 June 2021

III. PRLs which have not expired

No.	Name of PRL Holder	Lot No. and Location	Site Area (square metres) (about)	Expiry Date of Lease
56	Royal Hong Kong Yacht Club	RBL 1181 Middle Island	2 940	24 May 2021
57	Aberdeen Boat Club Limited	AIL 454 Shum Wan Road, Brick Hill	2 277	25 December 2021
58	Hong Kong Cricket Club	IL 9019 No. 137 Wong Nai Chung Gap Road	18 448	30 June 2023
59	Scout Association of Hong Kong	Lot 131 in DD 60 Au Tau, Yuen Long	65	18 January 2024
60	Hong Kong Model Engineering Club Limited	Lot 2416 in DD 118 Tai Tong, Yuen Long	34 955	3 November 2024
61	Scout Association of Hong Kong	TPTL 190 Tung Tsz, Tai Po	30 200	24 June 2025
62	Yuen Long District Sports Association Limited	YLTL 520 Yuen Long	1 163	18 October 2031
63	Hong Kong Jockey Club	IL 8847 No. 1 Sports Road and Wong Nai Chung Road	92 000	23 June 2034
64	Directors of the Chinese Young Men's Christian Association of Hong Kong	STTL 366 No. 2 On Chun Street, Shatin	111 690	30 June 2047
65	Royal Hong Kong Yacht Club	ML 709 Kellett Island	18 738	19 February 2056
66	Hong Kong Girl Guides Association	KIL 10734 Junction of Gascoigne Road and Wylie Road	2 357	25 December 2056

b. Apart from renewal cases, no new PRL was granted by the Lands Department (LandsD) in the past three years.

c. The land administration work in respect of PRLs is carried out by staff of LandsD as part of their overall land administration duties. There is no separate breakdown of the number of staff and administrative expenditure involved solely for handling PRLs.

d. Regarding the monitoring of PRLs, the Home Affairs Bureau (HAB) conducts annual and ad-hoc (e.g. upon receipt of complaints and referrals) inspections of PRL sites to ensure that they are used in accordance with the PRL policy and are in compliance with the user, operations, service-related and opening-up requirements specified in the lease. LandsD carries out inspections upon receipt of complaints, enquiries, referrals or when processing lease renewal applications. In the past three years (2018 to 2020), LandsD carried out inspections in respect of eight complaints and referrals related to suspected breaches of lease conditions for PRLs.

Since 2013, upon renewal of PRL which expired in 2011 and 2012, PRL lessees are required under the renewed lease conditions to make available their sports facilities to external bodies in accordance with the approved enhanced opening-up schemes. HAB monitors the implementation and usage of the approved opening-up schemes through scrutinising quarterly reports submitted by lessees and conducting annual site inspections on PRL sites. HAB conducted 28 and 44 inspections in 2018-19 and 2019-20 respectively. Owing to COVID-19, PRL sites were required to close temporarily in response to the social distancing measures imposed under the Prevention and Control of Disease (Requirements and Directions) (Business and Premises) Regulation (Cap. 599F) during a number of specified periods. Accordingly, HAB also reduced the number of inspections. Nine inspections were made in 2020-21 (up to 8 March 2021).

A PRL is a contract between the grantee and LandsD acting as the Government's land agent. A breach of lease conditions, if confirmed, will result in lease enforcement action by LandsD in its capacity as the landlord and does not involve prosecution.

- End -

Reply Serial No.

DEVB(PL)159

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3005)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Regarding unlawful occupation of government land, please provide the following information in table form: (a) the numbers of cases recommended by District Lands Offices and the New Territories Action Team for prosecution; (b) the numbers of prosecutions instigated; (c) the numbers of convictions, and (d) the fines imposed under section 6 of the Land (Miscellaneous Provisions) Ordinance (the Ordinance) in the past five years.

	(a) number of cases recommended for prosecution	(b) number of prosecutions instigated	(c) number of convictions	(d) fines ($) imposed under section 6 of the Ordinance
2017				
2018				
2019				
2020				
2021 (as at 28 February)				
Total				

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 155)

Reply:

In respect of unlawful occupation of government land, the number of cases recommended for prosecution by the Lands Department (LandsD) and prosecutions instituted as well as the number of cases convicted and the fines imposed under section 6 of the Land (Miscellaneous Provisions) Ordinance (Cap. 28) from 2017 to 28 February 2021 are set out in the table below –

Year	(a) Number of cases recommended for prosecution	(b) Number of prosecutions instituted	(c) Number of cases convicted	(d) Total amount of fines imposed under section 6 of the Ordinance
2017	39	27	22	$707,160
2018	34	21	20	$546,260
2019	42	12	11	$403,940
2020	25	19	18	$363,670 (Note)
2021 (as at 28 February)	3	3	3	$16,290
Total	**143**	**82**	**74**	**$2,037,320**

Note: Two of the convicted cases are awaiting sentence by the court and their penalty has not been included above.

The former New Territories Action Team now forms part of the Special Duties Task Force set up in 2019. Figures reported in the above table included all cases handled by LandsD.

- End -

Reply Serial No.

DEVB(PL)160

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2244)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Regarding applications for change in land use that involved payment of premium, please set out the number of such applications received, approved and rejected in the past three years. Please also provide details of their original land uses and changes of use applied for.

Please set out in detail the amount of payment, plot ratio, site area and floor area involved in each approved project.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 238)

Reply:

In the past three financial years [from 2018-19 to 2020-21 (up to 28 February 2021)], the Lands Department (LandsD) received a total of 87 valid applications for lease modification or land exchange (excluding applications for small house development under the Small House Policy) involving change of user permitted in the lease and assessment of premium. Among these applications, five cases had been approved and executed, seven cases were withdrawn, two cases were rejected, and the remaining 73 cases were being processed as at 28 February 2021. Details of the five executed cases are set out in the table below –

Item	Execution date of land document [Type of transaction]	Original user (Note 1)	Lot number and location	Site area (hectares) (about)	Modified user (Note 1) [Maximum gross floor area (Note 2)]	Premium ($ million)
1	1 September 2020 [Land exchange]	Industrial	TWTL 436 Junction of Pun Shan Street and Chai Wan Kok Street, Tsuen Wan	0.2323	Data Centre [22 068.5 m²]	387.46

Item	Execution date of land document [Type of transaction]	Original user (Note 1)	Lot number and location	Site area (hectares) (about)	Modified user (Note 1) [Maximum gross floor area (Note 2)]	Premium ($ million)
2	24 December 2020 [Lease modification]	Industrial/ Godown	AIL 364 24 Wong Chuk Hang Road, Wong Chuk Hang	0.1830	Commercial [27 453 m²]	1,008.00
3	22 January 2021 [Land exchange]	Agricultural and Building	TMTL 496 So Kwun Wat, Tuen Mun	2.1924	Residential [57 002 m²]	2,683.31
4	1 February 2021 [Lease modification]	Industrial/ Godown	SIL 778 3 A Kung Ngam Village Road, Hong Kong	0.1240	Hospital [14 880 m²]	165.07
5	5 February 2021 [Lease modification]	Industrial/ Godown	KTIL 534 Lai Yip Street, Kwun Tong	0.1026	Non-residential [14 775 m²]	554.57

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: A lease usually imposes restriction on maximum gross floor area but not on plot ratio.

Information on approved and executed cases of lease modification and land exchange (after their registration in the Land Registry) is available on LandsD's website and updated on a monthly basis (www.landsd.gov.hk/en/exc_mod/modification.htm and www.landsd.gov.hk/en/exc_mod/exchange.htm).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2245)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Regarding applications by the Urban Renewal Authority for change in land use that involved payment of premium, please set out the number of such applications received, approved and rejected in the past three years. Please also provide details of their original land uses and changes of use applied for.

Please set out in detail the amount of payment, plot ratio, site area and floor area involved in each approved project.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 239)

Reply:

In the past three calendar years (2018 to 2020), the Lands Department received a total of 13 applications for land grant, land exchange or lease modification from the Urban Renewal Authority (URA). Of these applications, ten are being processed whilst three have been approved with relevant documents executed. Under the existing policy, applications for land grant, land exchange and lease modification for urban renewal purposes from URA, if approved, will generally involve a nominal premium of $1,000. Details of the three approved applications are as follows –

	Project/Site	Details*
1	Ma Tau Wai Road/Chun Tin Street, Ma Tau Kok, Kowloon (Kowloon Inland Lot No. 11244)	Application for revision of the land grant for the implementation of the Starter Homes Pilot Scheme Premium amount : Nil Site area : not applicable Maximum floor area : not applicable

	Project/Site	Details*
2	Junction of Fuk Tsun Street and Anchor Street, Tai Kok Tsui, Kowloon (Kowloon Inland Lot No. 11234)	Application for revision of the dimensions of the loading and unloading spaces as well as deletion of the waterworks reserve clause Premium amount : $1,000 Site area : not applicable Maximum floor area : not applicable
3	Tonkin Street/Fuk Wing Street, Sham Shui Po, Kowloon (New Kowloon Inland Lot No. 6627)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : $1,000 Site area : 1 075 m^2 Maximum floor area : 9 675 m^2

* Information on plot ratio is not normally provided in lease conditions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2900)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown of the vacant government sites or school premises let to non-government organisations (NGOs) through short-term tenancies (STTs) in the past three years, by name of NGO, location, use and tenancy term.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 228)

Reply:

In respect of the vacant government sites (including vacant school premises (VSPs)) under the Lands Department (LandsD)'s management and are available for application for short-term uses (VGSs), a total of 26 short-term tenancies (STTs) were approved by LandsD in the past three financial years [i.e. 2018-19 to 2020-21 (up to 31 December 2020)]. Details of the approved cases are as follows –

Location	Name of Tenant	Tenancy Term	Permitted User (Note 1)
Non-VSP VGS			
1. Greening Site in Shui Chong Street	The Hong Kong Polytechnic University	3 years certain and thereafter quarterly	Road research laboratory and such other ancillary purposes
2. Choi Ming Street near G.T. (Ellen Yeung) School, Tsueng Kwan O	Direction Association For The Handicapped	1 year certain and thereafter quarterly	Wheelchair maintenance and seminar venue for disabled persons or such other ancillary uses
3. Junction at Hoi Hing Road/ Hoi Kok Street, Tsuen Wan	Yan Chai Hospital Board	Up to 1 July 2025 and thereafter monthly	Residential purpose and the necessary ancillary services (i.e. a transitional housing project)

Location	Name of Tenant	Tenancy Term	Permitted User (Note 1)
4. Junction at Ferry Street and Shantung Street	United Welfare Union Hong Kong Limited	3 years certain and thereafter quarterly	A non-profit making prayer hall for worshipping
5. San Wan Road, Wong Kong Shan, Fanling	ChariGreen	1 year certain and thereafter quarterly	Temporary storage for collection and distribution of surplus food (packaged food only)
6. Nos. 5-7 Yip Shing Street, Kwai Chung	Hong Kong Council of Social Services	4 years and 9 months certain and thereafter quarterly	Residential purpose and other necessary ancillary services and facilities (i.e. a transitional housing project)
7. Near Lot 618 RP in D.D. 103, Ko Po San Tsuen, Kam Tin	House of Joy & Mercy Company Limited	Up to 3 August 2021 and thereafter quarterly	Animal boarding establishment
8. Adjoining AIL 159 RP & Exts, Wong Chuk Hang Road	The Hong Kong Tuberculosis, Chest and Heart Diseases Association	5 years certain and thereafter quarterly	Hospital development (Note 2)
9. Near Lot 435 RP in D.D. 103, Ko Po San Tsuen, Kam Tin	HK Saving Cat and Dog Association Limited	Up to 3 August 2023 and thereafter quarterly	Animal boarding establishment
10. Kwun Tong Bypass at Hoi Bun Road, Kowloon	Kwun Tong Sports Promotion Association Limited	3 years certain and thereafter quarterly	Non-profit-making sports training centre and ancillary storage facilities
11. D.D. 123, Nam Sang Wai, Yuen Long	Hong Kong St. John Ambulance	Up to 20 September 2022 and thereafter quarterly	Non-profit-making first aid post and ancillary facilities
12. Chi Shin Street, Area 65, Tseung Kwan O	Hong Kong University of Science and Technology	3 years certain and thereafter quarterly	An organic or Chinese herbal planting and renewable energy demonstration centre or such other uses
13. D.D. 109, Shing Mun San Tsuen, Kam Tin, Yuen Long	Tung Tak School	Up to 15 November 2024 and thereafter quarterly	Temporary school (Student outdoor activities area)
14. Shing Fung Road, Kai Tak	The Hong Kong Water Sports Council	5 years certain and thereafter quarterly	A water sports centre and other ancillary facilities
15. Near Fuk Hang Tsuen Road, Lam Tei	Construction Industry Council	3 years certain and thereafter quarterly	A training ground for conducting courses in relation to formwork training and re-bar fixing training together with other ancillary uses

Location	Name of Tenant	Tenancy Term	Permitted User (Note 1)
VSP			
16. Former Small Traders New Village Public School, Yuen Long	Yuen Long Kam Kwong Church Limited	3 years certain and thereafter quarterly	Integrated community service centre
17. Former Sam Wo Public School, Ta Kwu Ling	Hong Kong Seeing Eye Dog Services Limited	5 years certain and thereafter quarterly	Guide dog training school
18. Former Ying Yin Catholic Primary School, Yuen Long	Muhammadia Ghosia Islamic Association Limited	3 years certain and thereafter quarterly	Educational, cultural, and recreational activities
19. Former Wing On School (Part), Yuen Long	Village Representatives of Shung Ching San Tsuen	1 year certain and thereafter quarterly	Village office
20. Former Chuk Hing Public School, Yuen Long	Fruit Garden Social Enterprise Limited	Up to 2 August 2022 and thereafter quarterly	Organic farm and animal training centre
21. Former Koon Man School, Tsuen Wan	Hong Kong Photographic Culture Association Limited	4 years and 9 months certain and thereafter quarterly	Photography resource centre
22. Former Portuguese Community School, Kowloon	Hong Kong Repertory Theatre Limited	6 years and 9 months certain and thereafter quarterly	Performing arts
23. Former Koon Ying Public School, Yuen Long	Anfield Hearts Foundation Limited	5 years certain and thereafter quarterly	School
24. Southern part of Former Peng Chau Chi Yan Public School, Peng Chau	Peng Chau Rural Committee	1 year certain and thereafter quarterly	Cultural, recreational cum sports activities
25. Former Ping Yeung Public School, Ta Kwu Ling	Hung Hei Lun Charity Organization Limited	3 years certain and thereafter annually	Youth centre
26. Former King Sau School, Sha Tau Kok	Lin Ma Hang Village Charity Fund Limited	5 years certain and thereafter quarterly	Hakka cultural museum

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

Note 2: STT was granted as a temporary arrangement prior to permanent land grant.

- End -

Reply Serial No.

DEVB(PL)163

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2901)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Please set out the breakdown by district of the land applications for redevelopment and wholesale conversion of industrial buildings that were still under processing as at February this year.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 229)

Reply:

Regarding the facilitating measures for redevelopment and wholesale conversion of old industrial buildings (IBs) implemented by the Lands Department (LandsD) between 2010 and 2016, there was no outstanding application for redevelopment, while one application for wholesale conversion of an IB in Yuen Long was yet to be approved as at 28 February 2021.

Regarding the facilitating measures announced in the 2018 Policy Address for the revitalisation of old IBs, LandsD was processing 16 applications for redevelopment and four applications for wholesale conversion respectively as at 28 February 2021. The breakdown by district is set out in the following table –

District Lands Office	Number of applications for redevelopment of IBs	Number of applications for wholesale conversion of IBs
Hong Kong East	0	1
Kowloon East	11	2
Kowloon West	2	0
Tsuen Wan & Kwai Tsing	1	0
Tuen Mun	1	1
Yuen Long	1	0

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2905)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Please provide the respective numbers, site areas and floor areas of "small houses in the New Territories" in the past three years, with a breakdown by district.

Please provide the respective numbers of small house applications received, approved and rejected in the past three years, as well as the respective numbers of small house applications under and pending processing as at December 2020.

Please provide the respective numbers of small house grants made by way of land exchange in the past three years.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 233)

Reply:

While the Lands Department (LandsD) does not have readily available statistics on the number of small houses in the New Territories, the number of small house grants made since the introduction of the small house policy in 1972 up to 31 December 2020 is 44 392. LandsD does not compile statistics on the site areas and floor areas involved in small house grants.

The number of small house applications received, approved and rejected in the past three years (2018 to 2020) is set out below –

Year	Number of small house applications received	Number of small house applications approved	Number of small house applications rejected
2018	1 350	830	1 080
2019	2 175	565	815
2020	814	278	567
Total	4 339	1 673	2 462

As applications received in a year may not have their processing completed in the same year, the applications approved and rejected in a year may not correspond with the applications received during the same year.

As at 31 December 2020, the number of small house applications being processed was 7 113 and the number of applications pending processing was 4 981. Of the 4 981 applications pending processing, 2 715 of them are applying for government land for building small houses by way of Private Treaty Grant and Land Exchange and were received before 8 April 2019 (the receipt and processing of these two types of applications had been suspended between 8 April 2019 and 21 February 2021 in light of the judgment of the Court of First Instance (CFI) on the judicial review of the Small House Policy).

The number of small houses granted by way of land exchange in the past three years (2018 to 2020) is set out below –

Year	Number of small houses granted by way of land exchange
2018	25
2019 Note	14
2020 Note	4
Total	43

Note In light of the judgment of the Court of First Instance (CFI) on the judicial review of the Small House Policy, LandsD suspended the receipt and processing of applications for government land for building small houses by way of Private Treaty Grant and Land Exchange between 8 April 2019 and 21 February 2021. Therefore, small houses granted by way of land exchange in 2020 do not cover those land exchange applications involving government land. With the Court of Appeal's ruling on 13 January 2021 that all components under the Small House Policy are lawful and constitutional, LandsD has resumed the receipt and processing of these two types of applications since 22 February 2021.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2906)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the respective numbers of complaints and referrals received by District Lands Offices about suspected cases of selling the right to apply for and build small houses by indigenous villagers in the past three years.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 234)

Reply:

The numbers of complaints and referrals received by the New Territories District Lands Offices (DLOs) about suspected cases of selling the right to apply for and build small houses by indigenous villagers in the past three years (2018-2020) are set out below –

DLO	2018	2019	2020
Islands	3	1	2
North	22	5	4
Sai Kung	86	4	3
Sha Tin	33	2	2
Tai Po	156	28	6
Tsuen Wan & Kwai Tsing	1	0	0
Tuen Mun	9	29	1
Yuen Long	156	51	590
Total	**466**	**120**	**608**

- End -

Reply Serial No.

DEVB(PL)166

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2907)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown of the current numbers and areas of unleased government sites by District Lands Office.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 235)

Reply:

In 2020, the Lands Department managed 1 283 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 (m^2) (About)
Hong Kong East	28	147 000
Hong Kong West & South	73	436 000
Kowloon East	49	82 000
Kowloon West	39	113 000
Islands	91	599 000
North	214	297 000
Sai Kung	40	107 000
Sha Tin	56	75 000
Tuen Mun	104	375 000
Tai Po	99	103 000
Tsuen Wan & Kwai Tsing	135	406 000
Yuen Long	355	480 000
Total	**1 283**	**3 220 000**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2908)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Please list the respective locations and areas of short-term tenancy sites let by tender and by direct grant in the past three years with a breakdown by use.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 236)

Reply:

The location and area of short-term tenancies (STTs) granted by the Lands Department (LandsD) by way of tender in the past three calendar years are summarised in the table below –

Location (by District Lands Office (DLO))	**Area of STTs granted by tender (hectare (ha))**		
	2018	**2019**	**2020**
Hong Kong East	0.48	0.66	0.41
Hong Kong West & South	0.78	0.93	0.25
Kowloon East	0.87	0.11	0.80
Kowloon West	3.04	0.64	3.24
Islands	0.16	-	0.22
North	1.35	2.92	0.99
Sai Kung	1.27	5.15	3.59
Sha Tin	3.74	2.56	-
Tuen Mun	0.12	3.15	1.81
Tai Po	1.70	0.65	0.08
Tsuen Wan & Kwai Tsing	7.15	1.88	2.30
Yuen Long	1.94	0.53	0.58
Total	**22.60**	**19.18**	**14.27**

The uses of the above STTs include fee-paying public carparks, storage of goods, ship or boat building/repairing, container storage/handling, recycling operation, plant nursery, etc. Information on STT tender results is published on LandsD's website (www.landsd.gov.hk/en/stt/records.htm).

The location and area of STTs granted by LandsD by direct grant in the past three calendar years are summarised in the table below –

Location (by DLO unless otherwise stated)	**Area of STTs granted by direct grant (ha)**		
	2018	**2019**	**2020**
Hong Kong East	0.09	0.08	0.12
Hong Kong West & South	1.37	4.09	1.15
Kowloon East	0.00 (Note 1)	0.96	3.69
Kowloon West	1.70	0.53	1.37
Islands	3.32	0.07	15.75
North	0.14	0.31	32.67
Sai Kung	0.31	0.21	4.16
Sha Tin	2.08	1.69	0.86
Tuen Mun	0.35	1.52	3.55
Tai Po	0.89	0.09	0.11
Tsuen Wan & Kwai Tsing	0.00 (Note 1)	0.00 (Note 1)	0.08
Yuen Long	0.93	0.54	4.79
Sites for railway development projects	0.01	0.01	0.00 (Note 1)
Total	**11.19**	**10.10**	**68.30** (Note 2)

Note 1: The area is smaller than 0.01 ha.

Note 2: Including about 23.7 ha of land let to the Hong Kong Housing Authority for construction of public housing and about 30.1 ha of land at the Fanling Golf Course let to the Hong Kong Golf Club for golf course, club house and ancillary purpose as a special holding over arrangement pending reversion of such land to the Government in September 2023 for public housing development in future depending on the results of various studies and the progress of the required procedures.

The uses of the above STTs include works areas/sites required for various development projects such as public housing developments, railway development projects, airport facilities; religious/recreation/education/community/other non-profit making uses; private gardens; open/covered storage and public utilities.

- End -

Reply Serial No.

DEVB(PL)168

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2909)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Please provide the respective numbers of surveyed domestic squatter structures, non-domestic squatter structures, surveyed domestic squatter structures with corresponding survey numbers deleted and surveyed non-domestic squatter structures with corresponding survey numbers deleted in the past three years.

Please provide the numbers of surveyed squatter structures on private agricultural land and government land respectively.

Please provide the respective numbers of applications received for registration under the Squatter Occupants Voluntary Registration Scheme as at 28 February 2021, with a breakdown by district.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 237)

Reply:

In the past three years (from 2018 to 2020), the number of surveyed domestic squatter structures and non-domestic squatter structures are set out in the table below –

Year	No. of surveyed domestic squatter structures (Note 1)	No. of surveyed non-domestic squatter structures (Note 1)
2018	83 445	300 659
2019	83 233	299 700
2020	83 018	298 750

Note 1: The numbers of surveyed domestic and non-domestic squatter structures above are based on the records of the Squatter Control Survey (SCS) conducted by the Housing Department in 1982, and adjusted according to deletion of records after 1982 for various known reasons (e.g. enforcement against breaches of squatter control or squatters found non-existent).

In the past three years (from 2018 to 2020), the number of surveyed domestic squatter structures and non-domestic squatter structures of which the corresponding survey numbers have been deleted are set out in the table below –

Year	No. of surveyed domestic squatter structures with SCS records deleted	No. of surveyed non-domestic squatter structures with SCS records deleted
2018	417	1 224
2019	212	959
2020	215	950

As at 31 December 2020, there were 257 580 surveyed squatter structures (partially or wholly) on private agricultural land and 124 188 surveyed squatter structures on government land.

As at 28 February 2021, 1 642 applications for registration under the Squatter Occupants Voluntary Registration Scheme were received. A breakdown of the applications by district is provided below –

District	No. of applications received up to 28 February 2021
Central & Western	0
Eastern	10
Islands	41
Kowloon City	0
Kwai Tsing	108
Kwun Tong	41
North	355
Sai Kung	57
Sham Shui Po	0
Sha Tin	62
Southern	61
Tai Po	116
Tsuen Wan	61
Tuen Mun	168
Wan Chai	1
Wong Tai Sin	134
Yau Tsim Mong	0
Yuen Long	427
Total	**1 642**

- End -

Reply Serial No.

DEVB(PL)169

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0823)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

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

(a) The respective total numbers of surveyed squatter structures on (i) private agricultural land and (ii) government land throughout the territory in each of the past five years (2016-17 to 2020-21), with a tabulated breakdown by the Squatter Control Office (SCO) responsible and the use of such squatter structures (i.e. domestic use, agricultural use and other uses);

(b) The respective numbers of applications for undertaking repair works for surveyed squatter structures on (a) private agricultural land and (b) government land which the Lands Department (LandsD) (i) received, (ii) approved and (iii) rejected in each of the past five years (2016-17 to 2020-21), with a breakdown by the SCO responsible and the use of such squatter structures; if there were rejected applications, the reasons for that;

(c) The respective numbers of applications for issuance of Letter of Approval for Agricultural Structures received, approved and rejected by LandsD in each of the past five years (2016-17 to 2020-21); if there were rejected applications, the reasons for that;

(d) The average and longest time taken to process applications in the past five years (2016-17 to 2020-21); and the reasons for that;

(e) The respective numbers of non-compliant surveyed (i) domestic and (ii) non-domestic squatter structures which were demolished and cancelled by the Government in each of the past five years (2016-17 to 2020-21), with a tabulated breakdown by the SCO responsible;

(f) The respective numbers of squatter structures which were cancelled or demolished due to new development areas or other land use planning with a tabulated breakdown by the SCO responsible, and the respective numbers of agricultural structures which were cancelled or demolished for the same reasons mentioned above with a tabulated breakdown by district, in each of the past five years (2016-17 to 2020-21);

(g) The number of registration made under the Squatter Occupants Voluntary Registration Scheme so far.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 16)

Reply:

As at 31 December 2020, there were seven regional Squatter Control Offices (SCOs)/Squatter Control Teams (SCTs) in the Lands Department (LandsD), i.e. (i) Hong Kong and Lei Yue Mun (HK&LYM) Office, (ii) Kowloon, Tsuen Wan and Kwai Tsing (K, TW&KT) Office, (iii) SCT under the District Lands Office/ Islands (DLO/Is); (iv) New Territories East(1) (NTE1) Office, (v) New Territories East(2) (NTE2) Office, (vi) New Territories West(1) (NTW1) Office and (vii) New Territories West(2) (NTW2) Office.

(a) In the past five years (from 2016 to 2020), the respective numbers of surveyed squatter structures for domestic use on private agricultural land (PAL) and government land (GL) by various offices are set out below –

	No. of surveyed domestic squatter structures													
Year	**SCO/DLO**													
	HK & LYM		**K,TW & KT**		**DLO/Is**		**NTE1**		**NTE2**		**NTW1**		**NTW2**	
	PAL	GL	PAL	GL	PAL	GL	PAL	GL	PAL	GL	PAL	GL	PAL	GL
2016	782	2 646	2 145	3 334	1 689	5 170	4 950	7 771	16 177	6 735	8 528	5 104	17 321	1 761
2017	781	2 636	2 136	3 322	1 687	5 168	4 915	7 764	16 153	6 721	8 498	5 101	17 234	1 746
2018	781	2 631	2 120	3 174	1 681	5 166	4 893	7 754	16 134	6 721	8 441	5 058	17 160	1 731
2019	781	2 624	2 112	3 159	1 672	5 162	4 881	7 742	16 132	6 721	8 391	5 053	17 094	1 709
2020	781	2 617	2 099	3 156	1 658	5 150	4 878	7 736	16 108	6 721	8 372	5 045	17 020	1 677

In the past five years (from 2016 to 2020), the respective numbers of surveyed squatter structures for non-domestic use on PAL and GL by various offices are set out below –

	No. of surveyed non-domestic squatter structures													
Year	**SCO/DLO**													
	HK & LYM		**K,TW & KT**		**DLO/Is**		**NTE1**		**NTE2**		**NTW1**		**NTW2**	
	PAL	GL	PAL	GL	PAL	GL	PAL	GL	PAL	GL	PAL	GL	PAL	GL
2016	341	1 855	2 971	2 656	2 904	13 207	15 698	28 244	62 537	23 247	34 842	16 995	90 232	7 266
2017	341	1 848	2 955	2 650	2 897	13 188	15 576	28 183	62 428	23 225	34 708	16 968	89 895	7 021
2018	341	1 837	2 944	2 607	2 891	13 183	15 463	28 105	62 379	23 205	34 460	16 872	89 551	6 821
2019	341	1 830	2 930	2 600	2 888	13 179	15 405	28 061	62 351	23 201	34 208	16 839	89 216	6 651
2020	341	1 830	2 919	2 598	2 864	13 143	15 365	28 034	62 231	23 190	34 136	16 824	88 808	6 467

(b) In the past five years (from 2016 to 2020), relevant statistics on applications for repairs of surveyed squatter structures on PAL and GL is set out below –

Year (Note 1)	Number of applications received		Number of applications approved		Number of applications rejected/withdrawn (Note 2)	
	PAL	GL	PAL	GL	PAL	GL
2016	12	19	9	19	3	0
2017	15	24	11	23	4	1
2018	28	37	24	34	4	3
2019	16	17	11	16	5	1
2020	6	28	3	25	3	3

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

Note 2: Key reasons for rejection include applicants' failure to provide necessary documents to prove their identity as the occupant of the surveyed squatter structure, applicants' failure to obtain consent from the registered owner of the PAL for repairing the surveyed squatter structure, etc.

(c) In the past five years (from 2016 to 2020), relevant statistics on applications for Letters of Approval for Agricultural Structures on PAL is set out below –

Year (Note 1)	**Number of applications received**	**Number of applications approved**	**Number of applications rejected/withdrawn** (Note 2)
2016	30	8	3
2017	23	14	23
2018	63	24	25
2019	31	18	9
2020	28	9	10

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

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

(d) In the past five years, the average time taken to process applications for repairs of surveyed squatter structures on PAL/GL was around 25 days and the longest processing time was 100 days. The reason for the relatively long processing time of a particular case was due to the applicant's failure to obtain consent of the registered owners of the PAL for repairs of the surveyed squatter structure despite he/she had been given 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, LandsD in general takes around four months to issue such approval. For complicated cases, the processing time would be longer if there are land title or boundary problems or requirements imposed by other regulatory authorities that need to be resolved.

(e) In the past five years (from 2016 to 2020), the number of non-compliant structures (not limited to surveyed squatter structures) on GL demolished and cancelled by SCO/SCT is set out below –

Year	**Number of non-compliant structures on GL demolished and cancelled by SCO/SCT**
2016	271
2017	235
2018	182
2019	130
2020	184

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

NDA	**Year**				
	2016-17	**2017-18**	**2018-19**	**2019-20**	**2020-21***
Kwu Tung North and Fanling North NDAs	0	0	0	0	309
Hung Shui Kiu NDA^	0	0	0	0	0
Yuen Long South Development Area^	0	0	0	0	0
* As at 28 February 2021 ^ Land clearance not yet commenced					

(g) The Squatter Occupants Voluntary Registration Scheme is a one-off exercise launched on 1 November 2018 to complement the government initiative announced on 10 May 2018 to enhance the ex-gratia compensation and rehousing arrangements for persons residing in squatter structures affected by the Government's development clearance exercises. Specifically, for persons residing in licensed non-domestic structures or in squatter structures recorded for non-domestic uses in the 1982 Squatter Control Survey since 10 May 2018 or before, subject to their registration with LandsD

under the Scheme, they will fulfil the basic eligibility requirement on applying for rehousing and ex-gratia allowances if their non-domestic squatter structures are cleared in the Government's development clearance exercises in future. As at 28 February 2021, LandsD received 1 642 applications under the Squatter Occupants Voluntary Registration Scheme. The Scheme will run until 31 October 2021. The Government will continue to encourage eligible occupants to register.

- End -

Reply Serial No.

DEVB(PL)170

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0843)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Regarding the management of government land, please inform this Committee of:

(a) The staff establishment for conducting inspections of government land and the numbers of inspections in the past three years (2018-19 to 2020-21).

(b) The figures on unlawful occupation of government land detected by the Government in the past three years (2018-19 to 2020-21).

(c) The respective figures on prosecution by the Government and successful conviction, as well as the highest and lowest fine imposed respectively upon conviction in the past three years (2018-19 to 2020-21).

(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.: 70)

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 (2018-19 to 2020-21), an average of around 240 staff were involved in land control work. LandsD does not have readily available information on the number of inspections conducted in the past three years.

(b) In the past three calendar years (2018 to 2020), there were 10 731, 10 448 and 9 052 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. LandsD has been following up on the enforcement work for these cases in accordance with established practice.

(c) LandsD may pursue prosecution action when unlawful occupation does not cease following the issue of statutory notices and where the identity of the occupier can be ascertained with sufficient evidence. In the past three calendar years (2018 to 2020), 21, 12 and 19 prosecutions were instituted respectively for unlawful occupation of government land. Among them, 20, 11 and 18 cases were convicted respectively and the fines imposed 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 -

Reply Serial No.

DEVB(PL)171

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0877)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

With regard to assessing ex-gratia payments to primary producers in the agriculture and fisheries industries arising from development projects, please inform this Committee:

(a) What was the total amount of ex-gratia payments disbursed to primary producers in the agriculture and fisheries industries arising from various development projects in each of the past three years (2018-19 to 2020-21)? What were the respective numbers of applications? Please list the figures with a breakdown by development project.

(b) What are the respective numbers of applications for ex-gratia allowance under and pending processing? Please advise when the processing of all applications is expected to be completed and payments to be disbursed.

(c) What were the number of applications for ex-gratia allowance processed and total amount of ex-gratia payments disbursed by the Government in each of the past three years (2018-19 to 2020-21)?

(d) What are the respective numbers of applications for ex-gratia allowance under and pending processing? Please advise when the processing of all applications is expected to be completed and payments to be disbursed.

(e) Since the commencement of the Fisheries Protection (Amendment) Ordinance 2020, the relevant local fishing vessel registration, Provisional Approval of Registration and Certificate of Eligibility for Registration have been open for applications. How many applications for ex-gratia allowance have been processed afresh by the relevant authorities so far? How many vessels were involved?

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 39)

Reply:

(a) & (c) The total amount of ex-gratia payments disbursed to farmers, fishermen and mariculturists affected by various types of projects and the number of applications involved in the past three financial years are tabulated below –

Nature of projects	2018-19 ($ million) [Number of applications involved]	2019-20 ($ million) [Number of applications involved]	2020-21 (up to end February 2021) ($ million) [Number of applications involved]
Sewerage works	0 [0]	0.02 [1]note	0.34 [13]
Road works	0.28 [15]	2.54 [27]	3.08 [41]
Land supply	0.33 [15]	3.95 [50]note	60.69 [105]
Railways	0 [0]	0.01 [1]note	0 [0]
Marine works	88.11 [668]	0 [0]	0.08 [56]
Other public works	0 [0]	0.72 [5]	0.80 [21]
Total	88.72 [698]	7.24 [84]	64.99 [236]

Note : The figures in last year's reply were counted up to end February 2020. There were three additional cases under "Sewerage works", "Land supply" and "Railways" up to 31 March 2020. The total number of applications up to 31 March 2020 should be 84.

(b) & (d) For ex-gratia payments to farmers, fishermen and mariculturists, about 356 applications were being processed as at 28 February 2021. It is expected that the processing of all these applications would be completed with payment to be disbursed on a progressive basis within 2021.

(e) Since the commencement of the Fisheries Protection (Amendment) Ordinance 2020 ("the Ordinance") on 13 November 2020, no application for ex-gratia allowance was received up to 28 February 2021 from the previous rejected cases on the grounds that they have applied to the Agriculture, Fisheries and Conservation Department for local fishing vessel registration, provisional approval of registration and certificate of eligibility for registration under the Ordinance.

- End -

Reply Serial No.

DEVB(PL)172

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1344)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

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.: 34)

Reply:

A) Among the residential sites disposed of in the past three financial years (up to 28 February 2021 for 2020-21) by the Government, no site was issued with occupation permit as at 31 January 2021.

B) Details of the residential sites disposed of in the past three financial years (up to 28 February 2021 for 2020-21) by the Government for which occupation permit has not yet been issued as at 31 January 2021 are as follows –

Item	Disposal date (Note 1)	Lot - Location	User (Note 2)	Maximum total 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)
2018-19						
1	11 April 2018	TYTL 192 – Junction of Liu To Road and Hang Mei Street, Tsing Yi, New Territories	Residential	Not specified	(320) [31 December 2023]	(b)
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]	(c)
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]	(a)
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]	(c)
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]	(c)
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	(150) [30 September 2024]	(a)

Item	Disposal date (Note 1)	Lot - Location	User (Note 2)	Maximum total 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)
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]	(c)
9	27 December 2018	NKIL 6575 – Kai Tak Area 4B Site 2, Kai Tak, Kowloon	Residential	55 192 m^2	(1 059) [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)	(453) [30 September 2024]	(a)
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]	(1 910) [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	(25) [31 December 2024]	(c)
13	13 March 2019	Lot 5382 in DD 116 – Tai Kei Leng, Yuen Long, New Territories	Residential	3 916.5 m^2	(112) [30 June 2024]	(b)
14	27 March 2019	NKIL 6576 – Kai Tak Area 4B Site 1, Kai Tak, Kowloon	Residential	67 081 m^2	(1 456) [31 December 2024]	(c)
2019-20						
1	7 May 2019	NKIL 6552 – Kai Tak Area 4C Site 2, Kai Tak, Kowloon	Residential	59 566 m^2 (57 612 m^2)	(395) [31 December 2024]	(a)
2	26 June 2019	NKIL 6553 – Kai Tak Area 4C Site 1, Kai Tak, Kowloon	Residential	66 367 m^2 (64 469 m^2)	(581) [31 March 2025]	(a)
3	24 July 2019	NKIL 6577 – Kai Tak Area 4A Site 1, Kai Tak, Kowloon	Residential	99 948 m^2	(2 160) [31 March 2025]	(a)
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]	(c)

Item	Disposal date (Note 1)	Lot - Location	User (Note 2)	Maximum total 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	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]	(c)
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]	(c)
7	13 January 2020	TMTL 518 – Castle Peak Road – Castle Peak Bay, Area 48, Tuen Mun, New Territories	Residential	54 152 m^2	(1 175) [31 March 2026]	(c)
2020-21 (up to 28 February 2021)						
1	1 April 2020	KIL 11238 – Reclamation Street and Shanghai Street, Mong Kok, Kowloon	Residential	2 272.5 m^2 (1 893.75 m^2)	(13) [31 December 2024]	(c)
2	28 April 2020	KIL 11240 – Junction of Soy Street and Shanghai Street, Mong Kok, Kowloon	Residential	5 629.5 m^2 (4 691.25 m^2)	(Subject to actual design by developer) [31 December 2024]	(c)
3	19 May 2020	Lot 1069 in SD 3 – Off Anderson Road, Kwun Tong, Kowloon	Residential	101 185 m^2	(Subject to actual design by developer) [31 March 2026]	(c)
4	27 May 2020	APIL 137 – Ap Lei Chau Praya Road, Ap Lei Chau, Hong Kong	Residential	Not specified (8 201.6 m^2)	(Subject to actual design by developer) [31 March 2025]	(c)
5	29 July 2020	TPTL 243 – Ma Wo Road, Tai Po, New Territories	Residential	72 640 m^2	(Subject to actual design by developer) [31 March 2026]	(c)
6	26 August 2020	Lot 1003 in DD 214 – Hiram's Highway near Heung Chung Road, Ho Chung, Sai Kung, New Territories	Residential	5 344 m^2	(Subject to actual design by developer) [31 December 2026]	(c)
7	28 October 2020	TPTL 241 – Tai Po Road – Tai Po Kau, Tai Po, New Territories	Residential	9 357 m^2	(Subject to actual design by developer) [30 June 2025]	(c)
8	2 December 2020	NKIL 6603 – Kai Tak Area 4E Site 1, Kai Tak, Kowloon	Residential	30 514 m^2 (29 404 m^2)	(Subject to actual design by developer) [30 September 2026]	(c)

Item	Disposal date (Note 1)	Lot - Location	User (Note 2)	Maximum total 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)
9	23 December 2020	RBL 1211 – Nos. 2, 4, 6 and 8 Mansfield Road, The Peak, Hong Kong	Residential	24 093 m^2	(Subject to actual design by developer) [31 March 2027]	(c)
10	9 February 2021	RBL 1222 – Nos. 9 and 11 Mansfield Road, The Peak, Hong Kong	Residential	13 468 m^2	(Subject to actual design by developer) [30 June 2027]	(c)
11	17 February 2021	NKIL 6604 – Kai Tak Area 4E Site 2, Kai Tak, Kowloon	Residential	60 214 m^2 (58 024 m^2)	(Subject to actual design by developer) [31 December 2026]	(c)

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 are as specified in the Conditions of Sale, if stipulated.

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 is as specified in the Conditions of Sale.

Note 6: The three categories of the current progress based on information from BD up to 31 January 2021 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; and

(c) construction has not commenced.

- End -

Reply Serial No.

DEVB(PL)173

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1197)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

In 2020, the Lands Department (LandsD) helped resume 23.81 hectares and clear 203.7 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 23.81 hectares of resumed land by District Lands Office (DLO), 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 eligible occupants will be about $9.329 billion and $762 million respectively in 2021, representing a substantial increase over the actual expenditure in 2020. The Government attributes the increase to expenditure incurred for payment of compensation for land resumed in 2019, 2020 and 2021 for a number of large-scale projects. What are the details of these large-scale projects?

3. Under Matters Requiring Special Attention in 2021-22, it is stated that LandsD will continue to 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 DLO, manpower involved and estimated expenditure.

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 1)

Reply:

1. The locations, areas and estimated expenditures involved for resuming about 23.81 hectares (ha) of private land in 2020 under various applicable ordinances are as follows –

Location (by District Lands Office (DLO))	**Area resumed (ha)**	**Estimated compensation expenditure ($ million)**
Tai Po	0.09	5.10
North	9.69	352.88
Yuen Long	11.81	1,251.29
Tuen Mun	2.13	172.38
Sha Tin	0.09	1.86
Total	23.81	1,783.51

2. The major large-scale projects and their respective compensation involved are: (i) First Phase Development of Kwu Tung North New Development Area and Fanling North New Development Area ($5,034 million), (ii) First Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area ($1,251 million), (iii) Developments at Kam Tin South, Yuen Long ($696 million), (iv) Agricultural Park in Kwu Tung South (Phase 1) ($332 million), (v) Development of Lok Ma Chau Loop, Main Works Package 1 ($314 million), (vi) Central - Wanchai Bypass and Island Eastern Corridor Link ($282 million) and (vii) Development at Long Bin, Yuen Long ($231 million).

3. The on-going and new projects requiring resumption and clearance of land in 2021-22 include road works, sewerage works, public housing developments, etc. The nature of these projects by geographical location of the relevant DLO is as follows –

Location (by DLO)	**Nature of on-going and new projects requiring resumption and clearance of land in 2021-22 (Number of projects)**
Hong Kong East	Road works (3)
Hong Kong West and South	Railway works (1) and Other public works (1)
Kowloon East	Railway works (1), Road works (4), Public housing (1) and Other public works (1)
Kowloon West	Railway works (1), Road works (1) and Public housing (1)
Sai Kung	Road works (4), Public housing (1), Drainage works (2) and Sewerage works (4)
Sha Tin	Sewerage works (1)
Tai Po	Road works (2), Drainage works (1) and Sewerage works (15)
North	Road works (7), New Town Development (1), Sewerage works (5), Water works (1) and Other public works (7)
Tsuen Wan & Kwai Tsing	Road works (1) and Other public works (1)
Tuen Mun	Road works (4), Public housing (1), Drainage works (2), Sewerage works (6) and Other public works (1)
Yuen Long	Railway works (1), Road works (14), Public housing (4), New Town Development (1), Drainage works (8), Sewerage works (5) and Other public works (1)
Islands	Road works (4), Public housing (2), Sewerage works (12), Water works (1) and Other public works (4)

It is estimated that about 350 officers would be involved in undertaking the above land resumption and clearance work in 2021-22. The total estimated expenditure for payment of compensation arising from land resumption and clearance in 2021-22 for these on-going and new projects is about $10,091 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1199)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

In 2020, the Lands Department (LandsD) managed and maintained about 1 283 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 1 283 vacant sites by District Lands Office (DLO), number of sites, area of land and land use under lease.

2. Please provide a breakdown of the 152 government properties that required maintenance by DLO, property type and age.

3. Regarding the management and maintenance of vacant government sites and government properties, what was the actual expenditure incurred in 2020? 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.: 2)

Reply:

1. In 2020, the Lands Department (LandsD) managed 1 283 vacant 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 (m^2) (About)
Hong Kong East	28	147 000
Hong Kong West & South	73	436 000
Kowloon East	49	82 000
Kowloon West	39	113 000

DLO	No. of Sites	Area (m^2) (About)
Islands	91	599 000
North	214	297 000
Sai Kung	40	107 000
Sha Tin	56	75 000
Tuen Mun	104	375 000
Tai Po	99	103 000
Tsuen Wan & Kwai Tsing	135	406 000
Yuen Long	355	480 000
Total	**1 283**	**3 220 000**

There is no land lease for these vacant sites.

2. LandsD manages certain properties on behalf of the Government, mainly including 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 of Properties (years)	Number of Properties/ Units
Hong Kong East	Commercial/residential	60 to 69	7
Hong Kong West & South	Industrial	Over 35	1
	Commercial/residential	Over 45	1
	Residential	Over 80	1
		No information available	2
Kowloon West	Commercial/residential	50 to 59	20
		60 to 69	87
	Commercial	No information available	33
		Total	152

3. The expenditure for management of unleased government sites and properties has been subsumed as part of the general land control and management cost of LandsD. No separate breakdown is available.

As regards properties maintained by LandsD, the maintenance expenditure for these properties amounts to about $3.06 million in 2020-21 (up to February 2021) and the estimated expenditure in 2021-22 is about $3.35 million.

4. To optimise the utilisation of land resources, LandsD will put up 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.

For those sites which are considered suitable for disposal by open tender for letting as short-term tenancies (STTs) for commercial uses (e.g. fee-paying public carparks), 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 bureaux or government departments intend to use individual sites (e.g. temporary works sites), LandsD will process such applications for allocation to departments for government uses according to the established procedures. Furthermore, LandsD has uploaded details of those sites which are available for STT application by non-governmental organisations 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 February 2021, information of around 940 such sites (including sites of vacant school premises) was uploaded and available for application.

- End -

Reply Serial No.

DEVB(PL)175

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1204)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

In 2020, the Lands Department (LandsD) took land control actions leading to clearance of 8 929 sites involving unlawful occupation of government land, handled 949 cases involving breaches of lease conditions, and took control actions against 184 unauthorised squatters in breach of the squatter control policy. In this connection, will the Government inform this Committee of the following:

1. Please provide a breakdown of those 8 929 sites by District Lands Office and nature of unlawful occupation.

2. Please provide a breakdown of those 949 cases involving breaches of lease conditions by type of lease breach.

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 in the Government. Please provide a breakdown of those 949 handled cases of lease breaches by type of control action mentioned above.

4. The Government has taken control actions against 184 unauthorised squatters in breach of the squatter control policy. Please list the control actions by nature. Have all the 184 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 violation of the squatter control policy?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 3)

Reply:

1. The breakdown of 8 929 sites cleared from unlawful occupation in 2020 by District Lands Offices and by the nature of unlawful occupation is provided below –

Breakdown by District Lands Offices:

District	No. of government sites cleared
Hong Kong East	1 244
Hong Kong West & South	516
Kowloon East	1 448
Kowloon West	2 071
Islands	182
North	257
Sai Kung	336
Sha Tin	288
Tuen Mun	182
Tai Po	573
Tsuen Wan & Kwai Tsing	408
Yuen Long	1 424
Total	**8 929**

Breakdown by nature of unlawful occupation:

Nature of unlawful occupation	No. of cases cleared
Abandoned Vehicles	489
Banners	1 755
Bicycles	899
Dumping	1 459
Illegal Car Parking Sites	204
Shop Front Extensions	390
Skips	511
Structures	1 648
Others (including miscellaneous objects)	1 574
Total	**8 929**

Note: A case may involve unlawful occupation of government land of multiple nature and the above breakdown is based on the main nature of the unlawful occupation.

2. The breakdown of 949 cases involving breaches of lease conditions handled by the Lands Department (LandsD) in 2020 by type of lease breaches is as follows –

Type of lease breach	Number of cases with lease enforcement action taken
Unauthorised structures on Private Agricultural Land	580
Non-conforming uses of Industrial Buildings	261
Non-conforming uses of Residential/Non-Industrial Buildings	73
Unauthorised structures in New Territories Exempted Houses (NTEHs)	20
Other cases (including breach of right-to-inspect clause, breach of user and health requirements of NTEHs, etc.)	15
Total	**949**

3. In 2020, LandsD issued warning letters for 949 cases involving breaches of lease conditions. In the same year, there were 548 cases with lease breaches rectified, 427 cases with warning letters registered in the Land Registry (LR) as the owners concerned did not rectify the breaches upon the expiry of warning period, and six cases with re-entry/vesting action taken. As the processing of a case may straddle different periods, 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 184 unauthorised structures in breach of the squatter control policy with control actions taken in 2020, 59 structures were formerly surveyed squatter structures in breach of squatter control policy with their survey records deleted. The other 125 structures were unauthorised structures without approval. All 184 unauthorised structures had been demolished.

5. In 2021-22, about 790 full-time equivalent staff will be deployed for land control, lease enforcement and squatter control works at an estimated staff cost of $350 million (excluding posts performing general administrative and clerical support duties).

- End -

Reply Serial No.

DEVB(PL)176

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1206)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

1. In 2020, 2 137 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. Of the 2 137 applications already processed, how many were approved and rejected? Please provide a breakdown of the rejected cases by district and reason for rejection.

3. Of the 2 137 applications already processed, what were the respective numbers of applications approved by way of Free Building Licence, Private Treaty Grant and Land Exchange?

4. What are the resources and manpower to be deployed by the department in the coming year for processing small house applications?

5. 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 an application?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 4)

Reply:

1. The number of small house cases processed by the Lands Department (LandsD) in 2020 was 2 137, representing 93% of the original estimate which is 2 300. The number of cases processed each year may vary owing to a wide range of factors, such as the complexity of the applications, the response of the applicant to LandsD's enquiries or requests for information, whether local objections were received, etc. The performance in 2020 was undermined by the special work arrangements in combating COVID-19.

2. Of the 2 137 applications processed in 2020, 155 applications were approved and 535 applications were rejected. A breakdown of the rejected cases by District Lands Office (DLO) is set out below –

DLO	Number of cases rejected
Islands	5
North	56
Sai Kung	8
Sha Tin	6
Tai Po	122
Tsuen Wan & Kwai Tsing	3
Tuen Mun	9
Yuen Long	326
Total	**535**

LandsD does not compile statistics on the reasons for rejecting applications.

3. In the light of the judgment of the Court of First Instance on the judicial review of the Small House Policy, LandsD suspended the receipt and processing of applications for government land for building small houses by way of Private Treaty Grant and Land Exchange between 8 April 2019 and 21 February 2021. Therefore, small house applications processed and approved in 2020 did not cover these two types of applications.

4. LandsD does not have precise information on the number of staff dedicated to the processing of small house applications as some of the staff involved in processing small house applications are also responsible for other land administration duties. LandsD reviews and redeploys manpower from time to time in light of changing operational requirements. As a general reference, around 100 staff members are involved in processing small house applications in LandsD. This arrangement will largely continue in the coming year.

5. The number of small house cases completed each year and the time taken for processing each case will vary owing to various factors, including the nature and complexity of issues relating to each application, whether local objections are received, and whether there are requirements to be fulfilled in advance under other regulatory regimes. Our prevailing performance pledge is to process not less than 2 300 applications a year. For straightforward small house applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For non-straightforward cases, depending on the nature and complexity of the issues involved, the processing time will be longer.

- End -

Reply Serial No.

DEVB(PL)177

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1211)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

1. In 2020, 478 cases of rebuilding village houses were processed. Please provide a breakdown of the 478 cases by District Lands Office and type of rebuilding.

2. Of the 478 cases already processed, how many were approved and rejected respectively? Please provide a breakdown of the rejected cases by district and reason for rejection.

3. Has the department developed any performance indicators for processing applications for village house rebuilding, such as the time generally required for replying to applicants upon receipt of applications and the time required for processing an application?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 5)

Reply:

1. The breakdown of 478 applications of rebuilding village houses processed in 2020 is set out below –

District Lands Office	Number of applications for rebuilding of village houses processed in 2020		
	Old Schedule House Lot	Non-old Schedule House Lot	Total
Islands	20	4	24
North	47	15	62
Sai Kung	11	6	17
Sha Tin	7	22	29
Tai Po	33	38	71
Tsuen Wan & Kwai Tsing	4	8	12

District Lands Office	Number of applications for rebuilding of village houses processed in 2020		
	Old Schedule House Lot	Non-old Schedule House Lot	Total
Tuen Mun	9	3	12
Yuen Long	175	76	251
Total	**306**	**172**	**478**

2. Of the 478 rebuilding applications, 268 cases were approved and 210 cases were rejected. The breakdown of the rejected cases by district is set out below –

District	Number of cases rejected
Islands	18
North	16
Sai Kung	8
Sha Tin	14
Tai Po	18
Tsuen Wan & Kwai Tsing	6
Tuen Mun	8
Yuen Long	122
Total	**210**

The Lands Department (LandsD) does not compile statistics on the reasons for rejecting rebuilding applications.

3. The processing time for rebuilding applications of village houses depends on the nature and complexity of issues involved in each case. In general, for straightforward cases, it takes around eight months to approve an application. For complicated cases, such as those associated with local objections, land title or boundary problems or requirements imposed by other relevant departments, the processing time will be longer. LandsD will continue to review its work in processing rebuilding applications with a view to streamlining the procedures and shortening the time required. We will actively consider setting up a performance pledge for straightforward rebuilding applications in 2022-23.

- End -

Reply Serial No.

DEVB(PL)178

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1213)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

1. In 2020, 16 pieces of land were granted by way of private treaty, with 54.74 hectares in total. Please provide a breakdown of these 16 pieces of land by District Lands Office and land use.

2. What are the resources and manpower to be deployed by the department in the coming year for processing the relevant applications?

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

Reply:

1. Details of the 16 private treaty grants executed in 2020 by District Lands Office are set out below –

Item	Execution Date of Land Document	Lot Number/ Location	Site Area (hectares) (about)	User (Note 1)	Grantee
District Lands Office/Hong Kong West and South					
1.	24 February 2020	Aberdeen Inland Lot No. 471 Shek Pai Wan Road, Aberdeen	0.7755	Residential	Hong Kong Housing Society

Item	Execution Date of Land Document	Lot Number/ Location	Site Area (hectares) (about)	User (Note 1)	Grantee
District Lands Office/Kowloon East					
2.	20 May 2020	New Kowloon Inland Lot No. 6632 Choi Hung Road, Diamond Hill	0.6320	Residential	Hong Kong Housing Authority
3.	24 June 2020	New Kowloon Inland Lot No. 6626 Ting On Street, Kwun Tong	0.2182	Residential	Hong Kong Housing Society
District Lands Office/Kowloon West					
4.	2 April 2020	Kowloon Inland Lot No. 11260 West Kowloon Cultural District, Tsim Sha Tsui	38.6488	West Kowloon Cultural District Development	West Kowloon Cultural District Authority
5.	2 July 2020	New Kowloon Inland Lot No. 6627 Junction of Un Chau Street, Tonkin Street and Fuk Wing Street, Sham Shui Po	0.1075	Residential	Urban Renewal Authority
6.	22 December 2020	Kowloon Inland Lot No. 11267 In between Chung Hau Street and Oi Sen Path, Ho Man Tin	1.1779	Student Hostel and Academic Facilities	Hong Kong Polytechnic University

Item	Execution Date of Land Document	Lot Number/ Location	Site Area (hectares) (about)	User (Note 1)	Grantee
District Lands Office/Islands					
7.	22 May 2020	Tung Chung Town Lot No. 46 Area 54, Tung Chung, Lantau Island	3.2462	Residential	Hong Kong Housing Authority
District Lands Office/Sha Tin					
8.	26 February 2020	Sha Tin Town Lot No. 596 Ma On Shan Road, Ma On Shan, Sha Tin	1.9093	Residential	Hong Kong Housing Authority
District Lands Office/Sai Kung					
9.	30 March 2020	Tseung Kwan O Town Lot No. 70 Section A and Tseung Kwan O Town Lot No. 70 Remaining Portion Site D, 1 Lohas Park Road, Tseung Kwan O	Not applicable (Note 2)	Residential	MTR Corporation Limited
10.	25 September 2020	Lot No. 1072 in Survey District No. 3 Off Anderson Road, Kwun Tong	1.7456	Residential and Kindergarten	Hong Kong Housing Society

Item	Execution Date of Land Document	Lot Number/ Location	Site Area (hectares) (about)	User (Note 1)	Grantee
11.	8 December 2020	Tseung Kwan O Town Lot No. 70 Section A and Tseung Kwan O Town Lot No. 70 Remaining Portion Site KL, 1 Lohas Park Road, Tseung Kwan O	Not applicable (Note 2)	Residential	MTR Corporation Limited
District Lands Office/Tsuen Wan and Kwai Tsing					
12.	5 March 2020	Tsing Yi Town Lot No. 188 Cheung Fai Road, Tsing Yi	0.3087	Animal Welfare Centre	Society for the Prevention of Cruelty to Animals (Hong Kong) Trustees Incorporated
District Lands Office/Tuen Mun					
13.	27 August 2020	Tuen Mun Town Lot No. 560 Area 48, So Kwun Wat, Tuen Mun	3.7984	Non-profit-making International School	Harrow International School (Hong Kong) Limited
14.	8 November 2020	Tuen Mun Town Lot No. 558 Castle Peak Road, So Kwun Wat, Tuen Mun	1.6928	Non-profit-making Post-secondary College	Chu Hai College of Higher Education Limited

Item	Execution Date of Land Document	Lot Number/ Location	Site Area (hectares) (about)	User (Note 1)	Grantee
District Lands Office/Yuen Long					
15.	5 October 2020	Hung Shui Kiu Town Lot No. 1 Hung Ping Road, Hung Shui Kiu, Yuen Long	0.2370	Residential	Hong Kong Housing Society
16.	28 December 2020	Hung Shui Kiu Town Lot No. 2 Hung Yuen Road, Hung Shui Kiu, Yuen Long	0.2380	Residential	Hong Kong Housing Society

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 areas of these two sites in Lohas Park, Tseung Kwan O have been excluded as they form parts of Tseung Kwan O Town Lot No. 70 granted previously.

Information on private treaty grants executed is published on the Lands Department (LandsD) website (www.landsd.gov.hk/en/exc_mod/ptg.htm) on a monthly basis.

2. The land administrative work for processing of applications for private treaty grant is carried out by staff of LandsD as part of their overall land administration duties. There is no separate breakdown of the resources and manpower solely for handling the above work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1216)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

1. In 2020, 31 short-term tenancies (STTs) were let by tender to non-government entities for use of government land. Please provide a breakdown of the STTs by District Lands Office (DLO), name of the entity, land use and tenure. Of the 31 STTs, how many were renewed tenancies?

2. In 2020, 117 STTs were let by direct grant to non-government entities for use of government land. Please provide a breakdown of the STTs by DLO, name of the entity, land use and tenure. Of the 117 STTs, how many were renewed tenancies?

3. What are the criteria for the department to consider granting STTs?

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

Reply:

1. The number and area of 31 short-term tenancies (STTs) let by tender by the Lands Department (LandsD) in 2020 by District Lands Office (DLO) are set out in the table below –

District (by DLO)	Number of STTs	Area (hectare) (about)
Hong Kong East	2	0.41
Hong Kong West & South	1	0.25
Kowloon East	2	0.80
Kowloon West	4	3.24
Islands	1	0.22
North	3	0.99

District (by DLO)	Number of STTs	Area (hectare) (about)
Sai Kung	5	3.59
Sha Tin	-	-
Tuen Mun	5	1.81
Tai Po	1	0.08
Tsuen Wan & Kwai Tsing	4	2.30
Yuen Long	3	0.58
Total	**31**	**14.27**

The fixed term of the above STTs ranges from six months to seven years. Their uses include fee-paying public carparks, storage of goods, ship or boat building/repairing, container storage/handling, recycling operation, plant nursery etc. As these STTs are newly let, none of them are renewal cases. Further information on these STTs is published on LandsD's website (www.landsd.gov.hk/en/stt/records.htm).

2. The number and area of the 117 STTs let by direct grant by LandsD in 2020 by DLO are set out in the table below –

District (by DLO unless otherwise stated)	Number of STTs	Area (hectare) (about)
Hong Kong East	2	0.12
Hong Kong West & South	3	1.15
Kowloon East	3	3.69
Kowloon West	7	1.37
Islands	9	15.75
North	3	32.67
Sai Kung	28	4.16
Sha Tin	2	0.86
Tuen Mun	4	3.55
Tai Po	17	0.11
Tsuen Wan & Kwai Tsing	1	0.08
Yuen Long	37	4.79
Sites for railway development projects	1	0.00 (less than 0.01)
Total	**117**	**68.30**

The term certain of the above direct grant STTs ranges from three months to seven years and thereafter a periodic term varied from monthly to yearly. Their uses include private gardens; open/covered storage and shops; works areas/sites required for various projects such as public housing developments, railway development projects, airport facilities; transitional housing; and recreation/education/community/other non-profit making uses. As these STTs are newly granted, they are not renewed tenancies.

3. To optimise the utilisation of land resources, LandsD will put up 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 STTs for commercial uses (e.g. fee-paying public carparks etc.), or putting them up for application by non-governmental organisations or social enterprises for community, institutional or non-profit-making purposes.

In general, STTs are granted by LandsD by the following means –

(i) Sites of commercial interest to the public (including those with specific uses supported by or in consultation with relevant bureaux/departments) are granted through open tender.

(ii) With policy support provided by the relevant bureaux/departments, sites of no commercial interest to the public may be granted directly to organisations for community, institutional or non-profit making uses that support specific policy objectives.

(iii) Direct grant of STT (for private use) that does not require policy support generally covers the following –

(1) Sites of no commercial interest to the public may be granted directly to individuals or organisations for private use upon receiving applications, subject to conditions;

(2) Sites for regularising unauthorised occupation of government land through STTs subject to fulfilment of specific criteria (such as unlawful occupation not commencing on or after 28 March 2017 which is the date on which the department tightened regularisation arrangement, land incapable of reasonable separate alienation, land not required for other developments in the near future, etc.), as well as conversion of government land licences to STTs.

- End -

Reply Serial No.

DEVB(PL)180

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1218)

Head: (91) Lands Department

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

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

1. The number of usage sessions of MyMapHK mobile map application dropped substantially by about 27.8%, from 2 705 718 in 2019 to 1 953 869 in 2020. The Government attributed the reduction to the change in counting method by the service provider. What are the differences between the original and new counting methods? Why was such a change made?

2. What was the expenditure incurred for maintaining operation, updating software and enriching information of the application? What was the manpower involved? What is the estimated resource deployment in the coming year?

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

Reply:

1. To reflect a more accurate estimate about usage sessions, MyMapHK mobile map app has applied a new analytics service since October 2019 which adopts an 'event-based' counting method. The previous counting method was based on the conventional 'screenview' approach. Under the new method, multiple screenviews of the same event and of different browsing times in the mobile map app are counted as one usage session.

2. MyMapHK mobile map app is developed and maintained by the Lands Department with the existing staff resources and no separate breakdown of estimated expenditure is available.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1548)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Please provide details of the projects in which the Lands Department invoked/will invoke the Lands Resumption Ordinance to resume land in the New Territories for purposes including residential use over the past five years and in the coming year.

Name of project	Estimated area of land to be resumed as required by the project	Anticipated number of title shares and landowners/body corporates to be involved	Ex-gratia compensation rates for the land resumed and compensation rate per square foot for the agricultural land resumed	Number of private/public units that can be provided by the project

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

Reply:

The Lands Department (LandsD) invokes the Lands Resumption Ordinance (Cap. 124) and various other ordinances (such as the Roads (Works, Use and Compensation) Ordinance (Cap. 370) for roads and sewerage works) to resume private land in the New Territories for development projects. Confining solely to the Lands Resumption Ordinance as asked in the question, LandsD resumed private land in the New Territories for nine public works projects in the previous five financial years up to 2020-21 (up to 28 February 2021). Details are set out below –

Year	Name of project	Estimated area of land resumed/to be resumed as required by the project (hectares) (ha)	Anticipated number of title shares and landowners/ body corporates to be involved	Ex-gratia compensation rates for the land resumed and compensation rate per square foot for the agricultural land resumed (HK$) (Note 1)	Estimated number of private/ public housing units that can be provided by the project (Note 2)
2016-17	Purpose-built Complex of Residential Care Homes for the Elderly in Area 29 of Kwu Tung North New Development Area	1.50	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Basic rate with effect from 1 April to 30 September 2016: $927	Not applicable (N.A.)
2017-18	Development at Wang Chau, Yuen Long	2.37	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Basic rate with effect from 1 April to 30 September 2017: $927	4 000
2018-19	Construction of Estate Road, Drains and Sewers of the Public Housing Development at Queen's Hill, Fanling	0.03	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Basic rate with effect from 1 October 2018 to 31 March 2019: $1,124	12 000
	Construction of Two Primary Schools at Queen's Hill, Fanling	0.05	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Basic rate with effect from 1 October 2018 to 31 March 2019: $1,124	N.A.

Year	Name of project	Estimated area of land resumed/to be resumed as required by the project (hectares) (ha)	Anticipated number of title shares and landowners/ body corporates to be involved	Ex-gratia compensation rates for the land resumed and compensation rate per square foot for the agricultural land resumed (HK$) (Note 1)	Estimated number of private/ public housing units that can be provided by the project (Note 2)
2019-20	The First Phase Development of Kwu Tung North New Development Area and Fanling North New Development Area	53.02	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Basic rate with effect from 1 October 2019 to 31 March 2020 : $1,158	21 000
2020-21	Northeast New Territories Landfill Extension	1.09	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Basic rate with effect from 1 April to 30 September 2020: $1,124	N.A.
	The First Phase Development of Hung Shui Kiu/ Ha Tsuen New Development Area	8.67	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Basic rate with effect from 1 April to 30 September 2020: $1,124	1 400
	Public Housing and Education Facilities near Kei Lun Wai and Kwong Shan Tsuen in Area 54, Tuen Mun	1.92	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Basic rate with effect from 1 April to 30 September 2020: $1,124	1 700

Year	Name of project	Estimated area of land resumed/to be resumed as required by the project (hectares) (ha)	Anticipated number of title shares and landowners/ body corporates to be involved	Ex-gratia compensation rates for the land resumed and compensation rate per square foot for the agricultural land resumed (HK$) (Note 1)	Estimated number of private/ public housing units that can be provided by the project (Note 2)
	The Establishment of an Agricultural Park in Kwu Tung South (Phase 1)	6.24	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Basic rate with effect from 1 April to 30 September 2020: $1,124	N.A.

Subject to completion of the relevant statutory processes and approval of the relevant funding, LandsD plans to invoke the Lands Resumption Ordinance to resume private land in the New Territories for six public works projects in 2021-22 as follows –

Year (Note 3)	Name of project	Estimated area of land resumed/to be resumed as required by the project (ha)	Anticipated number of title shares and landowners/ body corporates to be involved	Ex-gratia compensation rates for the land resumed and compensation rate per square foot for the agricultural land resumed (HK$) (Note 1)	Estimated number of private/ public housing units that can be provided by the project (Note 2)
2021-22	Development at Tung Chung New Town Extension – Public Housing Developments and Other Facilities in Areas 42, 45A, 45B, 45D, 45F and 46 (Public Housing Development in Area 42, Tung Chung)	3.19	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Not yet available	6 600

Year (Note 3)	Name of project	Estimated area of land resumed/to be resumed as required by the project (ha)	Anticipated number of title shares and landowners/ body corporates to be involved	Ex-gratia compensation rates for the land resumed and compensation rate per square foot for the agricultural land resumed (HK$) (Note 1)	Estimated number of private/ public housing units that can be provided by the project (Note 2)
	Developments at Kam Tin South, Yuen Long – Sites 1, 4a (Part) and 6	11.89	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Not yet available	8 100
	Public Housing Development at West of Yau Yue Wan Village in Tseung Kwan O, Sai Kung	0.02	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Not yet available	7 000
	Developments at Long Bin, Yuen Long	3.36	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Not yet available	12 000
	Tung Chung New Town Extension (Construction of Visitor Centre for the River Park near Shek Lau Po, Tung Chung)	0.02	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Not yet available	N.A.

Year (Note 3)	Name of project	Estimated area of land resumed/to be resumed as required by the project (ha)	Anticipated number of title shares and landowners/ body corporates to be involved	Ex-gratia compensation rates for the land resumed and compensation rate per square foot for the agricultural land resumed (HK$) (Note 1)	Estimated number of private/ public housing units that can be provided by the project (Note 2)
	Tung Chung New Town Extension (Construction of Stormwater Attenuation and Treatment Ponds in Area 45B, Area 45D and Area 45F, Tung Chung)	1.81	LandsD does not compile statistics on the number of title shares and landowners/ body corporates involved.	Not yet available	N.A.

Note 1: When private land is resumed for public purposes, affected land owners are eligible for statutory compensation. As an alternative to statutory compensation, 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), is available to the affected land owners in the New Territories. The zonal rates for agricultural land are 120%, 75%, 50% and 30% of the basic rate for agricultural land at Zones A, B, C and D respectively. As for building land in the New Territories, ex-gratia compensation comprises the valuation of the land in addition to the applicable zonal rates for building land (i.e. 120%, 75%, 50% and 30% of the basic rate for building land at Zones A, B, C and D respectively). The basic rates of ex-gratia compensation for agricultural land and building land are reviewed half-yearly, by every 1 April and 1 October, to reflect changes with reference to the market conditions.

Resumption of private land and clearance of resumed land and government land are implemented according to the land requirement schedule of the projects. The prevailing basic rate on the date of land reversion (i.e. reversion of land ownership to the Government) would be applicable for the calculation of ex-gratia compensation.

Note 2: Figures in the table are based on the information in the Government's submissions to the Legislative Council Public Works Subcommittee in respect of the corresponding public works projects.

Note 3: The year refers to the year in which resumption for the project is expected to take place. The associated clearance may be conducted in stages over a period of years.

- End -

Reply Serial No.

DEVB(PL)182

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1549)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

1. Please provide details of the respective single sites each with an area exceeding two hectares granted to policy bureaux and their departments through Temporary Government Land Allocation (TGLA) as at February 2021:

Policy bureau/ department	Number of sites granted through TGLA	Area of sites granted through TGLA (in hectare)	Date of occupation and anticipated date of handing back a site	Reasons for granting TGLA

2. As at February 2021, what are the ten bureaux/departments which have been granted the largest share of site area through TGLA, and what are their respective total areas granted? Please state whether the Government has regularly reviewed the use of sites under TGLA and how it would ensure the proper use of these sites and prevent occupation of such sites beyond the granted period?

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

Reply:

As at 28 February 2021, about 4 000 Temporary Government Land Allocations (TGLAs) with a total area of about 3 400 hectares (ha) were allocated to various bureaux/departments.

Most of these TGLAs are works sites/areas allocated for construction of government projects and will be handed over to the user bureaux/departments upon completion of the infrastructure or development. Of these TGLAs, 162 had an area exceeding two ha each and their total area was about 2 900 ha. The top three departments with the most TGLAs in terms of area are the Civil Engineering and Development Department (65 allocations), the Highways Department (36 allocations) and the Environmental Protection Department (21 allocations). TGLAs for these three departments account for about 2 800 ha or 83% of the total area. Bureaux/departments holding these TGLAs are required to supervise and monitor the proper use and occupation of the land. If a site has been reserved for other permanent development and the user department using it as TGLA applies for extension of the allocation period, the Lands Department (LandsD) will coordinate with the responsible project proponent department on the programme of permanent development before the extension request can be considered. Beyond the allocation period, the relevant bureaux/departments will continue to monitor proper use of the land if it forms part of the infrastructure or development to be managed by the bureau/department; otherwise the site will become part of the unleased and unallocated land under the overall control of the LandsD in accordance with the established practice.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1551)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

It is estimated that there will be an increase of approximately 18 hectares of land in the temporary land allocations to government departments in 2021 as compared with 2020. What are the government departments involved/to be involved, the areas of the sites concerned, the reasons for the applications for temporary use of land and the periods of use?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 11)

Reply:

The total area of temporary government land allocations (TGLAs) allocated to bureaux/departments in 2020 was about 50.07 hectares (ha) and the estimated total area in 2021 is about 67.98 ha. New TGLAs are mainly required by the Drainage Services Department (DSD), the Civil Engineering and Development Department, the Electrical and Mechanical Services Department and the Leisure and Cultural Services Department to be used as works area/works site of public projects. Amongst them, two TGLAs to be allocated to DSD as works area/works site have areas of about 21 ha and 24 ha for implementation of the caverns project in Shek O and relocation of Sha Tin Treatment Works in Sha Tin respectively. In general, the allocation period of TGLAs varies from one to five years having regard to the departments' requirements.

- End -

Reply Serial No.

DEVB(PL)184

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2290)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Please provide details of land grant for railway property projects in the past five years according to the table below–

Project name and lot number	Site area	Year of tendering by the MTR Corporation Limited (MTRCL)	Amount of premium payable by MTRCL, commercial gross floor area (GFA), residential GFA, total GFA and other details of development project	Estimated/actual number of flats	Building Covenant period as stated in land grant documents or lease conditions

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

Reply:

Details of land grant (including private treaty grant/land exchange/lease modification/grant of development rights) for property projects tendered by the MTR Corporation Limited (MTRCL) in the past five financial years (i.e. from 1 April 2016 up to 28 February 2021) are set out below –

Project name and lot number	Site area	Year of tendering by MTRCL	Amount of premium payable by MTRCL	Commercial gross floor area (GFA), Residential GFA, total GFA and other details of development project	Estimated flat number (Note 1)	Building Covenant period
Ho Man Tin Station Package 1 (Kowloon Inland Lot No. 11264)	21 634 m^2	2016-17	$6,282.37 million	Residential GFA: 69 000 m^2 Government Accommodation: - A refuse collection point: 120 m^2 [net operational floor area (NOFA)]	1 000	30 June 2024
Wong Chuk Hang Station Package 1 (Aberdeen Inland Lot No. 467)	11 199 m^2	2016-17	$4,684.54 million	Residential GFA: 53 600 m^2 Government Accommodation: - A mentally handicapped persons hostel: 557 m^2(NOFA) - An integrated vocational rehabilitation services centre: 653 m^2 (NOFA)	800	11 December 2024
West Rail, Kam Sheung Road Station Package 1 (Lot No. 1040 in Demarcation District No. 103)	41 687 m^2	2017-18	$1,000 (Note 2)	Residential GFA: 114 896 m^2 The reprovisioned Station Carpark Government Accommodation: - Public Transport Interchange - A public toilet: 90 m^2 (NOFA)	2 000	30 September 2025
Wong Chuk Hang Station Package 2 (Aberdeen Inland Lot No. 467)	8 572 m^2	2017-18	$5,213.81 million	Residential GFA: 45 800 m^2	600	16 July 2025
Yau Tong Ventilation Building, Ko Chiu Road, Yau Tong (Site A) (New Kowloon Inland Lot No. 6602)	4 030 m^2	2018-19	$1,514.99 million	Residential GFA: 30 225 m^2	500	31 December 2026
Ho Man Tin Station Package 2 (Kowloon Inland Lot No. 11264)	12 042 m^2	2018-19	$7,486.53 million	Residential GFA: 59 400 m^2	1 000	12 September 2025
Wong Chuk Hang Station Package 3 (Aberdeen Inland Lot No. 467)	22 383 m^2	2018-19	$12,971.29 million	Residential GFA: 92 900 m^2 Commercial GFA: 47 000 m^2	1 200	23 March 2027

Project name and lot number	Site area	Year of tendering by MTRCL	Amount of premium payable by MTRCL	Commercial gross floor area (GFA), Residential GFA, total GFA and other details of development project	Estimated flat number (Note 1)	Building Covenant period
Tseung Kwan O Area 86 Package 11 (Tseung Kwan O Town Lot No. 70 Section A (S.A) & Remaining portion (RP))	11 794 m^2	2018-19	$3,054.9 million	Residential GFA: 88 858 m^2	1 850	30 June 2025
Wong Chuk Hang Station Package 4 (Aberdeen Inland Lot No. 467)	6 040 m^2	2019-20	$6,757.74 million	Residential GFA: 59 300 m^2	800	10 June 2027
Tseung Kwan O Area 86 Package 12 (Tseung Kwan O Town Lot No. 70 S.A & RP)	13 977 m^2	2019-20	$2,725 million	Residential GFA: 89 290 m^2	2 000	31 March 2027
Tseung Kwan O Area 86 Package 13 (Tseung Kwan O Town Lot No. 70 S.A & RP)	12 440 m^2	2020-21	$5,568 million	Residential GFA: 143 694 m^2	2 550	30 June 2027
Wong Chuk Hang Station Package 5 (Aberdeen Inland Lot No. 467)	8 878 m^2	2020-21	$6,437.31 million	Residential GFA: 59 100 m^2	1 050	21 March 2028 (estimate)

Note 1: The actual flat numbers are subject to the finalised design of the proposed development.

Note 2: Premium paid by the Kowloon-Canton Railway Corporation as the grantee of the lot.

- End -

Reply Serial No.

DEVB(PL)185

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2291)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

In 2019 and 2020, 18 and 16 sites were actually granted by way of Private Treaty Grant (PTG) respectively. Please provide the details.

Name of lessee	Area and use of the site	Estimated number of residential units involved (if any) and the Building Covenant period (if applicable)	Amount of premium payable (please provide the premium assessed if a nominal premium is charged)	Justifications for granting the site by way of PTG

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

Reply:

The Lands Department (LandsD) grants land by private treaty grants (PTG) for specific uses in justified circumstances, in accordance with relevant government policies to meet Hong Kong's economic, social and community needs. LandsD executed 18 and 16 PTG in 2019 and 2020 respectively. The required information is set out below.

Item	Lot Number / Location *[Name of Grantee]*	Area (hectare) (about) *[Estimated Number of Residential Flats (Note 1)]*	Use (Note 2) *[Building Covenant / Commence to Operate Period (if applicable) (Note 3)]*	Premium
2019				
1.	New Kowloon Inland Lot No. 6585 Un Chau Street, Sham Shui Po *[Urban Renewal Authority]*	0.1649 *[261 units]*	Residential *[On or before 31 March 2025]*	$1,000 *(Nominal)*
2.	Tai Po Town Lot No. 245 Junction of Chong San Road and Science Park Road, Pak Shek Kok, Tai Po *[Hong Kong Science and Technology Parks Corporation]*	0.2948 *[N.A.]*	InnoCell units *[On or before 27 January 2023]*	$1,000 *(Nominal)*
3.	Kowloon Inland Lot No. 11269 Ash Street, Tai Kok Tsui *[Urban Renewal Authority]*	0.0418 *[69 units]*	Residential *[On or before 30 September 2023]*	$1,000 *(Nominal)*

Item	Lot Number / Location *[Name of Grantee]*	Area (hectare) (about) *[Estimated Number of Residential Flats (Note 1)]*	Use (Note 2) *[Building Covenant / Commence to Operate Period (if applicable) (Note 3)]*	Premium
4.	Tseung Kwan O Town Lot No. 124 Area 65C2, Tseung Kwan O *[Hong Kong Housing Authority]*	2.0025 *[1,395 units]*	Residential *[N.A.]*	$1,000 *(Nominal)*
5.	Kwai Chung Town Lot No. 513 Texaco Road, Kwai Chung *[Hong Kong Housing Authority]*	0.4626 *[494 units]*	Residential *[N.A.]*	$1,000 *(Nominal)*
6.	Fanling Sheung Shui Town Lot No. 276 Queen's Hill, Fanling *[Hong Kong Housing Authority]*	2.5197 *[3,222 units]*	Residential *[N.A.]*	$1,000 *(Nominal)*
7.	Sha Tin Town Lot No. 477 Au Pui Wan Street, Fo Tan *[Hong Kong Housing Authority]*	0.6440 *[830 units]*	Residential *[N.A.]*	$1,000 *(Nominal)*

Item	Lot Number / Location *[Name of Grantee]*	Area (hectare) (about) *[Estimated Number of Residential Flats (Note 1)]*	Use (Note 2) *[Building Covenant / Commence to Operate Period (if applicable) (Note 3)]*	Premium
8.	New Kowloon Inland Lot No. 6617 Junction of Ying Wa Street, Fat Tseung Street West and Sham Mong Road, Sham Shui Po *[Hong Kong Housing Authority]*	0.6213 *[814 units]*	Residential *[N.A.]*	$1,000 *(Nominal)*
9.	Garden Lot No. 155 *(Note 4)* Big Wave Bay Road, Shek O *[The Shek O Development Company, Limited]*	0.1780 *[N.A.]*	Garden *[N.A.]*	$2,930,000 *(Note 4)*
10.	Inland Lot No. 9066 Mui Fong Street and Kwai Heung Street, Sai Ying Pun *[The University of Hong Kong]*	0.0592 *[N.A.]*	Student Hostel and Staff Quarters *[On or before 30 June 2023]*	$1,000 *(Nominal)*

Item	Lot Number / Location *[Name of Grantee]*	Area (hectare) (about) *[Estimated Number of Residential Flats (Note 1)]*	Use (Note 2) *[Building Covenant / Commence to Operate Period (if applicable) (Note 3)]*	Premium
11.	Kwun Tong Inland Lot No. 764 Hang On Street, Kwun Tong *[Urban Renewal Authority]*	0.0790 *[138 units]*	Residential *[On or before 31 December 2023]*	$1,000 *(Nominal)*
12	New Kowloon Inland Lot No. 6620 Kai Tak Area 1L Site 4, Kai Tak *[CLP Power Hong Kong Limited]*	0.2516 *[N.A.]*	Electricity substation *[On or before 23 June 2022]*	$120,870,000 *(Full market value)*
13.	Tseung Kwan O Town Lot No. 70 Section A and Tseung Kwan O Town Lot No. 70 Remaining Portion Site C2, 1 Lohas Park Road, Tseung Kwan O *[MTR Corporation Limited]*	N.A. (Note 5) *[1,850 units]*	Residential *[On or before 31 December 2025]*	$3,054,900,000 (For Site C2 only) *(Full market value)*

Item	Lot Number / Location *[Name of Grantee]*	Area (hectare) (about) *[Estimated Number of Residential Flats (Note 1)]*	Use (Note 2) *[Building Covenant / Commence to Operate Period (if applicable) (Note 3)]*	Premium
14.	New Kowloon Inland Lot No. 6586 Yau Shun Street, Kwun Tong *[Ronald McDonald House Charities Hong Kong Limited]*	0.1727 *[N.A.]*	Non-profit-making home for the temporary care and support of parents of children in hospital *[On or before 30 January 2024]*	$1,000 *(Nominal)*
15.	Aberdeen Inland Lot No. 468 Police School Road, Wong Chuk Hang *[The University of Hong Kong]*	0.4306 *[N.A.]*	Student Hostel *[On or before 30 September 2024]*	$1,000 *(Nominal)*
16.	Chai Wan Inland Lot No. 183 Junction of San Ha Street, Wing Ping Street and Chai Wan Road, Chai Wan *[Hong Kong Housing Authority]*	0.3319 *[910 units]*	Residential *[N.A.]*	$1,000 *(Nominal)*
17.	Tsing Yi Town Lot No. 194 Tsing Yi Road, Tsing Yi *[Hong Kong Housing Authority]*	2.1689 *[2,868 units]*	Residential *[N.A.]*	$1,000 *(Nominal)*

Item	Lot Number / Location *[Name of Grantee]*	Area (hectare) (about) *[Estimated Number of Residential Flats (Note 1)]*	Use (Note 2) *[Building Covenant / Commence to Operate Period (if applicable) (Note 3)]*	Premium
18.	Sha Tin Town Lot No. 586 Wo Sheung Tun Street, Fo Tan, Sha Tin *[Hong Kong Housing Authority]*	0.8600 *[806 units]*	Residential *[N.A.]*	$1,000 *(Nominal)*

[Remark: The estimated total number of residential flats of the PTGs executed in 2019 is 13 657 units.]

Item	Lot Number / Location *[Name of Grantee]*	Area (hectare) (about) *[Estimated Number of Residential Flats (Note 1)]*	Use (Note 2) *[Building Covenant / Commence to Operate Period (if applicable) (Note 3)]*	Premium
2020				
1.	Aberdeen Inland Lot No. 471 Shek Pai Wan Road, Aberdeen *[Hong Kong Housing Society]*	0.7755 *[600 units]*	Residential *[On or before 31 December 2024]*	$1,000 *(Nominal)*
2.	Sha Tin Town Lot No. 596 Ma On Shan Road, Ma On Shan, Sha Tin *[Hong Kong Housing Authority]*	1.9093 *[2,079 units]*	Residential *[N.A.]*	$1,000 *(Nominal)*
3.	Tsing Yi Town Lot No. 188 Cheung Fai Road, Tsing Yi *[Society for the Prevention of Cruelty to Animals (Hong Kong) Trustees Incorporated]*	0.3087 *[N.A.]*	Animal Welfare Centre *[On or before 30 September 2024]*	$1,000 *(Nominal)*

Item	Lot Number / Location *[Name of Grantee]*	Area (hectare) (about) *[Estimated Number of Residential Flats (Note 1)]*	Use (Note 2) *[Building Covenant / Commence to Operate Period (if applicable) (Note 3)]*	Premium
4.	Tseung Kwan O Town Lot No. 70 Section A and Tseung Kwan O Town Lot No. 70 Remaining Portion Site D, 1 Lohas Park Road, Tseung Kwan O *[MTR Corporation Limited]*	N.A. (Note 5) *[2,000 units]*	Residential *[On or before 30 September 2026]*	$2,725,000,000 (For Site D only) *(Full market value)*
5.	Kowloon Inland Lot No. 11260 West Kowloon Cultural District, Tsim Sha Tsui *[West Kowloon Cultural District Authority]*	38.6488 *[N.A.]*	West Kowloon Cultural District Development *[On or before 30 June 2050]*	$1,000 *(Nominal)*
6.	New Kowloon Inland Lot No. 6632 Choi Hung Road, Diamond Hill *[Hong Kong Housing Authority]*	0.6320 *[940 units]*	Residential *[N.A.]*	$1,000 *(Nominal)*

Item	Lot Number / Location *[Name of Grantee]*	Area (hectare) (about) *[Estimated Number of Residential Flats (Note 1)]*	Use (Note 2) *[Building Covenant / Commence to Operate Period (if applicable) (Note 3)]*	Premium
7.	Tung Chung Town Lot No. 46 Area 54, Tung Chung, Lantau Island *[Hong Kong Housing Authority]*	3.2462 *[3,300 units]*	Residential *[N.A.]*	$1,000 *(Nominal)*
8.	New Kowloon Inland Lot No. 6626 Ting On Street, Kwun Tong *[Hong Kong Housing Society]*	0.2182 *[378 units]*	Residential *[On or before 31 March 2026]*	$1,000 *(Nominal)*
9.	New Kowloon Inland Lot No. 6627 Junction of Un Chau Street, Tonkin Street and Fuk Wing Street, Sham Shui Po *[Urban Renewal Authority]*	0.1075 *[175 units]*	Residential *[On or before 30 September 2025]*	$1,000 *(Nominal)*

Item	Lot Number / Location *[Name of Grantee]*	Area (hectare) (about) *[Estimated Number of Residential Flats (Note 1)]*	Use (Note 2) *[Building Covenant / Commence to Operate Period (if applicable) (Note 3)]*	Premium
10.	Tuen Mun Town Lot No. 560 Area 48, So Kwun Wat, Tuen Mun *[Harrow International School (Hong Kong) Limited]*	3.7984 *[N.A.]*	Non-profit-making international school *[N.A.]*	$1,000 *(Nominal)*
11.	Lot No. 1072 in Survey District No. 3 Off Anderson Road, Kwun Tong *[Hong Kong Housing Society]*	1.7456 *[1,400 units]*	Residential and Kindergarten *[On or before 30 September 2025]*	$1,973,840,000 *(Concessionary)*
12.	Hung Shui Kiu Town Lot No. 1 Hung Ping Road, Hung Shui Kiu, Yuen Long *[Hong Kong Housing Society]*	0.2370 *[252 units]*	Residential *[On or before 31 December 2025]*	$1,000 *(Nominal)*

Item	Lot Number / Location *[Name of Grantee]*	Area (hectare) (about) *[Estimated Number of Residential Flats (Note 1)]*	Use (Note 2) *[Building Covenant / Commence to Operate Period (if applicable) (Note 3)]*	Premium
13.	Tuen Mun Town Lot No. 558 Castle Peak Road, So Kwun Wat, Tuen Mun *[Chu Hai College of Higher Education Limited]*	1.6928 *[N.A.]*	Non-profit-making post-secondary college *[N.A.]*	$1,000 *(Nominal)*
14.	Tseung Kwan O Town Lot No. 70 Section A and Tseung Kwan O Town Lot No. 70 Remaining Portion Site KL, 1 Lohas Park Road, Tseung Kwan O *[MTR Corporation Limited]*	N.A.(Note 5) *[2,550 units]*	Residential *[On or before 30 June 2027]*	$5,568,000,000 (For Site KL only) *(Full Market Value)*
15.	Kowloon Inland Lot No. 11267 In between Chung Hau Street and Oi Sen Path, Ho Man Tin *[The Hong Kong Polytechnic University]*	1.1779 *[N.A.]*	Student Hostel and Academic Facilities *[On or before 21 December 2028]*	$1,000 *(Nominal)*

Item	Lot Number / Location *[Name of Grantee]*	Area (hectare) (about) *[Estimated Number of Residential Flats (Note 1)]*	Use (Note 2) *[Building Covenant / Commence to Operate Period (if applicable) (Note 3)]*	Premium
16.	Hung Shui Kiu Town Lot No. 2 Hung Yuen Road, Hung Shui Kiu, Yuen Long *[Hong Kong Housing Society]*	0.2380 *[400 units]*	Residential *[On or before 31 December 2025]*	$1,000 *(Nominal)*

[Remark: The estimated total number of residential flats of the PTGs executed in 2020 is 14 074 units.]

Note 1: The estimated numbers of residential flats are based on the relevant information available on the date of execution of land documents. The actual flat number of each development is subject to changes depending on its final design.

Note 2: The users quoted are general descriptions of the board 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: Based on the building covenant or commence to operate period stipulated in the relevant land document.

Note 4: The site was granted in accordance with the relevant provisions contained in the Agreement dated 25 April 1934 signed between the Government and the Shek O Development Company Limited in respect of Garden Lot No. 81 and the land premium for the grant of the site was largely in accordance with the relevant provision stipulated thereunder. The said Agreement is registered in the Land Registry.

Note 5: The areas of these three sites in Lohas Park, Tseung Kwan O have not been stipulated as they form parts of Tseung Kwan O Town Lot No. 70 granted previously.

Information on PTG executed is also published on LandsD website (www.landsd.gov.hk/en/exc_mod/ptg.htm) on a monthly basis.

- End -

Reply Serial No.

DEVB(PL)186

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2292)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2021-22, it is stated that the Lands Department (LandsD) will "launch a pilot scheme for charging premiums at standard rates in respect of lease modifications for eligible industrial buildings". What are the details of the scheme and the anticipated results? What is the formula for determining the "standard rates"? Does LandsD have any plans to extend the scheme of "charging premiums at standard rates" to cover cases that apply for agricultural land to be used for residential purposes? If not, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 12)

Reply:

The Development Bureau and the Lands Department launched, on 15 March 2021, a two-year pilot scheme for charging land premium at standard rates on lease modifications for redevelopment of industrial buildings (IBs) constructed before 1987.

The pilot scheme aims to provide certainty on the amount of land premium to be charged through promulgating a set of standard rates. It provides an alternative to the established mechanism of premium assessment in order to expedite the processing of lease modification. It is anticipated that the pilot scheme will encourage the redevelopment of aged IBs and facilitate their early transformation into uses more compatible with the needs of society, hence optimising the use of land.

Under the pilot scheme, standard rates are set for five broad regions in Hong Kong and three types of uses involved in lease modifications for IBs (namely, "industrial/godown" use before redevelopment, as well as "commercial/modern industrial" use and "residential" use after redevelopment). The standard rates have been formulated with reference to a basket of relevant market data, broadly reflecting the land values of "industrial/godown" use of IBs before redevelopment and the common uses upon redevelopment in different regions. The standard rates will remain unchanged for the two-year period of the pilot scheme.

The pilot scheme is a special measure premised on the specific policy objective of facilitating and expediting the transformation of old IBs. The experience accumulated in the pilot scheme would provide useful reference for review of whether, and if yes how, standard rates should be applied to lease modifications involving IBs and other categories of cases in the longer term.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1882)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of the following:

(1) The numbers of unleased government sites and total site areas involved with a breakdown by District Council district;

(2) The respective numbers of applications from non-governmental organisations (NGOs) for renting vacant government sites by way of short-term tenancies for community, institutional or non-profit making purposes, which were received, approved, under processing and rejected in each of the past three years;

(3) The application details, site areas involved and time taken from the submission of applications to the grant of approval of the approved cases;

(4) In order to support NGOs in making optimal use of idle government sites, the Government launched a funding scheme in February 2019, setting aside $1 billion for NGOs to conduct basic and essential restoration works. How many applications have been received and approved respectively so far? What are the details of the subsidies granted?

Asked by: Hon LEE Wai-king, Starry (LegCo internal reference no.: 76)

Reply:

(1) In 2020, the Lands Department (LandsD) managed 1 283 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 (m^2) (About)
Hong Kong East	28	147 000
Hong Kong West & South	73	436 000
Kowloon East	49	82 000
Kowloon West	39	113 000
Islands	91	599 000
North	214	297 000
Sai Kung	40	107 000
Sha Tin	56	75 000
Tuen Mun	104	375 000
Tai Po	99	103 000
Tsuen Wan & Kwai Tsing	135	406 000
Yuen Long	355	480 000
Total	**1 283**	**3 220 000**

(2) In respect of the vacant government sites (including vacant school premises (VSPs) on government land) under LandsD's management and are available for application for short-term uses (VGSs), the numbers of applications received, approved, withdrawn/rejected and being processed in the past three financial years [i.e. 2018-19 to 2020-21 (up to 31 December 2020)] are set out in the following table –

Financial Year / Applications	2018-19	2019-20	2020-21 (position up to 31 December 2020)
Received	30	54	57
Approved (Note 1)	4	8	14
Rejected/withdrawn (Note 1)	23	22	41
Being Processed (Note 1)	75	99	101

Note 1: Applications approved/rejected/withdrawn/being processed in a year may include applications received before the relevant year.

(3) Details of the approved cases for short-term uses of VGSs in the past three financial years and their respective uses are as follows –

Location	Name of Tenant	Tenancy Term	Permitted User (Note 2)	Site Area (square metres)	Processing Time (months)
Non-VSP VGS					
1. Greening Site in Shui Chong Street	The Hong Kong Polytechnic University	3 years certain and thereafter quarterly	Road research laboratory and such other ancillary purposes	976	13

Location	Name of Tenant	Tenancy Term	Permitted User (Note 2)	Site Area (square metres)	Processing Time (months)
2. Choi Ming Street near G.T. (Ellen Yeung) School, Tsueng Kwan O	Direction Association For The Handicapped	1 year certain and thereafter quarterly	Wheelchair maintenance and seminar venue for disabled persons or such other ancillary uses	311	7
3. Junction at Hoi Hing Road/Hoi Kok Street, Tsuen Wan	Yan Chai Hospital Board	Up to 1 July 2025 and thereafter monthly	Residential purpose and the necessary ancillary services (i.e. a transitional housing project)	3 300	13
4. Junction at Ferry Street and Shantung Street	United Welfare Union Hong Kong Limited	3 years certain and thereafter quarterly	A non-profit making prayer hall for worshipping	808	12
5. San Wan Road, Wong Kong Shan, Fanling	ChariGreen	1 year certain and thereafter quarterly	Temporary storage for collection and distribution of surplus food (packaged food only)	144	10
6. Nos. 5-7 Yip Shing Street, Kwai Chung	Hong Kong Council of Social Services	4 years and 9 months certain and thereafter quarterly	Residential purpose and provision of such other necessary ancillary services and facilities (i.e. a transitional housing project)	1 410	17
7. Near Lot 618 RP in D.D. 103, Ko Po San Tsuen, Kam Tin	House of Joy & Mercy Company Limited	Up to 3 August 2021 and thereafter quarterly	Animal boarding establishment	1 050	24
8. Adjoining AIL 159 RP & Exts, Wong Chuk Hang Road	The Hong Kong Tuberculosis, Chest and Heart Diseases Association	5 years certain and thereafter quarterly	Hospital development (Note 3)	2 230	13
9. Near Lot 435RP in D.D. 103, Ko Po San Tsuen, Kam Tin	HK Saving Cat and Dog Association Limited	Up to 3 August 2023 and thereafter quarterly	Animal boarding establishment	1 370	38

Location	Name of Tenant	Tenancy Term	Permitted User (Note 2)	Site Area (square metres)	Processing Time (months)
10. Kwun Tong Bypass at Hoi Bun Road, Kowloon	Kwun Tong Sports Promotion Association Limited	3 years certain and thereafter quarterly	Non-profit-making sports training centre and ancillary storage facilities	256	60
11. D.D. 123, Nam Sang Wai, Yuen Long	Hong Kong St. John Ambulance	Up to 20 September 2022 and thereafter quarterly	Non-profit making first aid post and ancillary facilities	36.5	8
12. Chi Shin Street, Area 65, Tseung Kwan O	Hong Kong University of Science and Technology	3 years certain and thereafter quarterly	An organic or Chinese herbal planting and renewable energy demonstration centre or such other uses	7 040	27
13. D.D. 109, Shing Mun San Tsuen, Kam Tin, Yuen Long	Tung Tak School	Up to 15 November 2024 and thereafter quarterly	Temporary school (Student outdoor activities area)	1 670	18
14. Shing Fung Road, Kai Tak	The Hong Kong Water Sports Council	5 years certain and thereafter quarterly	A water sports centre and other ancillary facilities	3 440	42
15. Near Fuk Hang Tsuen Road. Lam Tei	Construction Industry Council	3 years certain and thereafter quarterly	A training ground for conducting courses in relation to formwork training and re-bar fixing training together with other ancillary uses	10 400	4
VSP					
16. Former Small Traders New Village Public School, Yuen Long	Yuen Long Kam Kwong Church Limited	3 years certain and thereafter quarterly	Integrated community service centre	882	9
17. Former Sam Wo Public School, Ta Kwu Ling	Hong Kong Seeing Eye Dog Services Limited	5 years certain and thereafter quarterly	Guide dog training school	2 450	12

Location	Name of Tenant	Tenancy Term	Permitted User (Note 2)	Site Area (square metres)	Processing Time (months)
18. Former Ying Yin Catholic Primary School, Yuen Long	Muhammadia Ghosia Islamic Association Limited	3 years certain and thereafter quarterly	Educational, cultural, and recreational activities	1 850	53
19. Former Wing On School (Part), Yuen Long	Village Representatives of Shung Ching San Tsuen	1 year certain and thereafter quarterly	Village office	140	30
20. Former Chuk Hing Public School, Yuen Long	Fruit Garden Social Enterprise Limited	Up to 2 August 2022 and thereafter quarterly	Organic farm and animal training centre	1 650	21
21. Former Koon Man School, Tsuen Wan	Hong Kong Photographic Culture Association Limited	4 years and 9 months certain and thereafter quarterly	Photography resource centre	809	11
22. Former Portuguese Community School, Kowloon	Hong Kong Repertory Theatre Limited	6 years and 9 months certain and thereafter quarterly	Performing arts	1 720	58
23. Former Koon Ying Public School, Yuen Long	Anfield Hearts Foundation Limited	5 years certain and thereafter quarterly	School	1 130	30
24. Southern part of Former Peng Chau Chi Yan Public School, Peng Chau	Peng Chau Rural Committee	1 year certain and thereafter quarterly	Cultural, recreational cum sports activities	486	30
25. Former Ping Yeung Public School, Ta Kwu Ling	Hung Hei Lun Charity Organization Limited	3 years certain and thereafter annually	Youth centre	11 100	16
26. Former King Sau School, Sha Tau Kok	Lin Ma Hang Village Charity Fund Limited	5 years certain and thereafter quarterly	Hakka cultural museum	6 890	49

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

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

(4) 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 2020-21" (LC Paper No. CB(1)762/20-21(01)) to the Panel on Development on 8 April 2021 (https://www.legco.gov.hk/yr20-21/english/panels/dev/papers/devcb1-762-1-e.pdf). Details about the applications processed are included in the note.

- End -

Reply Serial No.

DEVB(PL)188

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0933)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

1. What is/are the project(s) involved under "Clearance of government land - ex-gratia allowances"?

2. In respect of such project(s), what are the respective compensation amounts per square foot for (i) agricultural land and (ii) building land?

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 49)

Reply:

1. & 2. The land cleared (including resumed land and government land) in 2020 under Public Works Programme projects, as well as the respective ex-gratia compensation rates per square foot for resumption of (i) agricultural land and (ii) building land are as follows –

Item	Project title	Ex-gratia compensation rates for resumed land (per square foot) (HK$) (Notes 1 & 2)	
		agricultural land	building land
1	Outlying Islands sewerage stage 2 – South Lantau sewerage works – San Shek Wan sewage treatment works and effluent pipes	Not applicable because no agricultural land and/or building land resumed (N.A.)	
2	Resumption of land for Northeast New Territories landfill extension	$1,124 (basic rate with effect from 1 April to 30 September 2020)	N.A.

Item	Project title	Ex-gratia compensation rates for resumed land (per square foot) (HK$) (Notes 1 & 2)	
		agricultural land	building land
3	Drainage improvement in Northern New Territories – package B (remaining works)	N.A.	
4	North District sewerage stage 2 part 2A –village sewerage for Tong To	$1,124 (basic rate with effect from 1 April to 30 September 2020)	N.A.
5	Widening of western section of Lin Ma Hang Road between Ping Yuen River and Ping Che Road	$1,158 (basic rate with effect from 1 October 2019 to 31 March 2020)	N.A.
6	North District sewerage stage 1 phase 2C and stage 2 phase 1 (part) – village sewerage in So Kwun Po, Fanling	N.A.	
7	North District sewerage stage 1 phase 2C and stage 2 phase 1 (part) – village sewerage in Fanling Wai, Fanling (package 1)	N.A.	
8	Resumption of land for the establishment of an Agricultural Park in Kwu Tung South (phase 1)	$1,124 (basic rate with effect from 1 April to 30 September 2020)	N.A.
9	The establishment of an Agricultural Park in Kwu Tung South – phase 1 – road works	$1,124 (basic rate with effect from 1 April to 30 September 2020)	N.A.
10	Improvement to Dongjiang water mains P4 in Sheung Shui and Fanling	N.A.	
11	North District sewerage stage 1 phase 2C and stage 2 phase 1 (part) – village sewerage in Fanling Wai, Fanling (package 2)	$1,090 (basic rate with effect from 1 October 2020 to 31 March 2021)	N.A.

Item	Project title	Ex-gratia compensation rates for resumed land (per square foot) (HK$) (Notes 1 & 2)	
		agricultural land	building land
12	Landslip Prevention and Mitigation Programme, 2014, package D, landslip prevention and mitigation works – Investigation, Design and Construction Feature No. 11NE-B/C1005	N.A.	
13	Port shelter sewerage, stage 3 – sewerage in Po Toi O	N.A.	
14	Port shelter sewerage, stage 2 – sewerage in Wong Chuk Wan	N.A.	
15	Port shelter sewerage, stage 3 – sewerage in Tai Po Tsai	N.A.	
16	Port shelter sewerage, stage 2 – sewerage in Wo Mei and Heung Chung	N.A.	
17	Tolo Harbour sewerage of unsewered areas, stage 2 – phase 2 – Cheung Kang, Sha Tin	N.A.	
18	Relocation of Sha Tin Sewage Treatment Works to caverns – site preparation and access tunnel construction	N.A.	
19	Construction of subway in support of provision of columbarium at On Hing Lane, Shek Mun, Sha Tin	N.A.	
20	Provision of columbarium, garden of remembrance and related works at On Hing Lane, Shek Mun, Sha Tin	N.A.	
21	Widening of Castle Peak Road – Castle Peak Bay	N.A.	

Item	Project title	Ex-gratia compensation rates for resumed land (per square foot) (HK$) (Notes 1 & 2)	
		agricultural land	building land
22	Formation, roads and drains in Area 54, Tuen Mun – phase 2 stage 4B – construction of road L54B	$1,124 (basic rate with effect from 1 April to 30 September 2020)	N.A.
23	Resumption of land for public housing and education facilities near Kei Lun Wai and Kwong Shan Tsuen in Area 54, Tuen Mun	$1,124 (basic rate with effect from 1 April to 30 September 2020)	N.A.
24	Formation, roads and drains in Area 54, Tuen Mun – phase 2 stage 4B – construction of Road L54B extension and improvement works in Lam Tei Interchange	$1,124 (basic rate with effect from 1 April to 30 September 2020)	N.A.
25	Tolo Harbour sewerage of unsewered areas stage 2, phase 2D – Ha Wong Yi Au, Care Village and Tai Po Road – Yuen Chau Tsai, Tai Po	$1,124 (basic rate with effect from 1 April to 30 September 2020)	N.A.
26	Uprating of Sheung Wong Yi Au Fresh Water Supply System	N.A.	
27	Provision of trunk sewer to 3 villages in Tai Po-Ta Tit Yan, Yuen Tun Ha and Lo Lau Uk	$1,158 (basic rate with effect from 1 October 2019 to 31 March 2020)	N.A.
28	Upgrading of West Kowloon and Tsuen Wan Sewerage – phase 2	N.A.	
29	Resumption of land for the First Phase Development of Hung Shui Kiu/ Ha Tsuen New Development Area	$1,124 (basic rate with effect from 1 April to 30 September 2020)	$2,230 (basic rate with effect from 1 April to 30 September 2020)

Item	Project title	Ex-gratia compensation rates for resumed land (per square foot) (HK$) (Notes 1 & 2)	
		agricultural land	building land
30	Hung Shui Kiu/Ha Tsuen New Development Area advance works phases 2 – site formation and engineering infrastructure (sewerage works)	N.A.	
31	Hung Shui Kiu/Ha Tsuen New Development Area advance works phase 2 – site formation and engineering infrastructure (road works)	N.A.	
32	Resumption of land for development in Wang Chau, Yuen Long	$927 (basic rate with effect from 1 April to 30 September 2017)	N.A.
33	Road works – site formation and infrastructure works for development in Wang Chau, Yuen Long	$927 (basic rate with effect from 1 April to 30 September 2017)	N.A.
34	The development of Kwu Tung North New Development Area and Fanling North New Development Area – advance stage and first stage	$1,158 (basic rate with effect from 1 October 2019 to 31 March 2020)	$2,297.5 (basic rate with effect from 1 October 2019 to 31 March 2020)
35	Advance site formation and engineering infrastructure works in Kwu Tung North New Development Area and Fanling North New Development Area (road works)	$1,158 (basic rate with effect from 1 October 2019 to 31 March 2020)	$2,297.5 (basic rate with effect from 1 October 2019 to 31 March 2020)

Item	Project title	Ex-gratia compensation rates for resumed land (per square foot) (HK$) (Notes 1 & 2)	
		agricultural land	building land
36	First stage of site formation and engineering infrastructure in Kwu Tung North New Development Area and Fanling North New Development Area (road works)	$1,158 (basic rate with effect from 1 October 2019 to 31 March 2020)	N.A.
37	Advance site formation and engineering infrastructure works in Kwu Tung North New Development Area and Fanling North New Development Area (sewerage works)	$1,158 (basic rate with effect from 1 October 2019 to 31 March 2020)	N.A.

Note 1: When private land is resumed for public purposes, affected land owners are eligible for statutory compensation. As an alternative to statutory compensation, 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), is available to the affected land owners in the New Territories. The zonal rates for agricultural land are 120%, 75%, 50% and 30% of the basic rate for agricultural land at Zones A, B, C, and D respectively. As for building land in the New Territories, ex-gratia compensation comprises the valuation of the land in addition to the applicable zonal rates for building land (i.e. 120%, 75%, 50% and 30% of the basic rate for building land at Zones A, B, C and D respectively). The basic rates of ex-gratia compensation for agricultural land and building land are reviewed half-yearly, by every 1 April and 1 October, to reflect changes with reference to the market conditions.

Note 2: Resumption of private land and clearance of resumed land and government land are implemented according to the land requirement schedule of the projects. The prevailing basic rate on the date of land reversion (i.e. reversion of land ownership to the Government) would be applicable for the calculation of ex-gratia compensation.

- End -

Reply Serial No.

DEVB(PL)189

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1601)

Head: (91) Lands Department

Subhead (No. & title): (221) Clearance of government land - ex-gratia allowances

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Regarding the substantial decrease in the revised estimate over the approved estimate for clearance of government land - ex-gratia allowances in 2020-2021, please inform this Committee:

(i) The reasons for that.

(ii) A breakdown of expenditure items and their respective amounts in the revised estimate for clearance of government land - ex-gratia allowances in 2020-2021.

(iii) A breakdown of expenditure items and their respective amounts in the approved estimate for clearance of government land - ex-gratia allowances in 2020-2021.

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 61)

Reply:

(i) The revised estimate for clearance of government land - ex-gratia allowances in 2020-21 is $2.247 million as compared to the approved estimate of $5.958 million. The decrease is mainly due to the deferment of clearance programmes for a number of projects.

(ii) & (iii) A comparison of the expenditure by individual project in the approved estimate and revised estimate for clearance of government land - ex-gratia allowances in 2020-21 is provided below –

Project title	Approved estimate ($) million	Revised estimate ($) million
Public Housing Development at Queen's Hill Site 1, Fanling	0.01	Nil
Land Sale at Kon Hang, Tai Po	1.1	0.6
Land Sale at Ma Wo, Tai Po	0.2	0.65
Proposed religious temple at Tsing Shan Tsuen, Tuen Mun	0.6	Nil
Proposed holiday camp near Lung Fu Road, Tuen Mun	Nil	0.22
Non-Development Clearance Projects#	0.28	0.05
Land Sale at Kon Hang, Tai Po	3.768	0.727
Total	**5.958**	**2.247**

Non-Development Clearance Projects include clearance of squatters affected by slopes with landslide hazards or slopes requiring landslip prevention/mitigation work.

- End -

Reply Serial No.

DEVB(PL)190

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1602)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Regarding the estimate for clearance of government land - ex-gratia allowances in 2021-2022, please inform this Committee:

(i) The development projects involved.

(ii) A breakdown of the numbers of residents affected by the development projects, using the table below.

	30 years old or below	31 to 40 years old	41 to 50 years old	51 to 60 years old	61 to 70 years old	71 to 80 years old	81 to 90 years old	91 years old or above
Household								
Landowner								
Household and landowner at the same time								

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 62)

Reply:

(i) A list of public works projects scheduled for land clearance by the Lands Department (LandsD) (including resumed land and government land) in 2021-22 is set out below –

Item	Project title (Note)
1.	Outlying Islands sewerage stage 2 – extension of sewerage system to other unsewered villages in Mui Wo village sewerage works at Ma Po Tsuen
2.	Outlying Islands sewerage stage 2 – Lamma village sewerage phase 2 package 2A – village sewerage works at Tai Yuen (part), Ko Long (part), Wang Long, Tai Wan San Tsuen, Tai Wan Kau Tsuen and Tai Wan To (part)
3.	Outlying Islands sewerage stage 2 – South Lantau sewerage works – Package 1
4.	Outlying Islands sewerage, stage 2 – Lamma village sewerage phase 2, village sewerage works at Tai Wan To (part), Long Tsai Tsuen and Hung Shing Ye
5.	Tung Chung New Town Extension (public housing development in Area 23, Tung Chung)
6.	Tung Chung New Town Extension (public housing development in Area 42, Tung Chung)
7.	Tung Chung New Town Extension (widening of Tung Chung Road North)
8.	Tung Chung New Town Extension - design and construction (Ma Wan Chung Road works)
9.	Tung Chung New Town Extension - construction of freshwater and saltwater supply systems
10.	Tung Chung New Town Extension (sewerage works at Yu Tung Road)
11.	Tung Chung New Town Extension (coastal pedestrian access)
12.	Tung Chung New Town Extension (construction of visitor centre for the River Park near Shek Lau Po, Tung Chung)
13.	Tung Chung New Town Extension (sewerage works at Chung Yan Road)
14.	Tung Chung New Town Extension (Tung Chung River Park (phase 1))
15.	Tung Chung New Town Extension (construction of stormwater attenuation and treatment ponds in Area 45B, Area 45D and Area 45F, Tung Chung)
16.	Tung Chung New Town Extension (road works at Yu Tung Road, Chung Mun Road, Road L29, Road L30 and Shek Mun Kap Road)
17.	Outlying Islands sewerage stage 2 – extension of sewerage system to other unsewered villages in Mui Wo – village sewerage works at Luk Tei Tong
18.	Tung Chung New Town Extension (Tung Chung East and Road P1 (Tung Chung East to Tai Ho Section) road works)
19.	Tung Chung New Town Extension (Tung Chung East and Road P1 (Tung Chung East to Tai Ho Section) Sewerage Works)
20.	Tung Chung New Town Extension (sewerage works at Yu Tung Road, Chung Mun Road, Road L29, Road L30 and Shek Mun Kap Road and sewage pumping station in Area 66B, Tung Chung)
21.	Tung Chung New Town Extension – site formation and infrastructure works (open space at Tung Chung 29A)
22.	Drainage improvement in Northern New Territories – package B (remaining works)

Item	Project title (Note)
23.	Site formation and associated infrastructural works for development of columbarium, crematorium and related facilities at Sandy Ridge Cemetery – widening of Sha Ling Road and construction of roads B and C
24.	North District sewerage stage 1 phase 2C and stage 2 phase 1 (part) – village sewerage in Leng Pei Tsuen, Fanling
25.	North District sewerage stage 1 phase 2C and stage 2 phase 1 (part) – village sewerage in So Kwun Po, Fanling
26.	North District sewerage stage 1 phase 2C and stage 2 phase 1 (part) – village sewerage in Fanling Wai, Fanling (package 1)
27.	Improvement to Dong Jiang water mains P4 at Sheung Shui and Fanling
28.	North District sewerage stage 1 phase 2C and stage 2 phase 1 (part) – village sewerage in Fanling Wai, Fanling (package 2)
29.	Reclaimed water supply to Sheung Shui and Fanling
30.	Development of Lok Ma Chau Loop – main works package 1 – construction – offsite wetland compensation at North District
31.	The establishment of an Agricultural Park in Kwu Tung South (Phase 1) – works sites for pipeline installation
32.	North East New Territories Sewerage System Upgrade
33.	Port shelter sewerage, stage 3 – sewerage at Tseng Lan Shue and Sam Long
34.	Sewerage for Ma Yau Tong, Tseung Kwan O
35.	Tseung Kwan O sewerage for villages - sewerage at Tseung Kwan O Village, Boon Kin Village and Wo Tong Kong
36.	Tseung Kwan O sewerage for villages - sewerage at Sun Tei Village and Au Tau
37.	Resumption of land for public housing development at west of Yau Yue Wan Village in Tseung Kwan O, Sai Kung
38.	Tolo Harbour sewerage of unsewered areas, stage 2 – phase 2 – Ma Niu, Sha Tin (formerly known as Tolo Harbour sewerage of unsewered areas stage 2, phase 1G – Ma Niu, Sha Tin)
39.	Relocation of Sha Tin Sewage Treatment Works to caverns – main caverns construction and upstream sewerage works
40.	Salt water supply to Sha Tin Area 52, Shui Chuen O
41.	Upgrading of Tuen Mun sewerage, phase 1, part 2 – village sewerage works at Siu Hang Tsuen, Tuen Mun
42.	Upgrading of Tuen Mun sewerage, phase 1, part 2 – village sewerage works at Fuk Hang Tsuen (Lower), Tuen Mun
43.	Upgrading of Tuen Mun sewerage, phase 1, part 2 – village sewerage works at Tsz Tin Tsuen, Tuen Mun
44.	Upgrading of Tuen Mun sewerage – phase 1, part 2 – village sewerage works at Po Tong Ha, Tuen Mun

Item	Project title (Note)
45.	Upgrading of West Kowloon and Tsuen Wan Sewerage – Phase 2 (2A)
46.	Upgrading of West Kowloon and Tsuen Wan Sewerage – Phase 2 (2B)
47.	Upgrading of West Kowloon and Tsuen Wan Sewerage – Phase 2 (2C)
48.	Upgrading of West Kowloon and Tsuen Wan Sewerage Phase 1
49.	West Kowloon and Tsuen Wan village sewerage – phase 1
50.	First Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area
51.	Hung Shui Kiu/Ha Tsuen New Development Area stage 1 works – site formation and engineering infrastructure
52.	Development at Wang Chau, Yuen Long
53.	Road works – site formation and infrastructure works for development at Wang Chau, Yuen Long
54.	Drainage improvement works at Yuen Long, stage 1
55.	Development of Lok Ma Chau Loop – main works package 1
56.	The development of Kwu Tung North New Development Area and Fanling North New Development Area – advance stage and first stage
57.	Advance site formation and engineering infrastructure works at Kwu Tung North New Development Area and Fanling North New Development Area (road works)
58.	First stage of site formation and engineering infrastructure at Kwu Tung North New Development Area and Fanling North New Development Area (road works)
59.	Advance site formation and engineering infrastructure works at Kwu Tung North New Development Area and Fanling North New Development Area (sewerage works)
60.	Development of Anderson Road Quarry Site – remaining pedestrian connectivity facilities works

Note: Land clearance for the above projects will be carried out subject to their finalised implementation programme.

(ii) LandsD does not compile statistics on the age profile of residents affected by the government development projects.

- End -

Reply Serial No.

DEVB(PL)191

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3203)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Please set out the age distributions of residents affected by works projects under "Clearance of government land - ex-gratia allowances" in 2019-2020 in the following tables:

(i)

	Aged 30 or below	Aged 31 to 40	Aged 41 to 50	Aged 51 to 60	Aged 61 to 70	Aged 71 to 80	Aged 81 to 90	Aged 91 or above
Number of occupiers								
Landowners								
Owner-occupiers								

(ii)

	Aged 30 or below	Aged 31 to 40	Aged 41 to 50	Aged 51 to 60	Aged 61 to 70	Aged 71 to 80	Aged 81 to 90	Aged 91 or above
Number of occupiers eligible for rehousing								

(iii)

	Aged 30 or below	Aged 31 to 40	Aged 41 to 50	Aged 51 to 60	Aged 61 to 70	Aged 71 to 80	Aged 81 to 90	Aged 91 or above
Number of occupiers ineligible for rehousing								

(iv) Compensated for removal cost only

	Aged 30 or below	Aged 31 to 40	Aged 41 to 50	Aged 51 to 60	Aged 61 to 70	Aged 71 to 80	Aged 81 to 90	Aged 91 or above
Number of people								
Compensation amount								

(v) Affected occupiers with proof of disability

	Aged 30 or below	Aged 31 to 40	Aged 41 to 50	Aged 51 to 60	Aged 61 to 70	Aged 71 to 80	Aged 81 to 90	Aged 91 or above
Number of people								
Number of people eligible for rehousing								
Number of people ineligible for rehousing								
Compensation amount								

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 60)

Reply:

(i) to (v) In 2019-20, 91 households (involving 166 persons) of squatter structures were cleared as a result of land resumption and clearance for implementing government development projects. Generally speaking, occupiers of surveyed or licensed structures may be granted ex-gratia allowance and/or rehousing subject to meeting the established eligibility criteria, but they are not entitled to statutory compensation under the relevant ordinances invoked for land resumption.

Among the 91 households cleared in 2019-20, 81 households (involving 151 persons) were rehoused while 5 households (involving 6 persons) applied for Ex-gratia Allowance for Permitted Occupiers of Licenced Structures and Surveyed Squatters (EGAPO) in lieu of rehousing. The remaining 5 households (involving 9 persons) were not eligible for rehousing and EGAPO mainly because they owned domestic properties or their occupied structures were not surveyed or licensed structures. But as they were covered by the pre-clearance survey, they were still eligible for Domestic Removal Allowance (DRA) similar as other households. The total amount of DRA disbursed to the eligible households cleared in 2019-20 is $1.21 million. Lands Department does not compile statistics on the age profile and proof of disability of the households affected by the government development projects.

- End -

Reply Serial No.

DEVB(PL)192

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2527)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Regarding the 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 respective numbers of applications for conversion and redevelopment of industrial buildings, as well as the respective numbers of applications approved so far.

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 34)

Reply:

1. Eight posts were responsible for handling directly the processing of applications submitted under the current industrial building (IB) revitalisation scheme, with some of the related land administration work undertaken and absorbed by other staff members, in the Lands Department (LandsD) in 2019-20 and 2020-21.

2. Under the current IB revitalisation scheme, up to 28 February 2021, LandsD received 19 lease modification applications for redevelopment of IBs (including two cases subsequently withdrawn by the applicants and one case approved and executed), four special waiver applications for wholesale conversion of IBs and one special waiver application for facilitating the development of a transitional housing project in a wholesale-converted IB.

- End -

Reply Serial No.

DEVB(PL)193

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3133)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2021-22, it is stated that the department will continue to implement the measures under the revitalisation scheme for industrial buildings and launch a pilot scheme for charging premiums at standard rates in respect of lease modifications for eligible industrial buildings. In this connection, please inform this Committee of the following:

(a) Since the continued implementation of the measures under the new round of revitalisation scheme for industrial buildings by the Lands Department (LandsD), how many applications for wholesale conversion and redevelopment of industrial buildings have been received and approved respectively? What were the lots involved and the uses applied for? Please provide the details in a table.

(b) Since LandsD's continued implementation of the measures under the new round of revitalisation scheme for industrial buildings, how many applications for wholesale conversion of industrial buildings into transitional housing have been received and approved respectively? What were the lots involved? Please provide the details in a table.

(c) Since LandsD's continued implementation of the measures under the new round of revitalisation scheme for industrial buildings, how many applications for partial conversion of industrial buildings to leverage the broadened permissible uses of buffer floors have been received and approved respectively? What were the uses applied for? Please provide the details in a table.

Asked by: Hon MA Fung-kwok (LegCo internal reference no.: 56)

Reply:

In the 2018 Policy Address, a set of measures (the 2018 Measures) was announced to facilitate the transformation of old industrial buildings (IBs) to better meet the changing social and economic needs, and to more effectively address the issues of fire safety and non-compliant uses. Up to 28 February 2021, the Lands Department (LandsD) received:

(a) 23 land applications for redevelopment and wholesale conversion, of which one case was approved and executed, two cases were subsequently withdrawn and 20 cases were being processed. LandsD is not in a position to provide information on individual applications which are being processed. Details of the approved and executed case is as follows –

Execution date of land document	Lot number and location	User (Note)
5 February 2021	Kwun Tong Inland Lot No. 534 No. 7 Lai Yip Street, Kwun Tong, Kowloon	Non-residential

Note: The users quoted are for general description 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.

A breakdown by region for the 20 land applications which are being processed is set out in the following table –

Region	Land applications received under the 2018 Measures	
	Redevelopment	Wholesale conversion
Hong Kong	0	1
Kowloon	13	2
New Territories	3	1
Total	**16**	**4**

(b) one special waiver application for facilitating the development of a transitional housing project in a wholesale-converted IB is being processed by LandsD; and

(c) no special waiver application for partial conversion of IB leveraging on the broadened permissible uses of buffer floors has been received by LandsD.

- End -

Reply Serial No.

DEVB(PL)194

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2166)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Regarding the temporary use of government land under this Programme, will the Government provide the following information:

1. The respective numbers of unleased government sites and the site areas in the past three years.

2. The respective numbers of government sites taken back by the Lands Department (LandsD) due to expiration of short-term tenancies (STTs) or other reasons in the past three years, and the site areas involved. What is the latest status of the surrendered government land?

3. The respective numbers of STTs managed by LandsD in the past three years, with a breakdown by government department, non-governmental organisation and private use; and the respective numbers of years, on average, of using the STT sites by tenants of the aforesaid categories.

4. The measures to be implemented by LandsD for gainful uses of idle sites and better management of STTs, as well as the expenditure and manpower involved.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 91)

Reply:

1. In the past three calendar years (2018 to 2020), the Lands Department (LandsD) managed 1 626, 1 606 and 1 283 sites on unleased government land with a total area of about 297 hectares (ha), 391 ha and 322 ha respectively. These vacant sites include works sites returned by works departments after completion of projects, sites earmarked for long-term or permanent developments; sites available for short-term community, institutional or non-profit making uses; sites being processed for short-term uses; sites fenced off for land control purposes etc. Starting from 2020,

for the purpose of indicating only those vacant sites with potential for gainful use pending land sale, allocation or short-term tenancy (STT) etc., these vacant sites exclude government land being fenced off mainly for land control purposes, i.e. to prevent recurrence of unlawful occupation.

2. LandsD has no readily available information on the number and area of sites taken back due to expiry of STTs or other reasons.

3. In the past few years, the number of STTs administered by LandsD has remained at over 5 000. As at mid-March 2021, there were a total of 5 625 STTs administered by LandsD. Further breakdown on the number of STTs for use by non-governmental organisations (NGOs) and for private use and their average duration of use is not available.

4. To optimise the utilisation of land resources, LandsD will put up 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.

For those sites which are considered suitable for disposal by open tender STT for commercial uses (e.g. fee-paying public carparks), 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 bureaux or government departments intend to use individual sites for government uses (e.g. temporary works sites), LandsD will process such applications according to the established procedures. Furthermore, LandsD has uploaded 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 February 2021, information of around 940 such sites (including sites of vacant school premises) was uploaded and available for application.

To enhance the management of STTs, LandsD will soon commence a project for revamping the Tenancy Information System so that essential tenancy information can be captured. The project will be completed by 2023 and make use of other related IT systems to enhance data accuracy and completeness of STT information to facilitate the overall monitoring and management of STTs.

The granting and management of STTs and vacant sites is carried out by staff of LandsD as part of their overall land administration duties. A separate breakdown of the expenditure and manpower for handling the above work is not available.

- End -

Reply Serial No.

DEVB(PL)195

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2168)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

As reflected in the relevant Indicator under the Programme, the department will resume 28.07 hectares (ha) of private land and clear 324.16 ha of government land in the coming year for the implementation of Public Works Programme (PWP) projects. Please provide the names of PWP projects that require resumption and clearance of land and their respective areas of land to be resumed and cleared this year in table form as follows:

1. Land to be resumed:

	Name of PWP Project	Relevant New Development Area Project (if applicable)	Area (ha)
1			
2			
…			
Total			28.07

2. Land to be cleared:

	Name of PWP Project	Relevant New Development Area Project (if applicable)	Area (ha)
1			
2			
…			
Total			324.16

3. In the light of the commencement of several large-scale projects such as New Development Area projects and road infrastructure projects, please set out in table form the land resumption plans for the next five years (2022 to 2026):

	Name of Project	Year of Land Resumption	Area (ha)
1			
2			
…			
Total			

4. Among the land resumption projects mentioned above, how many will involve resumption of land under the Lands Resumption Ordinance? What is the area of land involved? What are the criteria for the department to consider invoking the Ordinance?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 64)

Reply:

1. The Public Works Programme (PWP) projects which require land resumption and area of private land to be resumed in 2021 under various ordinances are as follows –

Item	**Project title**	**Relevant New Development Area (NDA) (if applicable)**	**Area (hectares) (ha) (Note)**
1.	Outlying Islands sewerage stage 2 – extension of sewerage system to other unsewered villages in Mui Wo – village sewerage works at Ma Po Tsuen	Not applicable (N.A.)	0.253
2.	Outlying Islands sewerage stage 2 – Lamma village sewerage phase 2 package 2A – village sewerage works at Tai Yuen (part), Ko Long (part), Wang Long, Tai Wan San Tsuen, Tai Wan Kau Tsuen and Tai Wan To (part)	N.A.	0.069
3.	Outlying Islands sewerage stage 2 – South Lantau sewerage works – Package 1	N.A.	0.020
4.	Outlying Islands sewerage, stage 2 – Lamma village sewerage phase 2, village sewerage works at Tai Wan To (part), Long Tsai Tsuen and Hung Shing Ye	N.A.	0.015

Item	Project title	Relevant New Development Area (NDA) (if applicable)	Area (hectares) (ha) (Note)
5.	Tung Chung New Town Extension (public housing development in Area 42, Tung Chung)	Tung Chung New Town Extension (Item 5 to 10)	7.733
6.	Tung Chung New Town Extension (widening of Tung Chung Road North)		
7.	Tung Chung New Town Extension (construction of visitor centre for the River Park near Shek Lau Po, Tung Chung)		
8.	Tung Chung New Town Extension (construction of stormwater attenuation and treatment ponds in Area 45B, Area 45D and Area 45F, Tung Chung)		
9.	Tung Chung New Town Extension (road works at Yu Tung Road, Chung Mun Road, Road L29, Road L30 and Shek Mun Kap Road)		
10.	Tung Chung New Town Extension-sewerage works at Yu Tung Road, Chung Mun Road, Road L29, Road L30 and Shek Mun Kap Road and sewage pumping station in Area 66B, Tung Chung		
11.	Outlying Islands sewerage stage 2 – extension of sewerage system to other unsewered villages in Mui Wo – village sewerage works at Luk Tei Tong	N.A.	0.116
12.	North District sewerage stage 1 phase 2C and stage 2 phase 1 (part) – village sewerage in Leng Pei Tsuen, Fanling	N.A.	0.013
13.	North District sewerage stage 1 phase 2C and stage 2 phase 1 (part) – village sewerage in Fanling Wai, Fanling (package 2)	N.A.	0.042
14.	Port shelter sewerage, stage 3 – sewerage at Tseng Lan Shue and Sam Long	N.A.	0.144
15.	Sewerage for Ma Yau Tong, Tseung Kwan O	N.A.	0.005
16.	Tseung Kwan O sewerage for villages – sewerage at Sun Tei Village and Au Tau	N.A.	0.015
17.	Public housing development at west of Yau Yue Wan Village in Tseung Kwan O, Sai Kung	N.A.	0.019

Item	Project title	Relevant New Development Area (NDA) (if applicable)	Area (hectares) (ha) (Note)
18.	Upgrading of Tuen Mun sewerage, phase 1, part 2 – village sewerage works at Siu Hang Tsuen, Tuen Mun	N.A.	0.072
19.	Upgrading of Tuen Mun sewerage, phase 1, part 2 – village sewerage works at Fuk Hang Tsuen (Lower), Tuen Mun	N.A.	0.156
20.	Upgrading of Tuen Mun sewerage, phase 1, part 2 – village sewerage works at Tsz Tin Tsuen, Tuen Mun	N.A.	0.029
21.	Upgrading of Tuen Mun sewerage, phase 1, part 2 – village sewerage works at Po Tong Ha, Tuen Mun	N.A.	0.253
22.	Developments at Kam Tin South, Yuen Long – Sites 1, 4a (part) and 6	N.A.	12.357
23.	Site formation and infrastructure works for public housing developments at Kam Tin South, Yuen Long		
24.	Road works – site formation and infrastructure works for public housing developments at Long Bin, Yuen Long	N.A.	4.786
25.	Developments at Long Bin, Yuen Long		
26.	Development of Lok Ma Chau Loop – main works package 1	N.A.	1.879
27.	Development of Anderson Road Quarry Site – remaining pedestrian connectivity facilities works	N.A.	0.089
		Total Area	28.07

2. The PWP projects which require land clearance and area of land to be cleared (including resumed land and government land) in 2021 are as follows –

Item	Project title	Relevant NDA (if applicable)	Area (ha) (Note)
1.	Outlying Islands sewerage stage 2 – extension of sewerage system to other unsewered villages in Mui Wo village sewerage works at Ma Po Tsuen	N.A.	1.603

Item	Project title	Relevant NDA (if applicable)	Area (ha) (Note)
2.	Outlying Islands sewerage stage 2 – Lamma village sewerage phase 2 package 2A – village sewerage works at Tai Yuen (part), Ko Long (part), Wang Long, Tai Wan San Tsuen, Tai Wan Kau Tsuen and Tai Wan To (part)	N.A.	1.115
3.	Outlying Islands sewerage stage 2 – South Lantau sewerage works – Package 1	N.A.	6.770
4.	Outlying Islands sewerage, stage 2 – Lamma village sewerage phase 2, village sewerage works at Tai Wan To (part), Long Tsai Tsuen and Hung Shing Ye	N.A.	0.665
5.	Tung Chung New Town Extension (public housing development in Area 23, Tung Chung)	Tung Chung New Town Extension (Item 5 to 20)	59.463
6.	Tung Chung New Town Extension (public housing development in Area 42, Tung Chung)		
7.	Tung Chung New Town Extension (widening of Tung Chung Road North)		
8.	Tung Chung New Town Extension – design and construction (Ma Wan Chung Road works)		
9.	Tung Chung New Town Extension – construction of freshwater and saltwater supply systems		
10.	Tung Chung New Town Extension (sewerage works at Yu Tung Road)		
11.	Tung Chung New Town Extension (coastal pedestrian access)		
12.	Tung Chung New Town Extension (construction of visitor centre for the River Park near Shek Lau Po, Tung Chung)		
13.	Tung Chung New Town Extension (sewerage works at Chung Yan Road)		
14.	Tung Chung New Town Extension (Tung Chung River Park (phase 1))		
15.	Tung Chung New Town Extension (construction of stormwater attenuation and treatment ponds in Area 45B, Area 45D and Area 45F, Tung Chung)		

Item	Project title	Relevant NDA (if applicable)	Area (ha) (Note)
16.	Tung Chung New Town Extension (road works at Yu Tung Road, Chung Mun Road, Road L29, Road L30 and Shek Mun Kap Road)		
17.	Tung Chung New Town Extension – site formation and infrastructure works (open space at Tung Chung 29A)		
18.	Tung Chung New Town Extension (Tung Chung East and Road P1 (Tung Chung East to Tai Ho Section) road works)		
19.	Tung Chung New Town Extension (Tung Chung East and Road P1 (Tung Chung East to Tai Ho Section) Sewerage Works)		
20.	Tung Chung New Town Extension (sewerage works at Yu Tung Road, Chung Mun Road, Road L29, Road L30 and Shek Mun Kap Road and sewage pumping station in Area 66B, Tung Chung)		
21.	Outlying Islands sewerage stage 2 – extension of sewerage system to other unsewered villages in Mui Wo – village sewerage works at Luk Tei Tong	N.A.	0.488
22.	Drainage improvement in Northern New Territories – package B (remaining works)	N.A.	0.110
23.	Site formation and associated infrastructural works for development of columbarium, crematorium and related facilities at Sandy Ridge Cemetery – widening of Sha Ling Road and construction of roads B and C	N.A.	0.841
24.	North District sewerage stage 1 phase 2C and stage 2 phase 1 (part) – village sewerage in Leng Pei Tsuen, Fanling	N.A.	0.195
25.	North District sewerage stage 1 phase 2C and stage 2 phase 1 (part) – village sewerage in So Kwun Po, Fanling	N.A.	0.068
26.	North District sewerage stage 1 phase 2C and stage 2 phase 1 (part) – village sewerage in Fanling Wai, Fanling (package 1)	N.A.	0.598
27.	Improvement to Dong Jiang water mains P4 at Sheung Shui and Fanling	N.A.	0.103
28.	North District sewerage stage 1 phase 2C and stage 2 phase 1 (part) – village sewerage in Fanling Wai, Fanling (package 2)	N.A.	0.355

Item	Project title	Relevant NDA (if applicable)	Area (ha) (Note)
29.	Reclaimed water supply to Sheung Shui and Fanling	N.A.	0.805
30.	Development of Lok Ma Chau Loop – main works package 1 – construction – offsite wetland compensation at North District	N.A.	8.510
31.	The establishment of an Agricultural Park in Kwu Tung South (Phase 1) – works sites for pipeline installation	N.A.	0.228
32.	North East New Territories Sewerage System Upgrade	N.A.	12.800
33.	Port shelter sewerage, stage 3 – sewerage at Tseng Lan Shue and Sam Long	N.A.	2.764
34.	Sewerage for Ma Yau Tong, Tseung Kwan O	N.A.	1.977
35.	Tseung Kwan O sewerage for villages – sewerage at Tseung Kwan O Village, Boon Kin Village and Wo Tong Kong	N.A.	0.618
36.	Tseung Kwan O sewerage for villages – sewerage at Sun Tei Village and Au Tau	N.A.	0.665
37.	Public housing development at west of Yau Yue Wan Village in Tseung Kwan O, Sai Kung	N.A.	16.499
38.	Tolo Harbour sewerage of unsewered areas, stage 2 – phase 2 – Ma Niu, Sha Tin (formerly known as Tolo Harbour sewerage of unsewered areas stage 2, phase 1G – Ma Niu, Sha Tin)	N.A.	0.627
39.	Relocation of Sha Tin Sewage Treatment Works to caverns – main caverns construction and upstream sewerage works	N.A.	14.076
40.	Salt water supply to Sha Tin Area 52, Shui Chuen O	N.A.	2.966
41.	Upgrading of Tuen Mun sewerage, phase 1, part 2 – village sewerage works at Siu Hang Tsuen, Tuen Mun	N.A.	2.151
42.	Upgrading of Tuen Mun sewerage, phase 1, part 2 – village sewerage works at Fuk Hang Tsuen (Lower), Tuen Mun	N.A.	0.836
43.	Upgrading of Tuen Mun sewerage, phase 1, part 2 – village sewerage works at Tsz Tin Tsuen, Tuen Mun	N.A.	2.176
44.	Upgrading of Tuen Mun sewerage, phase 1, part 2 – village sewerage works at Po Tong Ha, Tuen Mun	N.A.	0.490

Item	Project title	Relevant NDA (if applicable)	Area (ha) (Note)
45.	Upgrading of West Kowloon and Tsuen Wan Sewerage – Phase 2 (2A)	N.A.	0.159
46.	Upgrading of West Kowloon and Tsuen Wan Sewerage – Phase 2 (2B)	N.A.	6.632
47.	Upgrading of West Kowloon and Tsuen Wan Sewerage – Phase 2 (2C)	N.A.	2.689
48.	Upgrading of West Kowloon and Tsuen Wan Sewerage Phase 1	N.A.	0.129
49.	West Kowloon and Tsuen Wan village sewerage – phase 1	N.A.	0.615
50.	First Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area	Hung Shui Kiu/ Ha Tsuen New Development Area	24.205
51.	Hung Shui Kiu/Ha Tsuen New Development Area stage 1 works – site formation and engineering infrastructure		
52.	Development at Wang Chau, Yuen Long	N.A.	1.110
53.	Road works – site formation and infrastructure works for development at Wang Chau, Yuen Long		
54.	Drainage improvement works at Yuen Long, stage 1	N.A.	1.340
55.	Development of Lok Ma Chau Loop – main works package 1	N.A.	115.779
56.	The development of Kwu Tung North New Development Area and Fanling North New Development Area – advance stage and first stage	Kwu Tung North/Fanling North New Development Area (Item 56 to 59)	30.836
57.	Advance site formation and engineering infrastructure works at Kwu Tung North New Development Area and Fanling North New Development Area (road works)		
58.	First stage of site formation and engineering infrastructure at Kwu Tung North New Development Area and Fanling North New Development Area (road works)		
59.	Advance site formation and engineering infrastructure works at Kwu Tung North New Development Area and Fanling North New Development Area (sewerage works)		

Item	Project title	Relevant NDA (if applicable)	Area (ha) (Note)
60.	Development of Anderson Road Quarry Site – remaining pedestrian connectivity facilities works	N.A.	0.108
		Total Area	324.16

Note: Land resumption and clearance for the above projects will be carried out subject to the respective finalised implementation programmes.

3. & 4. The Government has intensified its efforts to expedite development projects, significantly increasing the extent and pace of land resumption. In just 2019-20 and 2020-21, the Government has resumed around 90 ha of land (including around 80 ha of land for NDAs and public housing development), which is far more than the 20 ha resumed over the immediate past five years. Looking ahead, about 700 ha of land (including more than 600 ha of land for NDA and public housing development) will be resumed from 2021-22, of which around 500 ha of land (including around 400 ha for NDA and public housing development) is expected to be resumed in the next five years (i.e. from 2021-22 to 2025-26). The Lands Department will conduct land resumption and clearance work according to the land requirement and boundary of the public works projects as well as the implementation schedule as advised by relevant works departments down the road.

According to the Lands Resumption Ordinance (the Ordinance) (Cap. 124), the Government may invoke the Ordinance to resume private land only for an established "public purpose" pursuant to the Ordinance. Apart from the Ordinance, the Government may also invoke other legislations such as the Roads (Works, Use and Compensation) Ordinance (Cap. 370) to resume private land for specific purposes such as road/sewerage works. Over the years, the Government has been invoking these legislations to resume private land for various purposes, and will continue to do so for the identified development projects above.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0197)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Under Programme (1), the Lands Department (LandsD) aims "to administer land in Hong Kong by allocating and disposing of land for various uses". Will the Government inform this Committee of the following:

1) The number of cases involving the re-tendering of petrol filling station (PFS) sites upon expiry of their land leases, the area of land involved and lease terms of the approved cases in each of the past five years;

2) Considering that the Financial Secretary proposed "ceasing the new registration of fuel-propelled private cars in 2035 or earlier", does LandsD have any plans to review all the PFS sites that are in operation by, among other things, ceasing the re-tendering of those sites with land leases expiring soon, rezoning the sites and estimating the area of land that can be released? If yes, what are the details? If no, what are the reasons?

Asked by: Hon NG Wing-ka, Jimmy (LegCo internal reference no.: 312)

Reply:

1) In the past five financial years (i.e. from 1 April 2016 up to 28 February 2021), the Lands Department (LandsD) re-tendered and awarded a total of 23 petrol filling station (PFS) sites which are all on a term of 21 years commencing from the respective dates of Agreement and Conditions of Sale concerned. A summary is in the table below –

Financial Years (Tender Award)	No. of Sites	Total Site Area (m^2) (about)
2016-17	4	4 152.6
2017-18	6	7 570.2
2018-19	1	1 579.2
2019-20	8	6 019.8

Financial Years (Tender Award)	No. of Sites	Total Site Area (m^2) (about)
2020-21 (up to 28 February 2021)	4	2 958.7
Total	23	22 280.5

Detailed information on tender records of PFS sites is published on LandsD's website (www.landsd.gov.hk/en/landsale/records.htm).

2) The Financial Secretary announced in the Budget Speech for 2021-22 that Hong Kong's first roadmap on the popularisation of electric vehicles (EVs) would soon be published. The roadmap aims to set out long-term policy objectives and plans on the use of EVs and their associated supporting facilities, including the measure of ceasing the new registration of fuel-propelled private cars in 2035 or earlier. As these measures will bring about significant changes to the auto-fuel market in the long run, the Environment Bureau (ENB) has asked LandsD to temporarily postpone the re-tendering of PFS sites with land leases expiring soon. ENB is also working with relevant policy bureaux and departments in devising a long-term strategy in respect of PFS sites with a view to striking a balance among the policy objectives in environmental protection, transport, tax revenue, land use and economic development, while taking into account the acceptability of the community. The Government will announce the results of the review in due course.

- End -

Reply Serial No.

DEVB(PL)197

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2437)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Regarding land enforcement, will the Government inform this Committee of:

(a) The total government site areas cleared from unlawful occupation in the past two years;

(b) The figures on prosecution and conviction relating to land irregularities in the past two years, with a breakdown by nature of irregularity.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 76)

Reply:

(a) In the past two calendar years (2019 and 2020), the Lands Department (LandsD) completed the clearance of 9 606 and 8 929 government sites from unlawful occupation respectively. There is no readily available information on the total area of the government sites cleared.

(b) The number of prosecutions instituted by LandsD and the number of convicted cases in the past two calendar years (2019 and 2020) as well as their nature are tabulated below –

Type of offence under Land (Miscellaneous Provisions) Ordinance (Cap. 28)	**2019**	**2020**
(a) Unlawful Occupation of Unleased Land [Section 6(4) of Cap. 28]		
(i) Number of prosecutions instituted	12	19
(ii) Number of convicted cases	11	18
(b) Unlawful Excavation in Unleased Land [Section 10(1) & (2) of Cap. 28]		
(i) Number of prosecutions instituted	1	3
(ii) Number of convicted cases	0	3

- End -

Reply Serial No.

DEVB(PL)198

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0141)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2021-2022, the Government states that it will "continue to facilitate and expedite land supply for housing and other developments through streamlining processes and expediting procedures for land disposal and lease modifications/land exchanges". Under this connection, will the Government inform this Committee:

a. of the amount of resources and the staff establishment involved in executing this policy initiative;

b. the latest progress and attainment of this policy initiative;

c. the current time and number of procedures that needed to process for each of the application for land disposal, lease modifications as well as land exchanges over last 5 financial years;

d. whether the Government will further allocate extra manpower and resources and introduce latest technology to enhance the efficiency for processing the procedures for land disposal and lease modifications/land exchanges; if yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 49)

Reply:

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

In 2020, LandsD continued to introduce various streamlining measures in respect of consideration under the Design, Deposition and Height clause, on the processing of tree preservation and removal proposals and landscape submissions, and simplified the formulation of lease conditions. Under the auspices of the Development Bureau, further review on how best to streamline the control regimes on site coverage, plot ratio/gross floor area restrictions etc. was carried out and details of these streamlining procedures would be promulgated suitably when ready. LandsD will continue to explore possible initiatives and further scope for streamlining and expediting the development process.

In order to expedite the approval of development submissions under lease, DCS with its centralised Building Plan Unit (BPU) further centralised the processing of development submissions by taking over the processing of all building plan submissions for new residential, commercial and industrial projects until the Occupation Permit is issued by the Building Authority. From 1 April 2020 to 28 February 2021, BPU completed the processing of 529 development submissions in which all the general building plan submissions were completed within the pledged period.

The lease modification/land exchange cases currently being handled by LSS are expected to generate a total of about 3 127 000 m^2 domestic GFA (involving about 51 600 flats) and 1 047 000 m^2 non-domestic GFA. LSS keeps close liaison and proactively arranges inter-departmental meetings with the applicants with a view to resolving problematic issues expeditiously. Since its establishment in April 2019, LSS has fully met LandsD's performance pledge on the issuance of provisional offer or rejection or indication of in-principle agreement to applicants of major cases upon receipt of a valid application within 22 weeks. As at end February 2021, the average processing time for lease modification/land exchange cases by LSS is less than 18 weeks as compared with the performance target of 22 weeks.

As at end February 2021, there are 33 and 100 professional/technical posts (excluding posts performing general administrative and clerical support duties) in BPU and LSS respectively. In 2021-22, the two dedicated teams will continue to be operated with the existing manpower resources.

- End -

Reply Serial No.

DEVB(PL)199

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0142)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2021-2022, the Government states that it will "continue land enforcement work, including enforcement against unlawful occupation of government land, unauthorised structures on private agricultural land and other lease breaches". Under this connection, will the Government inform this Committee:

a. of the amount of resources and the staff establishment involved in executing this policy initiative;

b. the latest progress and achievement of this policy initiative as well as the follow-up actions and procedures when the Government receive reports of unlawful occupation from the public;

c. whether the land enforcement work has been affected by this pandemic; if yes, of the details and resolutions that have been introduced; if no, of the reasons;

d. whether the Government will introduce latest technology to enhance the efficiency for land enforcement work for on-site investigations, e.g. the use of drones equipped with high resolution video cameras; if yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 50)

Reply:

a. In 2021-22, about 425 full-time equivalent staff in the Lands Department (LandsD) will be deployed for land control and lease enforcement work at an estimated staff cost of $222.3 million.

b. LandsD has established practice for enforcing against unlawful occupation of government land and breach of land leases. Upon receipt of a report/complaint of unlawful occupation of government land or breach of land leases, LandsD staff will conduct a site investigation. If unlawful occupation of government land is confirmed, land control action will be taken. A statutory notice under section 6(1) of Land (Miscellaneous Provisions) Ordinance (Cap. 28) will be posted on site requiring the occupier to cease the unlawful occupation before the date specified in the notice. If the unlawful occupation does not cease before the specified deadline, further land control action including clearance action by LandsD will be considered. If the identity of the occupier can be ascertained with sufficient evidence, LandsD will consider instituting prosecution against the occupier. If a breach of lease conditions is detected, LandsD will normally issue a warning letter to the owner concerned requesting rectification of the lease breach within a specified time. If the owner does not rectify the breach by the deadline, LandsD may register the warning letter at the Land Registry, commonly known as "imposing an encumbrance". If the seriousness of the breach warrants further action, for instance where the breach poses a serious threat to public safety, LandsD may proceed with re-entry of the lot or vesting of the relevant interest to the Government. A land lease is a private contract and is enforced by LandsD in its capacity as the landlord and a party to the contract. Actions taken by LandsD in such a capacity do not involve criminal prosecution.

In 2020, LandsD handled 949 cases involving breaches of lease conditions and cleared 8 929 unlawfully occupied government land sites. Prosecution actions against 19 cases of unlawful occupation of government land were taken, of which 18 cases were convicted.

c. Under the special work arrangements introduced due to COVID-19, LandsD staff had focused on providing emergency services and essential public services. As a result, the number of government land sites cleared from unlawful occupation and the number of lease enforcement cases handled in 2020 reduced by 7% and 42% respectively compared with the figures in 2019. During this period, LandsD had provided laptops to skeleton officers to facilitate their handling of complaints and other urgent tasks. Those with operational need also returned to office to perform their duties.

d. LandsD has been making use of the Geographic Information System and related technologies including aerial photos taken by unmanned aerial vehicles or drones to enhance the overall efficiency of the land enforcement work. The information obtained will facilitate prompt identification of unlawful occupation of government land and unauthorised structures on private agricultural land in a relatively large scale or those in remote area.

- End -

Reply Serial No.

DEVB(PL)200

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0077)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

Regarding lease modifications/land exchanges (other than small house cases), what were the numbers of applications received by District Lands Offices in each of the past three years? How many weeks on average did it take from the receipt of applications to the submission of all necessary information and documents by applicants in support of their applications? What were the main reasons of the department for not accepting some of the applications as valid?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 66)

Reply:

In the past three calendar years (i.e. from 2018 to 2020), the Lands Department (LandsD) received a total of 109 applications for lease modification and land exchange (other than those for small house developments in the New Territories) as summarised below –

Year	No. of Applications		
	Lease Modification	**Land Exchange**	**Total**
2018	32	5	**37**
2019	13	12	**25**
2020	34	13	**47**
Total	**79**	**30**	**109**

Information on the number and nature of applications for lease modification, land exchange and private treaty grant received and under processing is published on LandsD website (www.landsd.gov.hk/en/exc_mod/summary.htm) on a monthly basis.

Amongst 109 applications mentioned above, about 74% have been validated, and about 7% have been withdrawn by the applicants or rejected. For the remaining applications that have yet been validated, most of them were received in 2020.

The typical types of supporting information and documents that were sought from applicants after their initial applications and before the validation of these applications were clarifications of the applicants' legal capacity in making the applications as well as the intended terms and conditions to be varied. LandsD does not maintain centralised records on the number of applications of which further submission of information and documents subsequent to initial applications were requested; nor the time taken for the applicants to provide the necessary information.

- End -

Reply Serial No.

DEVB(PL)201

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0079)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

In 2020, the Lands Department (LandsD) completed processing 62 lease modification, six land exchange and three lot extension applications. In this connection, please inform this Committee of the following:

1. What were the respective earliest and latest dates for the initial submission of applications by the relevant applicants? How long did it take on average from the applicants' initial submission of applications to their subsequent submission of all the supporting information and documents required by LandsD?

2. Of the aforesaid 71 cases, how many applications were not accepted as valid by LandsD owing to the applicants' failure to provide the required supporting information and documents during their initial submission of applications? What documents and information were most insufficiently provided in those applications?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 68)

Reply:

Of the 71 lease modification, land exchange and lot extension cases completed in 2020, about 70% of the applications were received between 2018 and 2020 with the remaining ones received between 2012 and 2017, except one in 2007. Of these completed cases, the earliest one was received in 2007 and the long time taken for completion was mainly spent on premium negotiation.

The Lands Department does not maintain centralised records on the number of applications where submissions of information and documents further to their initial applications were necessary; and the time taken for the applicants to provide the required submissions before the applications can be processed further.

The typical types of supporting information and documents that were sought from applicants after their initial applications and before the validation of these applications were mainly clarifications of the applicants' legal capacity in making the applications as well as the intended terms and conditions to be varied.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0148)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

The Special Duties Task Force has been tackling unlawful occupation of government land since its establishment in 2019. It has identified 100 black spots involving sizable land and expects to complete clearance in 2021. In this connection, please inform this Committee of the following:

1. Can the target of clearance of the 100 black spots scheduled for completion in 2021-2022 be met? What is the progress up till now?

2. The respective figures on unlawful occupation of land and prosecution, and the successful prosecution rates in each of the past three years; as well as the highest, lowest and average penalties among the successful prosecutions.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 193)

Reply:

1. The Special Duties Task Force (the Task Force) of the Lands Department (LandsD) has targeted its work on 100 black spots identified in mid-2019, which involved unlawful occupation of sizeable government land for brownfield operation. Up to December 2020, the Task Force has completed the clearance of 77 black spots. Among these black spots cleared, the Task Force has taken lease enforcement actions in parallel as some of them also involved breaches of lease conditions governing nearby private land. Taking these altogether, a cumulative total of over 20 hectares of unlawfully occupied government land and 50 parcels of private land have been tackled in the clearance operations, with the demolition of more than 300 unauthorised structures. LandsD expects that the target of clearing all 100 black spots can be met by end 2021.

2. In the past three calendar years (2018 to 2020), LandsD cleared 10 724, 9 606 and 8 929 government sites from unlawful occupation respectively. LandsD may institute prosecution when unlawful occupation does not cease following the issue of statutory notices and where the identity of the occupier can be ascertained with sufficient evidence. In the past three calendar years (2018 to 2020), 21, 12 and 19 prosecutions were instituted respectively for unlawful occupation of government land. Among them, 20, 11 and 18 were convicted, representing a conviction rate of 95%, 92% and 95% respectively. The fines imposed ranged from $500 to $180,500 and the average fine was $29,427.

- End -

Reply Serial No.

DEVB(PL)203

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0640)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

The revitalisation scheme for industrial buildings was first introduced in 2010 to encourage wholesale conversion and redevelopment of old industrial buildings. In the 2018 Policy Address, the Government announced the "Industrial Building Revitalisation 2.0" to further allow conversion of industrial buildings into transitional housing. Regarding revitalisation of industrial buildings, please inform this Committee of the reduction in warehouse area due to redevelopment of industrial buildings since the implementation of the scheme in 2010. What is the Lands Department's work plan for facilitating revitalisation of industrial buildings in 2021-22? What are the estimated manpower and expenditure involved?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 47)

Reply:

The Lands Department (LandsD) does not have information on the size of floor area for various uses in existing industrial buildings (IBs), and is therefore unable to provide information on the transformation as asked.

Under the current IB revitalisation scheme, LandsD processes applications for lease modifications/land exchange for redevelopment of older IBs, and also special waiver for conversion of an entire existing IB, buffer floor and lower floors of an existing IB and provision of transitional housing in wholesale-converted IB. To expedite the revitalisation of older IBs, LandsD has launched a pilot scheme for charging land premium at standard rates for lease modifications for redevelopment of IBs on 15 March 2021.

Regarding the expenditure in 2021-22, LandsD estimates that there will be eight posts to handle directly the processing of applications submitted under the current IB revitalisation scheme, while some of the related land administration work would be undertaken and absorbed by other staff members of LandsD.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0641)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

With regard to the short-term tenancies (STTs) issued to non-government entities, the total area of STT sites to be let by tender and by direct grant in 2021 is 59.55 hectares. Please provide a breakdown of the area of STT sites to be used for carparks, container vehicle parking, storage and cargo handling, and the tenure of such tenancies. What are the government manpower and expenditure involved in launching STT sites?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 48)

Reply:

The total area of short-term tenancies (STTs) to be let by the Lands Department (LandsD) by tender and by direct grant in 2021 is estimated to be 59.55 hectares. The breakdown of STTs to be used for carparks as well as storage and cargo handling purposes are as follows –

	User (Note)	**Estimated Area (ha) (about)**
(a)	Carpark	16
(b)	Storage and cargo handling	6
	Total	**22**

Note: The users quoted are general descriptions of the primary uses proposed to be included in the tenancy agreement(s) only and the final users may vary depending on individual case situation.

The actual area of STTs let by tender and direct grant hinges on various factors, such as the eventual number of sites available for disposal, market responses, views of relevant policy bureaux/departments towards the proposed STTs, etc.

The fixed term of a STT varies depending on the use and circumstances of each case, especially the available duration for temporary use of a site, but would not generally exceed seven years. For STTs to be let by tender for fee-paying public car parks, the fixed term of the tenancy would usually be not more than one year, thereafter to be continued on a periodic basis (usually on quarterly basis) if circumstances allow. For STTs to be let by tender for multiple uses such as storage, cargo handling and parking of container vehicles in the port backup area in Kwai Chung, a fixed term of three years would usually be allowed, thereafter to be continued on a periodic basis (usually on quarterly basis) if circumstances allow.

The land administration work for letting STTs by tender and by direct grant is carried out by staff of LandsD as part of their overall land administration duties. No separate breakdown on expenditure solely for handling the above work is available.

- End -

Reply Serial No.

DEVB(PL)205

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1440)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

According to the written reply to me from the Secretary for Development at the Legislative Council meeting on 24 February 2021, 7 113 small house applications were being processed as at end-2020. In the light of the judgment handed down by the Court of Appeal on 13 January 2021 on the appeals against the ruling on the judicial review of the Small House Policy, the Lands Department (LandsD) has resumed the receipt and processing of applications for building small houses on government land granted by way of Private Treaty Grant and Land Exchange since 22 February 2021. In this regard, how many applications has LandsD received since then, and how many applications in total does LandsD expect to receive in 2021-22? Of the 7 000-odd applications under processing, how many are expected to be completed in 2021-22? Will LandsD allocate additional manpower to expedite the processing of small house applications in 2021-22; if yes, what are the details?

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

Reply:

The Lands Department (LandsD) has resumed the receipt and processing of applications for government land for building small houses by way of Private Treaty Grant and Land Exchange since 22 February 2021. A total of 36 applications were received from 22 to 28 February 2021.

The number of applications for small houses is affected by factors such as the birth of indigenous villagers, their family and financial considerations and etc., and whether an individual indigenous villager will apply for a small house grant also depends on his own circumstances and wish. LandsD does not conduct forecast on the number of eligible applicants and small house applications.

The number of small house cases completed each year and the time taken for processing each case will vary owing to various factors, including the nature and complexity of issues relating to each application, whether local objections are received, and whether there are requirements to be fulfilled in advance under other regulatory regimes. Our prevailing performance pledge is to process not less than 2 300 applications a year. For straightforward small house applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For non-straightforward cases, depending on the nature and complexity of the issues involved, the processing time will be longer. As a general reference, around 100 staff are involved in the processing of small house applications in LandsD. We will continue to work with the existing manpower resources, and keep our work under review to look for possible room for streamlining the procedures and shortening the time required.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1936)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

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 work progress and expected completion date of the land use review for the remaining phase development;
3. whether the Government will consult the local residents on the planning of the remaining phase development; if yes, of the details; if no, of the reasons;
4. the Government's schedule for the preparation of planning briefs and urban design guidelines.

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

Reply:

(1) The planning work on the Kwu Tung North/Fanling North New Development Area (the NDA) development is undertaken by existing staff of the Planning Department 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.

(2) to (4)

The overall land use planning and urban design framework for the NDA are set out in the relevant outline zoning plans (OZPs) approved by the Chief Executive-in-Council in June 2015. With Legislative Council's funding approval in May 2019, the land clearance and site formation and infrastructural works for the first phase development have commenced progressively from September 2019, with the target of completion of infrastructure works for the whole NDA in 2031. The detailed design of the remaining phase development has commenced in December 2019 and the construction works are scheduled to start in 2024. For the land use review of several sites in the remaining phase development, land use options are being assessed with inputs from relevant bureaux/departments, targeted for completion in 2022. Any amendments to

the OZPs necessitated by the review will be published for public consultation in accordance with the Town Planning Ordinance. Planning briefs and design requirements, if required, will be timely prepared to guide the development of individual sites within the NDA.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1247)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

Under this Programme, the Planning Department will take forward the detailed planning of the Kwu Tung North/Fanling North New Development Area (NDA), Tung Chung New Town Extension, Hung Shui Kiu/Ha Tsuen NDA and Yuen Long South. In this connection, please inform this Committee of the following:

a) the respective land area, population that can be accommodated and estimated year of completion for the above NDAs; and

b) the number of the first population intake for the above NDAs and whether there will be a surplus or shortage upon the provision of the first batch of community supporting facilities with a breakdown by types in table form.

Asked by: Hon CHAN Kin-por (LegCo internal reference no.: 9)

Reply:

The information required is set out in the table below:

Land Area (hectare)	Planned Population	Anticipated Completion Year	Population Intake for the First Phase	First Phase of Community Facilities
Kwu Tung North/Fanling North New Development Area (NDA)				
612	193 800	2031/32	52 900	Educational facilities - Kindergarten/nursery, primary and secondary schools Social welfare facilities - Residential care home for the elderly - Day care centre for the elderly

Land Area (hectare)	Planned Population	Anticipated Completion Year	Population Intake for the First Phase	First Phase of Community Facilities
				- Neigbourhood elderly centre - District elderly community centre - Day activity centre - Long stay care home - Home care services for frail elderly persons - Special/child care centre - Integrated family/children and youth services centre - District support centre for persons with disabilities - Hostel for mentally/physically handicapped persons and ex-mentally ill persons - Integrated vocational rehabilitation services centre - Half way house <u>Recreational facilities</u> - Local open space and sports facilities[#] <u>Others</u> - Joint-user government complex - Market - Public transport interchanges
Tung Chung New Town Extension				
250	183 800	2030	31 000	<u>Educational facilities</u> - Nursery/kindergarten <u>Social welfare facilities</u> - Integrated children and youth services centre - Integrated community centre for mental wellness - Day care centre for the elderly - Neigbourhood elderly centre <u>Recreational facilities</u> - Local open space and sports facilities[#] <u>Others</u> - Public transport interchange

Land Area (hectare)	Planned Population	Anticipated Completion Year	Population Intake for the First Phase	First Phase of Community Facilities
Hung Shui Kiu/Ha Tsuen NDA				
714	218 000	2037/38	4 400 (from Dedicated Rehousing Estates and village resite sites)	Educational facilities - Kindergarten Recreational facilities - local open space
Yuen Long South				
224	101 200	2038	13 220	Educational facilities - Kindergarten Social welfare facilities - Residential care home for the elderly - Day care centre for the elderly - Child care centre Recreational facilities - local open space and sports facilities# Others - Market

Different types of sports facilities are included in various public housing developments and open space projects, and may include mini-soccer pitch, badminton court, basketball court, volleyball court, tennis court, and table tennis table.

With reference to the Hong Kong Planning Standards and Guidelines and the requirements of concerned bureaux/departments, adequate community facilities are planned in these development areas to meet the needs of the residents, with due regard to the timing of the population intake of different phases of the developments.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2744)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

The Government announced the measure on the increase of plot ratio for housing sites in 2014. Please inform this Committee of the details of the public and private housing with additional plot ratio, and the information of these sites with a breakdown by year of completion and location in table form.

Year of Completion/ Estimated Year of Completion	Location	Site Area	Original Plot Ratio	Additional Plot Ratio Sought	Additional Residential Floor Area	Number of Additional Flats

Asked by: Hon CHAN Pierre (LegCo internal reference no.: 147)

Reply:

As announced by the Chief Executive in the 2014 Policy Address, the Government has relaxed the planning policy guidelines by allowing an increase of the maximum domestic Plot Ratios (PRs) for both private and public residential sites located in certain Density Zones by 20% where planning terms permit, except for the north of Hong Kong Island and Kowloon Peninsula which are more densely populated. In view of the shortage in public housing supply, the Government further refined the policy in December 2018 by allowing an additional increase of the maximum domestic PRs of public housing sites by up to 10% where their technical feasibility permits (i.e. increase in maximum domestic PRs allowed by 30% in total).

Since the announcement of the increase in the maximum domestic PRs in 2014, the Town Planning Board (the Board) has, up to February 2021, approved 33 planning applications involving 53 sites to increase the development intensity, and rezoned 88 sites for higher development intensity. These approved planning applications and rezoning proposals altogether lead to an additional supply of about 45 800 units (including about 25 600 public housing units and about 20 200 private housing units). Details of individual sites with

increased development intensity through planning applications and rezoning by districts are listed at **Annex**.

The estimated completion years 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, private initiative, etc. Relevant government departments will closely monitor the progress.

Annex

Information on sites with development intensity increased since 2014 (as at February 2021)

I. Sites with development intensity increased through planning applications

District	Location [Planning Application No. (Town Planning Board Approval Date)]		Site Area (hectare) (ha) (Note 1)	Housing Type	Original Domestic PR/Gross Floor Area (GFA) (Note 2)	Proposed Domestic PR/GFA (Note 2)	Estimated Additional Residential Units (Note 3)
2014-15							
Sha Tin	1.	Ma Kam Street, Ma On Shan [A/MOS/97 (4.4.2014)]	0.31	Private	GFA: 15 500m² (Note4)	GFA: 18 600m² (Note4)	72
	2.	Hang Kwong Street, Ma On Shan [A/MOS/98 (4.4.2014)]	0.31	Private	GFA: 8 910m² (Note4)	GFA: 10 692m² (Note4)	51
	3.	Yiu Sha Road, Whitehead, Ma On Shan [A/MOS/99 (13.6.2014)]	2.35	Private	GFA: 30 000m² (Note4)	GFA: 36 000m² (Note4)	319
	4.	Wo Sheung Tun Street, Fo Tan, Area 16, Sha Tin [A/ST/857 (31.10.2014)]	0.86	Public	GFA: 43 600m² (Note4)	GFA: 49 880m² (Note4)	246
	5.	Fo Tan, Areas 16 and 58D, Sha Tin (known as Kwei Tei Street, Fo Tan) [A/ST/858 (31.10.2014)]	3.89	Public	GFA: 194 500m² (Note4)	GFA: 237 290m² (Note4)	650
Tuen Mun	6.	Lok Chui Street, Tuen Mun [A/TM/453 (9.5.2014)]	0.11	Private	PR: 1 (Note4)	PR: 1.2 (Note4)	3
	7.	Yan Ching Street, Tuen Mun [A/TM/454 (9.5.2014)]	0.12	Private	PR: 5	PR: 6	21
	8.	King Sau Lane, Area 4, Tuen Mun [A/TM/463 (8.8.2014)]	1.10	Private	PR: 3.3 (Note4)	PR: 4 (Note4)	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)]	0.28	Private	PR: 5	PR: 6	41
	10.	Fai Ming Road, Fanling (known as South of Yung Shing Court, Fanling Area 49) [A/FSS/223 (12.9.2014)]	0.82	Public	GFA: 38 500m² (Note4)	GFA: 45 000m² (Note4)	161
	11.	Ex-Kin Tak Public School, Fan Kam Road, Sheung Shui [A/NE-KTS/377 (28.11.2014)]	0.64	Private	PR: 0.4 (Note4)	PR: 0.48 (Note4)	7

District	Location [Planning Application No. (Town Planning Board Approval Date)]		Site Area (hectare) (ha) (Note 1)	Housing Type	Original Domestic PR/Gross Floor Area (GFA) (Note 2)	Proposed Domestic PR/GFA (Note 2)	Estimated Additional Residential Units (Note 3)
Kwai Tsing	12.	Hing Fong Road, Kwai Chung [A/KC/415 (12.9.2014)]	0.08	Private	PR: 5	PR: 6	14
Yuen Long	13.	Near Maple Gardens, San Tam Road, Ngau Tam Mei, Yuen Long [A/YL-NTM/310 (14.11.2014)]	0.90	Private	PR: 0.4 (Note4)	PR: 0.48 (Note4)	10
						Total	**1 807**
2015-16							
Kowloon City	14. to 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)]	22.77	Private	PR: 3 to 5	PR: 3.4 to 6.1	3 900
Tuen Mun	27.	5 Lok Yi Street, So Kwun Wat, Tuen Mun [A/TM/468 (3.7.2015)]	0.20	Private	GFA: 1 900m^2	GFA: 2 300m^2	2
North	28.	Choi Yuen Road, Sheung Shui [A/FSS/236 (7.8.2015)]	1.24	Public	GFA: 69 500m^2 (Note4)	GFA: 83 400m^2 (Note4)	260
Kwai Tsing	29.	Texaco Road, Kwai Chung [A/KC/433 (8.1.2016)]	0.46	Public	PR: 5	PR: 6	91
						Total	**4 253**
2016-17							
Sham Shui Po	30.	Tai Hang Sai Estate, Shek Kip Mei [A/K4/67 (24.6.2016)]	2.09	Private	PR: 5.5 (Note4)	PR: 6.8 (Note4)	792
North	31.	Pak Wo Road, Fanling [A/FSS/254 (3.2.2017)]	1.14	Public	PR: 5	PR: 6	244
						Total	**1 036**
2017-18							
Tai Po	32.	Yat Yiu Avenue, Tai Po [A/TP/627 (28.4.2017)]	0.77	Private	PR: 0.6 (Note4)	PR: 0.72 (Note4)	13
Kwai Tsing	33.	Vacant site opposite to Fu Yiu House of Lai Yiu Estate, Lai Cho Road, Kwai Chung [A/KC/445 (12.5.2017)]	0.58	Public	PR: 5	PR: 6	153

District	Location [Planning Application No. (Town Planning Board Approval Date)]		Site Area (hectare) (ha) (Note 1)	Housing Type	Original Domestic PR/Gross Floor Area (GFA) (Note 2)	Proposed Domestic PR/GFA (Note 2)	Estimated Additional Residential Units (Note 3)
	34.	Vacant site adjacent to Lok King House of Lai King Estate, Lai King Hill Road, Kwai Chung [A/KC/447 (14.7.2017)]	0.41	Public	PR: 5	PR: 6	108
Tuen Mun	35.	Sites 3 and 4 (East), Area 54, Tuen Mun [A/TM/499 (23.6.2017)]	3.45	Public	PR: 5	PR: 6	883
	36.	Sites 1 and 1A, Area 54, Tuen Mun [A/TM/500 (23.6.2017)]	2.89	Public	PR: 5	PR: 6	742
						Total	**1 899**
2018-19							
North	37. to 44.	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)]	28.39	Public	PR: 3.5 to 5 (Note 4)	PR: 3.9 to 6 (Note 4)	4 300
Tai Po	45.	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)]	74.84	Private	PR: 0.693	PR: 0.832	4 538
						Total	**8 838**
2019-20							
Sha Tin	46.	Ma On Shan Road (Northern and Southern Portions), Area 81A, Ma On Shan [A/MOS/122 (5.7.2019)]	1.90	Public	PR: 5.5	PR: 5.53	10
						Total	**10**
2020-21							
Sai Kung	47.	Chiu Shun Road, Tseung Kwan O [A/TKO/119 (24.4.2020)]	0.42	Public	PR: 6.5	PR: 6.65	34

District	Location [Planning Application No. (Town Planning Board Approval Date)]		Site Area (hectare) (ha) (Note 1)	Housing Type	Original Domestic PR/Gross Floor Area (GFA) (Note 2)	Proposed Domestic PR/GFA (Note 2)	Estimated Additional Residential Units (Note 3)
Yuen Long	48.	Various lots in D.D. 103 and adjoining Government Land, Ha Ko Po Tsuen, Kam Tin [A/YL-KTN/698 (18.9.2020)]	1.62	Private	PR:1.2 (Note4)	PR:1.44 (Note4)	150
	49. to 50.	Hung Shui Kiu Town Lot 1 and Various Lots in D.D 124 and Adjoining Government Land, Hung Shui Kiu (Two sites) [A/HSK/253 (6.11.2020)]	1.87	Public	PR: 5.5 and 6	PR: 6.5	430
	51.	Chung Yip Road, Nam Sang Wai, Yuen Long [A/YL-NSW/282 (18.12.2020)]	1.52	Private	PR: 0.4 (Note 4)	PR: 0.48 (Note4)	19
Islands	52.	Area 99, Tung Chung, Lantau Island [A/I-TCE/1 (6.11.2020)]	3.26	Public	PR: 6.4	PR: 6.7	1 256
Tai Po	53.	Tai Po Area 9 and Chung Nga Road East, Tai Po [A/TP/672 (22.1.2021)]	7.79	Public	PR: 6	PR: 6.15	84
						Total	**1 973**
						Grand Total (53 sites under 33 planning applications)	**19 816 (Public: 9 652 Private: 10 164)**

Notes:

1. Site areas are subject to changes and rounded to the nearest two decimal places.
2. The original and proposed domestic PRs/GFAs are based on the planning statements submitted under approved planning applications.
3. The estimated additional number of residential units are subject to revision at the detailed design stage of the proposed residential developments.
4. The indicated PR/GFA is the maximum PR/GFA (including both domestic and non-domestic).

II. Sites with development intensity increased through rezoning

District	Location [Date of Approval of Outline Zoning Plan (OZP) by the Chief Executive-in-Council]		Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 3)	Estimated Additional Residential Units (Note 4)
2014-15							
Sha Tin	1.	Lok Wo Sha Lane, Area 111, Ma On Shan [2.12.2014]	0.83	Private	PR: 3 (Note5)	PR: 3.6 (Note5)	70
	2. to 3.	Ma On Shan Road (Northern and Southern Portions), Area 81A, Ma On Shan [2.12.2014]	1.93	Public	PR: 5	PR: 5.5	190
	4.	Hang Tai Road, Area 86B, Ma On Shan [2.12.2014]	1.90	Public	PR: 5	PR: 6	316
Tai Po	5.	Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po [2.12.2014]	8.00	Private	PR: 3 (Note5)	PR: 3.6 (Note5)	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]	3.22	Private	PR: 0.6 (Note5)	PR: 1.2 (Note5)	275
Tuen Mun	10. to 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]	3.43	Private	PR: 1.3 (Note5)	PR: 3.6 (Note5)	1 074
	12.	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun [10.2.2015]	1.10	Private	PR: 0.65 (Note5)	PR:1.3 (Note5)	95
	13.	Tsing Ha Lane, Area 20, Tuen Mun [10.2.2015]	0.61	Private	PR: 1.3 (Note5)	PR: 3.6 (Note5)	236

District	Location [Date of Approval of Outline Zoning Plan (OZP) by the Chief Executive-in-Council]		Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 3)	Estimated Additional Residential Units (Note 4)
	14. to 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]	5.18	Private	GFA: 130 650 m² (Note 5)	GFA: 156 780 m² (Note 5)	480
	16.	Junction of Hang Fu Street and Hoi Wong Road, Area 16, Tuen Mun [10.2.2015]	0.88	Private	PR: 5	PR: 6	88
	17.	Hin Fat Lane, Castle Peak Road – Castle Peak Bay, Tuen Mun (Phase 1) [10.2.2015]	0.48	Public	PR: 5	PR: 6	Flat yield refers to Item 79
	18.	Area 29 West, Tuen Mun [10.2.2015]	1.32	Public	PR: 5	PR: 6	138
	19.	Area 2, Tuen Mun [10.2.2015]	0.25	Public	PR: 5	PR: 6	48
	20.	South of Kwun Chui Road, Area 56, Tuen Mun [10.2.2015]	1.22	Private	PR: 1.3 (Note 5)	PR: 3.6 (Note 5)	460
Islands	21.	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung [31.3.2015]	0.92	Public	PR: 5	PR: 6	200
						Total (21 sites)	**4 233**
2015-16							
Kwai Tsing	22.	Sai Shan Road, Tsing Yi [21.4.2015]	0.62	Private	PR: 5	PR: 6	123
	23.	Near Cheung Wang Estate, Tsing Yi [21.4.2015]	0.14	Private	PR: 5	PR: 6	25
Yuen Long	24.	Wang Chau Phase 1, Yuen Long [2.6.2015]	5.67	Public	PR: 5 (Note 5)	PR: 6 (Note 5)	666
Sham Shui Po	25.	North of Yin Ping Road, Tai Wo Ping [21.7.2015]	2.04	Private	GFA: 48 958m² (Note 5)	GFA: 58 750m² (Note 5)	163

District	Location [Date of Approval of Outline Zoning Plan (OZP) by the Chief Executive-in-Council]		Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 3)	Estimated Additional Residential Units (Note 4)
Tai Po	26. to 27.	Lo Fai Road, Tai Po (Eastern and Western Portions) [8.9.2015]	4.13	Private	GFA: 23 100m² (Note 5)	GFA: 46 200m² (Note 5)	330
	28.	Shan Tong Road, Lai Chi Shan, Tai Po [8.9.2015]	4.25	Private	GFA: 89 250m² (Note 5)	GFA: 107 100m² (Note 5)	297
	29.	Chung Nga Road East, Tai Po [8.9.2015]	7.77	Public	PR: 5 (Note 5)	PR: 6 (Note 5)	1 141
	30.	Area 9, Tai Po [8.9.2015]					
	31.	Chung Nga Road West, Tai Po [8.9.2015]	1.78	Public	PR: 5 (Note 5)	PR: 6 (Note 5)	158
	32.	Near Junction of Tai Po Road and Yat Yiu Avenue, Tai Po [8.9.2015]	2.09	Private	GFA: 10 000m² (Note 5)	GFA: 20 000m² (Note 5)	140
	33.	Near Cheung Shue Tan Road, Tai Po Kau [8.9.2015]	1.08	Private	PR: 0.75 (Note 5)	PR: 1.5 (Note 5)	75
Kowloon City	34.	Sheung Shing Street, Ho Man Tin [8.9.2015]	0.91	Private	PR: 5 (Note 5)	PR: 6 (Note 5)	151
Southern	35.	West of Wong Ma Kok Road (near Regalia Bay), Stanley [1.12.2015]	2.55	Private	PR: 0.75 (Note 5)	PR: 0.9 (Note 5)	35
Tuen Mun	36.	North of Jade Cove, So Kwun Wat, Tuen Mun [1.12.2015]	6.03	Private	PR:3 (Note 5)	PR:3.6 (Note 5)	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]					
Sha Tin	39.	Au Pui Wan Street, Area 16B, Fo Tan [1.12.2015]	0.70	Public	GFA: 32 150m² (Note 5)	GFA: 38 580m² (Note 5)	135

District	Location [Date of Approval of Outline Zoning Plan (OZP) by the Chief Executive-in-Council]		Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 3)	Estimated Additional Residential Units (Note 4)
	40.	North of Tai Po Road near Garden Villa, Tai Wai [1.12.2015]	0.33	Private	PR: 2 (Note 5)	PR: 2.5 (Note 5)	28
	41.	North of To Shek Service Reservoir, Sha Tin [1.12.2015]	1.13	Private	PR: 3 (Note 5)	PR: 3.6 (Note 5)	113
	42.	North of Lai Ping Road near Yung Ping Path, Kau To [1.12.2015]	0.67	Private	PR: 3 (Note 5)	PR: 3.6 (Note 5)	66
	43.	Whitehead, Ma On Shan [5.1.2016]	0.46	Private	PR: 2 (Note 5)	PR: 2.4 (Note 5)	30
	44.	Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan [5.1.2016]	0.59	Public	PR: 5 (Note 5)	PR: 6 (Note 5)	122
North	45. to 46.	Queen's Hill (Sites 1 and 2), Lung Yeuk Tau [2.2.2016]	17.74	Public	Site 1: PR: 5 Site 2: PR: 3 (Note 5)	Site 1: PR: 6 Site 2: PR: 3.6 (Note 5)	2 366
						Total (25 sites)	**6 497**
2016-17							
Southern	47.	Lee Nam Road, Ap Lei Chau [3.1.2017]	1.18	Private	GFA: 59 000m^2 (Note 5)	GFA: 70 800m^2 (Note 5)	236
North	48.	Area 48, Fanling/Sheung Shui [3.1.2017]	4.00	Public	PR: 5	PR: 6	666
Kwai Tsing	49.	Junction of Ting Yi Road and Tsing Hung Road, Area 22B, Tsing Yi [7.2.2017]	2.29	Public	PR: 5	PR: 6	466
						Total (3 sites)	**1 368**
2017-18							
Kowloon City	50.	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong [5.12.2017]	1.13	Private	PR: 3 (Note 5)	PR: 3.6 (Note 5)	113
						Total (1 site)	**113**

District	Location [Date of Approval of Outline Zoning Plan (OZP) by the Chief Executive-in-Council]		Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 3)	Estimated Additional Residential Units (Note 4)
2018-19							
Kowloon City	51. to 56.	Six Residential Sites in Kai Tak Development (including Sites 2B1, 2B2, 2B3, 2B4, 2B5 and 2B6) (after Kai Tak Rethink 2 Study) [15.5.2018]	7.41	Public	PR: 5	PR: 6.5	2 059
	57. to 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]	13.45	Private	PR: 3 to 4.4	PR: 4.5 to 7	3 839
Sha Tin	69.	Shek Mun "O" site near Shek Mun Business Area, Sha Tin (Phase 1) [29.5.2018]	0.43	Public	GFA: 21 866m^2 (Note 5)	GFA: 26 240m^2 (Note 5)	93
Tai Po	70.	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po [21.8.2018]	3.81	Private	GFA: 73 500m^2 (Note 5)	GFA: 88 200m^2 (Note 5)	191
	71.	Ma Wo Road near Classical Garden I and Chung Woo Ching Sai, Tai Po [21.8.2018]	2.28	Private	GFA: 60 533m^2 (Note 5)	GFA: 72 640m^2 (Note 5)	211
Yuen Long	72. to 73.	Long Bin Interim Housing Phases 1 and 2, Yuen Long [4.9.2018]	10.00	Public	PR: 5	PR: 6	1 949
	74.	Near Tan Kwai Tsuen (Southern Portion), Yuen Long [4.9.2018]	10.60	Public	PR: 5	PR: 6	1 233
Sai Kung	75.	South of Chiu Shun Road, Tseung Kwan O [16.10.2018]	0.46	Public	PR: 5	PR: 6	93
	76.	East of Movie City, Tseung Kwan O [16.10.2018]	2.26	Public	PR: 5	PR: 6	483

District	Location [Date of Approval of Outline Zoning Plan (OZP) by the Chief Executive-in-Council]		Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 3)	Estimated Additional Residential Units (Note 4)
	77.	Northwest of Ying Yip Road, Tseung Kwan O [16.10.2018]	1.59	Public	PR: 5	PR: 6	266
	78.	West of Yau Yue Wan Village, Tseung Kwan O [16.10.2018]	2.95	Public	PR: 5	PR: 6	416
Tuen Mun	79.	Hin Fat Lane, Castle Peak Road – Castle Peak Bay, Tuen Mun (Phase 2) [11.12.2018]	0.67	Public	PR: 5	PR: 6	158
	80.	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun [11.12.2018]	2.56	Public	PR: 5	PR: 6	591
	81.	Tseng Tau Sheung Tsuen South, Tuen Mun [11.12.2018]	4.24	Public	PR: 5	PR: 6	450
	82.	Wu Shan Road, Tuen Mun [11.12.2018]	2.33	Public	PR: 5	PR: 6	490
	83.	Hang Fu Street, Area 16, Tuen Mun [11.12.2018]	0.67	Public	PR: 5	PR: 6	86
	84.	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun [11.12.2018]	2.46	Private	PR: 3.3 (Note 5)	PR: 4 (Note 5)	164
						Total (34 sites)	**12 772**
2019-20							
North	85.	Former Fanling Magistracy [7.1.2020]	0.55	Public	PR: 5	PR: 6	106
	86.	Areas 4 and 30, Fanling/ Sheung Shui [7.1.2020]	2.91	Public	PR: 5	PR: 6	583
	87.	Po Shek Wu Road, Fanling [7.1.2020]	1.38	Public	PR: 5	PR: 6	300
						Total (3 sites)	**989**

District	Location [Date of Approval of Outline Zoning Plan (OZP) by the Chief Executive-in-Council]		Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 3)	Estimated Additional Residential Units (Note 4)
2020-21							
Sai Kung	88.	Near Ho Chung New Village, Ho Chung [2.6.2020]	0.47	Private	PR: 0.75 (Note5)	PR: 1.5 (Note5)	50
						Total (1 site)	**50**
						Grand Total (88 sites)	**26 022 (Public: 15 968 Private: 10 054)**

Notes:

1. Site areas are subject to changes and rounded to the nearest two decimal places.
2. The original PR/GFA is derived with reference to the maximum PR of density zones in which the respective sites are located.
3. The proposed PR/GFA is stipulated on OZP or put forward in papers submitted to the Board.
4. 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 at the detailed design stage of the proposed residential developments.
5. The indicated PR/GFA is the maximum PR/GFA (including both domestic and non-domestic).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1546)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Budget, it is estimated that in the new development area projects and other government and private development projects under planning, there is a total of over 860 hectares of brownfield sites in the New Territories which can gradually be developed for housing and other land uses. Please provide the following information in table form:

Project/ Programme name	Area of brownfield sites involved (in hectares)		Estimated number of flats that can be provided		Estimated duration of development (from the first batch of sites available for housing development to the last batch of sites available for housing development)
	Government land	Private land	Public	Private	

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

Reply:

As mentioned in the 2021-22 Budget, there is a total of over 860 hectares (ha) of brownfield sites in the New Territories which can gradually be redeveloped for housing and other land uses. These brownfield sites include 803 ha already covered by various New Development Areas (NDAs)[1] and other government and private development projects under planning as previously announced, 36 ha falling within the first batch of eight brownfield clusters

[1] These include NDA projects at Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South Development, and the three New Territories North Potential Development Areas.

shortlisted for public housing development, 12 ha incorporated in the revised boundary of San Tin/Lok Ma Chau Development Node Study, and 11 ha in the second batch of four brownfield clusters recently shortlisted for public housing development. Please refer to LC Paper No. CB(1)756/20-21(01) (https://www.legco.gov.hk/yr20-21/english/panels/dev/papers/devcb1-756-1-e.pdf) for details.

According to the "Study on Existing Profile and Operations of Brownfield Sites in the New Territories" ("the Brownfield Study") released in November 2019, a vast majority of active brownfield land (83%) is under private ownership. Details about the breakdown of brownfield sites falling within these NDAs and the land status of the active brownfield sites are set out in the final report of the Brownfield Study (https://www.pland.gov.hk/pland_en/p_study/comp_s/Brownfield/Home_e.html).

Brownfield sites scattered within NDAs form part and parcel of the NDAs. The NDA projects are tentatively estimated to provide about 260 000 housing units in total in the next decade or so.

As for brownfield sites covered by other government and private development projects, some projects are at the study/assessment stages, and some are the initiatives of the private sector. The development scale and timetable are to be confirmed in due course.

In relation to the two batches of brownfield clusters shortlisted for public housing development, details are set out in the two information notes issued to the Panel on Development on 18 March 2020 and 31 March 2021 respectively. 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) and LC Paper No. CB(1)756/20-21(01) (https://www.legco.gov.hk/yr20-21/english/panels/dev/papers/devcb1-756-1-e.pdf).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1550)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget Speech that "we are examining the feasibility of rezoning five commercial sites in Kowloon East for residential use taking into account the latest economic situation and market response". Please advise on the location, area and valuation of the five commercial sites. When will the Government complete the study and make the decision? If the sites are rezoned for residential use, will they be used to provide public housing or private housing?

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

Reply:

The Government is examining the feasibility of rezoning five commercial sites located in Area 2A, Area 4B and Area 4C of Kai Tak, with a total area of about six hectares, for private residential use. The review will take into account relevant factors in a comprehensive manner in formulating an appropriate plan for residential use of these sites. Subject to the confirmation of the study findings on the technical feasibility of the proposal, proposed amendments to the relevant outline zoning plan are scheduled for submission to the Town Planning Board for consideration within 2021.

- End -

Reply Serial No.

DEVB(PL)211

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1554)

Head: (118) Planning Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget Speech that the Government will review about 40 "Government, Institution or Community" (GIC) sites with joint use potential. Also, it has been mentioned earlier on in the 2019 Policy Address that the Planning Department (PlanD) will review the development potential of over 300 sites that are originally earmarked for standalone GIC facilities. In this regard, please inform this Committee of the following:

a. Are the 40 sites mentioned in the Budget Speech included in the 300 sites that will be reviewed by PlanD? If not, what are the differences between them?

b. Distribution details of the 40 sites mentioned in the Budget Speech

Site No.	Location	Area	Existing use	Bureau/Department that is responsible for management
1				
2				
.....				
Total	( ) sites	( ) hectares (ha)		

Distribution details of the 300 sites to be reviewed by PlanD

Site No.	Location	Area	Existing use	Bureau/Department that is responsible for management	Review progress	Suggested use (in case the review is completed)
1						
2						
.....						
Total	( ) sites	( ) ha				

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 15)

Reply:

The 2019 Policy Address announced that the Government would review over 300 Government, Institution or Community (GIC) sites with a total area of some 300 hectares (ha) earmarked for standalone public facilities, and put forward concrete proposals for sites with no development plan, including developing multi-purpose public facility buildings under the "single site, multiple use" model, developing residential projects and public facilities under a mixed development mode, or retaining them for specific government facilities. In terms of location, about 20 per cent of these sites are within Hong Kong Island and Kowloon, while the rest are scattered in the new towns and rural areas. In terms of site area, about 70 per cent of the sites are less than 1 ha. The sites with relatively large site area are mainly reserved for large-scale public facilities, such as sewage treatment works, service reservoir, water treatment works, desalination plant and district cooling system. In terms of existing use, about 40 per cent are being used for temporary purposes including car parks under short term tenancies or site offices for public works projects, while the remaining land not arranged for temporary uses mostly involve private land, slopes or vegetated unformed land.

Amongst these sites, about 40 with joint use potential, which are mainly located in the new towns and rural areas with less than 1 ha in size, are being reviewed. We hope to put forward concrete proposals for these sites within 2021, including developing multi-purpose public facility buildings. The proposals put forward will take full account of the need for the proposed public facilities and effective utilisation of the sites.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2164)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

Regarding the "studies and researches on development issues with a cross-boundary dimension" as mentioned in the Programme, please advise on the following:

1. the studies on cross-boundary and border development that are in progress or have been completed; their progress and development programme;

2. content, objectives, progress and release schedule of the "Enhancement of Cross-boundary Transport Model - Feasibility Study" conducted by the Department;

3. the progress and schedule of the "Cross-boundary Travel Survey 2021"; and will it be affected by the pandemic?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 88)

Reply:

(1) and (3)

Details of the studies (on-going/completed and being taken forward) concerning cross-boundary or boundary developments, which are undertaken by the Planning Department solely or jointly with other party, are summarised in the table below:

Name of Study	Status (Completed/ On-going)	Progress/ Development Programme
(a) Planning and Engineering Study on Development of Lok Ma Chau Loop	Completed in 2014	- Based on the study findings, a statutory outline zoning plan has been prepared to formulate a land use planning framework for guiding the development of the Lok Ma Chau Loop. - The Lok Ma Chau Loop is being

Name of Study	Status (Completed/ On-going)	Progress/ Development Programme
		developed into the Hong Kong-Shenzhen Innovation and Technology Park. Infrastructure works are in progress.
(b) Preliminary Feasibility Study on Developing the New Territories North	Completed in 2018	- The study examined the potential for large scale development and the strategic infrastructure requirements at the New Territories North (NTN), and three Potential Development Areas (i.e. San Tin/Lok Ma Chau Development Node (ST/LMC DN), Man Kam To (MKT) Logistics Corridor and NTN New Town covering Heung Yuen Wai, Ping Che, Ta Kwu Ling, Hung Lung Hang and Queen's Hill) were identified.
(c) Study on Strategic Cross-boundary Land-based Transport Infrastructure in the Regional Context for Hong Kong 2030+	Substantially completed	- The study examined the cross-boundary land-based transport infrastructure in a regional context. The study findings will be released upon the promulgation of the final report of Hong Kong 2030+ in 2021.
(d) Study on Phase One Development of New Territories North - San Tin/Lok Ma Chau Development Node - Feasibility Study	On-going	- To take forward the Phase One Development of NTN covering ST/LMC DN, a feasibility study was commissioned in September 2019 to provide a planning and engineering framework for ST/LMC DN. - The study is being finalised.
(e) Enhancement of Cross-boundary Transport Model (CBTM) - Feasibility Study	On-going	- The study is originally targeted for completion in 2021. The study programme is being reviewed as COVID-19 has affected the data collection process at the boundary control points.

Name of Study	Status (Completed/ On-going)	Progress/ Development Programme
(f) Cross-boundary Travel Survey (CBTS) 2021	On-going	- The programme of the CBTS 2021 has been affected by COVID-19. While preparatory work for undertaking survey has been started, data collection through face-to-face interviews with cross-boundary passengers will be arranged once circumstances allow.

Subject to funding approval of the Legislative Council, the study on investigation for ST/LMC DN and the planning and engineering study for the remaining phase development of NTN (i.e. NTN New Town and MKT Logistics Corridor) would commence within 2021 tentatively.

(2) The Enhancement of CBTM - Feasibility Study aims at enhancing the CBTM with regard to the updated transport infrastructure and boundary control points information as well as the latest planning data. The enhanced model will be used for estimating the future cross-boundary traffic by the Government to facilitate the planning of relevant infrastructures and facilities.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2165)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

It is mentioned under the Programme that the Government will continue to "carry out the Area Assessments of Industrial Land in the Territory". In this regard, will the Government please inform this Committee of the following:

1. What are the current number of industrial sites in the territory, their distribution and utilisation rate?

2. What are the number of applications and approved cases involving rezoning of industrial land in the past five years? What are the number of districts in which the sites involved are located and what are the sizes of these sites?

3. Were there any additional industrial land in the territory in the past five years? If yes, please provide the location, size and current line of business of the site(s) concerned.

4. Will other bureau(x) be involved in the study mentioned under the Programme, so as to tie in with the approach of re-industrialisation? What is the forward timetable of the study concerned?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 89)

Reply:

1. The on-going Area Assessments of Industrial Land in the Territory (Area Assessments) focuses on the privately-owned industrial buildings in the territory, and does not cover premises related to special industries and industrial estates. These existing industrial buildings fall within five land use zones on outline zoning plans (OZPs), namely "Industrial" ("I"), "Other Specified Uses" annotated "Business" ("OU(B)"), "Residential (Group A)" ("R(A)"), "Residential (Group E)" ("R(E)") and "Comprehensive Development Area" ("CDA") zones.

"I" and "OU(B)" zones are primarily intended for general industrial uses and general business uses respectively. The existing land areas of the two land use zones by districts are shown in the table below:

District	Approximate Land Area (hectare)	
	"I" Zone*@	"OU(B)" Zone*#
Hong Kong Island		
Central and Western	-	-
Eastern	6.19	7.19
Southern	5.91	12.22
Wan Chai	-	-
Kowloon		
Kowloon City	-	7.38
Kwun Tong	-	68.18
Sham Shui Po	4.44	17.80
Yau Tsim Mong	1.85	2.57
Wong Tai Sin	-	10.96
New Territories		
Islands	-	-
Kwai Tsing	41.33^	41.61
North	47.84	-
Sai Kung	-	-
Sha Tin	42.69	10.79
Tai Po	-	2.33
Tsuen Wan	11.87	21.88
Tuen Mun	42.11	3.64
Yuen Long	14.80	6.94
Total	**219.03**	**213.49**

Note: The figures may not add up to the numeric total due to rounding.

* The "I" and "OU(B)" zonings on OZPs are broad-brush zonings. The land area of each zone may include undeveloped government land, public roads, ancillary facilities/utility installations, etc.

@ Excluding rural industries within "Industrial (Group D)" zone which is intended primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements.

\# Some of the industrial areas under "OU(B)" zoning are undergoing transformation to general business and commercial uses. The land area of concerned "OU(B)" zone would include existing commercial/office/hotel developments.

^ Excluding about 147.87 hectares of "I" zone in Tsing Yi which is mainly occupied by special industrial uses such as oil depots, dockyards, chemical industry, etc.

As regards industrial buildings in "R(A)", "R(E)" and "CDA" zones which are intended for residential uses / comprehensive development, they are mainly located within Kowloon City, Kwun Tong and Tsuen Wan. Information on industrial premises within these three zones would be available upon completion of the on-going Area Assessments later this year.

According to the Rating and Valuation Department, the overall vacancy rates of private flatted factories and private storage in Hong Kong by the end of 2019 were 5.9% and 6.4% respectively.

2. The number of planning applications submitted under section 12A of the Town Planning Ordinance for amendment of statutory plan involving "I" and "OU(B)" zones in the past five years (2016 to 2020) and the area of land involved are as follows:

Year	**District**	**No. of Cases (Area of land involving "I" and "OU(B)" zones)**	
		Processed Case (hectare) (about)	**Approved Case (hectare) (about)**
2016	Kwai Tsing	2 (0.28)	0 (0)
2017	Eastern	1 (0.008)	0 (0)
	Kwai Tsing	5*(0.28)	0 (0)
2018	Southern	1 (0.55)	0 (0)
2020	Yuen Long	1^ (0.73)	0 (0)

Note: There was no section 12A application involving "I" and "OU(B)" zones in the remaining District Council districts not listed in the table above, and no section 12A application was received in 2019.

* Four applications were subsequently withdrawn.

^ Pending consideration by the Town Planning Board.

3. In the past five years (2016 to 2020), additional industrial land arising from zoning amendment to statutory plan and the proposed land use zoning are as follows:

Year	**District**	**Location**	**Land Area (hectare) (about)**	**Land Use Zoning**
2016	Sham Shui Po	Junction of Yu Chau Street and Wing Hong Street	0.29	"OU(B)"
2018	Yuen Long	Hung Shui Kiu/Ha Tsuen New Development Area	5.21	"I"

Note: There was no amendment to statutory plan involving "I" and "OU(B)" zones in the remaining District Council districts not listed in the table, and no amendment to statutory plan involving "I" and "OU(B)" zones in 2017, 2019 and 2020.

4. The Area Assessments is an in-house study conducted by the Planning Department on a regular basis to obtain an updated overview on utilisation of the existing private industrial buildings and consider future planning of industrial land. The current round of Area Assessments is scheduled for completion in 2021.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2169)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning; (2) District Planning

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Programme, "the Department provided district planning inputs to engineering feasibility studies for public housing development on shortlisted brownfield clusters". It is noted that eight brownfield clusters suitable for public housing development have been shortlisted earlier on. Please inform this Committee of the following information:

1. Regarding the eight brownfield clusters, please list the implementation timetable, number of potential public housing units to be provided and the progress of planning of the respective areas:

Location of brownfield cluster	Number of potential public housing units to be provided	Expected commencement year of the rezoning	Expected commencement year of the construction works	Expected completion year	Progress and completion date of the Department's district planning work
Ping Shan North					
Shap Pat Heung					
Tai Kei Leng					
Sha Po					
Ping Shan South					
Nai Wai					
Lam Tei North					
Tai Hang					

2. The Department stated that apart from the aforesaid brownfield clusters, the remaining 290 hectares of scattered brownfield sites would be examined in the next phase of

review, with a view to completing the assessment by the end of 2020. What is the current progress of this exercise, and when will the relevant information (including the number of brownfield sites involved, area of developable land and details of the follow-up work) be released?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 65)

Reply:

1. Details about the eight shortlisted brownfield clusters are set out in the 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. The Planning Department has completed the second-phase review on the remaining 290 hectares of brownfield sites, and shortlisted four brownfield clusters located in Yuen Long and Sheung Shui that have potential for public housing development. Details about these four brownfield clusters are set out in an information note issued to the Panel on Development on 31 March 2021. Please refer to LC Paper No. CB(1)756/20-21(01) (https://www.legco.gov.hk/yr20-21/english/panels/dev/papers/devcb1-756-1-e.pdf).

- End -

Reply Serial No.

DEVB(PL)215

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1772)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

What are the specific details of the planning and engineering studies on the re-planning of Tseung Kwan O Area 137 as mentioned in the Matters Requiring Special Attention in 2021-22? What are the manpower and expenditure involved?

Asked by: Hon QUAT Elizabeth (LegCo internal reference no.: 83)

Reply:

The Planning and Engineering Study on Tseung Kwan O Area 137 (the Study) is jointly commissioned by the Planning Department (PlanD) and the Civil Engineering and Development Department. It examines the feasibility of using the area for residential, commercial and other development purposes. The Study is in progress. Specifically, development potential and constraints of the Tseung Kwan O Area 137 are being reviewed. Relevant technical assessments on the impacts of the preliminary land use options are also being carried out.

Four time-limited posts (including professionals and supporting staff) have been created in PlanD to oversee the Study. The estimated expenditure for the Study is about $29 million.

- End -

Reply Serial No.

DEVB(PL)216

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0101)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2021-22, the Government states that it will "review the development potential of over 300 sites originally earmarked for standalone GIC facilities, with a view to optimising land use and expediting development". Under this connection, will the Government inform this Committee:

(a) of the amount of resources and the staff establishment involved in executing this policy initiative;

(b) the latest progress, target, timetable and estimated completion date for the said review;

(c) whether the Government has any pre-set targets for this review, i.e. the number of residential sites that should be converted from these GIC sites or the number of commercial floor spaces that would be provided from such conversion; if yes, of the details; if no, of the reason;

(d) the criteria that the Government would consider for proposing these conversions and whether the Government would consider the impact on living quality at local district with these conversion, e.g. parks and other public facilities would be decreased under these conversions; if yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 46)

Reply:

The 2019 Policy Address announced that the Government would review over 300 Government, Institution or Community (GIC) sites with a total area of some 300 hectares earmarked for standalone public facilities, and put forward concrete proposals for sites with no development plan, including developing multi-purpose public facility buildings under the "single site, multiple use" model, developing residential projects and public facilities under a mixed development mode, or retaining them for specific government facilities.

About 40 GIC sites with joint use potential are being shortlisted and we hope to put forward concrete proposals for these sites within 2021, including developing multi-purpose public facility buildings. The proposals put forward will take full account of the need for the proposed public facilities and effective utilisation of the sites. The review calls for careful assessment of individual GIC sites having regard to a host of planning, land use and infrastructural considerations. We do not have any pre-set target for the residential or commercial floor space to be produced from the review.

The work involved in the review of reserved GIC sites is undertaken by staff of the Planning Department and other relevant departments as part of their overall duties. As such, we are unable to provide a separate breakdown on the amount of resources involved solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0113)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2021-22, 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". Under this connection, will the Government inform this Committee:

(a) of the amount of resources and the staff establishment involved in executing this policy initiative;

(b) the latest progress, target and criteria for increasing domestic floor space for each of the district in Hong Kong;

(c) whether the Government has conducted any consultations for the increase of domestic floor space in every district in Hong Kong; if yes, of the details; if no, of the reason;

(d) whether the Government will conduct a comprehensive review for plot ratios in Hong Kong and formulate objective, open and standardized criteria for increasing plots ratios for different land use in Hong Kong; if yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 47)

Reply:

As announced by the Chief Executive in the 2014 Policy Address, the Government has relaxed the planning policy guidelines by allowing an increase of the maximum domestic Plot Ratios (PRs) for both private and public residential sites located in certain Density Zones by 20% where planning terms permit, except for the north of Hong Kong Island and Kowloon Peninsula which are more densely populated. In view of shortage in public housing supply, the Government further refined the policy in December 2018 by allowing an additional increase of the maximum domestic PRs of public housing sites by up to

10% where their technical feasibility permits (i.e. increase in maximum domestic PRs allowed by 30% in total).

The development intensity of individual sites and the degree of possible increase would be determined having regard to relevant planning guidelines and the maximum domestic PRs permissible in planning terms, subject to any technical assessments to be conducted as required to demonstrate that there would be no insurmountable problems or incompatibility with the surroundings as well as approval by the Town Planning Board. Consultation on the relevant planning applications or amendments to plans will be carried out in accordance with the statutory procedures provided for under the Town Planning Ordinance.

As the relevant work is undertaken by staff of the Planning Department and other bureaux and departments as part of their overall duties, we are unable to provide a breakdown on the manpower and expenditure incurred solely for this policy initiative.

- End -

Reply Serial No.

DEVB(PL)218

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0129)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

The Government estimates that in the New Development Area projects and other government and private development projects under planning, there is a total of over 860 hectares (ha) of brownfield sites in the New Territories (NT) which can gradually be developed for housing and other land uses. In this connection, will the Government inform this Committee of the following:

1. The specific locations of the 860 ha of brownfield sites in NT;

2. The locations of the brownfield sites in NT which will be developed as soon as possible, and the timetable and number of flats of the development.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 7)

Reply:

1. As mentioned in the 2021-22 Budget, there is a total of over 860 hectares (ha) of brownfield sites in the New Territories which can gradually be redeveloped for housing and other land uses. These brownfield sites include 803 ha already covered by various New Development Areas (NDAs)[1] and other government and private development projects under planning as previously announced, 36 ha falling within the first batch of eight brownfield clusters shortlisted for public housing development, 12 ha incorporated in the revised boundary of San Tin/Lok Ma Chau Development Node Study, and 11 ha in the second batch of four brownfield clusters recently shortlisted for public housing development. Please refer to LC Paper No. CB(1)756/20-21(01) (https://www.legco.gov.hk/yr20-21/english/panels/dev/papers/devcb1-756-1-e.pdf) for details.

[1] These include NDA projects at Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South Development, and the three New Territories North Potential Development Areas.

2. Brownfield sites scattered within NDAs form part and parcel of the NDAs. The NDA projects are tentatively estimated to provide about 260 000 housing units in total in the next decade or so.

As for brownfield sites covered by other government and private development projects, some projects are at the study/assessment stages, and some are the initiatives of the private sector. The development scale and timetable are to be confirmed in due course.

In relation to the two batches of brownfield clusters shortlisted for public housing development, details are set out in the two information notes issued to the Panel on Development on 18 March 2020 and 31 March 2021 respectively. 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) and LC Paper No. CB(1)756/20-21(01) (https://www.legco.gov.hk/yr20-21/english/panels/dev/papers/devcb1-756-1-e.pdf).

- End -

Reply Serial No.

DEVB(PL)219

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0081)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

Under Programme (1), the Planning Department aims to provide guidance and direction for long-term development and investment in Hong Kong through the formulation and revision of territorial planning policies and development strategies and the undertaking of planning studies including researches with a cross-boundary dimension. In this regard, please advise on the following:

1. the planning studies with a cross-boundary dimension carried out in the past five years, including their expenditure, progress, findings, etc.;

2. the planning studies with a cross-boundary dimension to be carried out in the next three years, including their estimated expenditure and study schedule;

3. whether the Department has taken/will take the initiative to communicate, co-ordinate and collaborate with relevant Mainland authorities so as to ensure that the relevant studies can tie in with the latest planning development in the Mainland, and to create synergy and avoid mismatch when carrying out the above cross-boundary studies;

4. regarding the planning studies carried out by Mainland authorities in relation to Hong Kong, whether the Department has made/will make active efforts to co-operate with the relevant authorities and seek opportunities to conduct joint studies with them, so as to assist the Mainland to better understand the planning and development needs of Hong Kong.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 101)

Reply:

(1) The information on planning studies with a cross-boundary dimension carried out by the Planning Department (PlanD) in the past five years is tabulated below:

Name of the study	Commencement date	Contract sum ($ million)	Progress	Study findings
Cross-boundary Travel Survey (CBTS) 2017	August 2017	4.5	Completed	The survey report was released in February 2019.
Study on Strategic Cross-boundary Land-based Transport Infrastructure in the Regional Context for Hong Kong 2030+	October 2018	1.4	Substantially completed	The study findings will be released upon the promulgation of the final report of Hong Kong 2030+ in 2021.
Enhancement of Cross-boundary Transport Model – Feasibility Study	October 2019	5.3	On-going	The study findings will be adopted in the enhanced model.
CBTS 2021	January 2021	4.9	On-going	The survey report will be released upon completion.

(2) Generally speaking, the CBTS is carried out on a biennial basis to provide updated information on the composition and characteristics of cross-boundary passengers and vehicles, as well as their travel purposes and transport modes. It is anticipated that another round of CBTS will be carried out by PlanD in the next three years.

(3) and (4)

PlanD and the Planning and Natural Resources Bureau of Shenzhen Municipality meet on a yearly basis to exchange views and apprise each other of their planning work. We also obtain latest information from and exchange views with Mainland authorities on regional developments with cross-boundary implications through the Government's communication with its counterparts at the provincial and municipal levels of Guangdong, in particular those in the Guangdong-Hong Kong-Macao Greater Bay Area (GBA), under the co-ordination of the Constitutional and Mainland Affairs Bureau and the Guangdong-Hong Kong-Macao Greater Bay Area Development Office thereunder. A Steering Committee for the Development of the Guangdong-Hong Kong-Macao Greater Bay Area, chaired by the Chief Executive and comprising all Secretaries of Departments and Directors of Bureaux as members, had also been set to

provide overall co-ordination of matters relating to the Hong Kong's participation in the development of GBA. Where appropriate and necessary, joint studies with the relevant Mainland authorities would be considered.

- End -

Reply Serial No.

DEVB(PL)220

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0086)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Ivan CHUNG)

Director of Bureau: Secretary for Development

Question:

Regarding the Planning Department's Matters Requiring Special Attention under Programme (2) in 2021-22, please advise on the following:

1. the specific work targets and timetable for reviewing the development potential of over 300 sites originally earmarked for standalone government, institution or community facilities with a view to optimising land use and expediting development, including the number of sites expected to be reviewed in 2021-22 and the target date for completing review of all the 300 odd sites;

2. the specific work targets and timetable for increasing 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, including the number of sites that had been dealt with and the total area of domestic floor space that had been increased in the past three years, and the number of sites expected to be dealt with and the total area of domestic floor space that will be increased in 2021-22;

3. the specific work targets and timetable for revising the existing guidance notes and guidelines and preparing new ones to improve the statutory planning system and practice, including which guidance notes and guidelines had been revised or prepared in the past three years, how many sets of guidance notes and guidelines are expected to be revised and prepared in the coming three years and which guidance notes and guidelines will be involved.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 103)

Reply:

(1) The 2019 Policy Address announced that the Government would review over 300 Government, Institution or Community (GIC) sites with a total area of some 300 hectares earmarked for standalone public facilities, and put forward concrete proposals for sites with no development plan, including developing multi-purpose public facility buildings under the "single site, multiple use" model, developing residential projects and public facilities under a mixed development mode, or retaining them for specific government facilities. About 40 GIC sites with joint use potential are being shortlisted and we hope to put forward concrete proposals for these sites within 2021, including developing multi-purpose public facility buildings. The proposals put forward will take full account of the need for the proposed public facilities and effective utilisation of the sites. The review calls for careful assessment of individual GIC sites having regard to a host of planning, land use and infrastructural considerations. We do not have any pre-set target for the residential or commercial floor space to be produced from the review.

(2) As announced by the Chief Executive in the 2014 Policy Address, the Government has relaxed the planning policy guidelines by allowing an increase of the maximum domestic Plot Ratios (PRs) for both private and public residential sites located in certain Density Zones by 20% where planning terms permit, except for the north of Hong Kong Island and Kowloon Peninsula which are more densely populated. In view of shortage in public housing supply, the Government further refined the policy in December 2018 by allowing an additional increase of the maximum domestic PRs of public housing sites by up to 10% where their technical feasibility permits (i.e. increase in maximum domestic PRs allowed by 30% in total).

The development intensity of individual sites and the degree of possible increase would be determined having regard to relevant planning guidelines and the maximum domestic PRs permissible in planning terms, subject to any technical assessments to be conducted as required to demonstrate that there would be no insurmountable problems or incompatibility with the surroundings as well as approval by the Town Planning Board (the Board).

In the past three years (from 2018-19 to 2020-21), the Board has approved nine planning applications involving 17 sites to increase the development intensity, and rezoned 38 sites for higher development intensity. These approved applications and rezoning proposals altogether lead to an additional supply of about 24 600 units (including about 15 500 public housing units and about 9 100 private housing units). We do not forecast the number of sites to be processed and resultant gross floor area as it depends on initiatives of applicants and progress of individual feasibility studies.

(3) In the past three years (from 2018-19 to 2020-21), the Board promulgated the following revised guidelines, application forms and guidance notes, and new assessment criteria to facilitate its operation and consideration of planning applications:

Date	Item
Town Planning Board Guidelines	
November 2018	Revised Town Planning Board Guidelines on Submission and Publication of Representations, Comments and Further Representations under the Town Planning Ordinance (TPB PG-No. 29B)
March 2020	Revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under section 16 of the Town Planning Ordinance (TPB PG-No. 13F)
Application Forms and Guidance Notes	
April 2019	Revised Application Forms and Guidance Notes for applications submitted under sections 12A and 16 of the Town Planning Ordinance
September 2019	Revised Guidance Notes for application submitted under sections 12A and 16 of the Town Planning Ordinance
March 2021	Revised Application Forms and Guidance Notes for applications submitted under sections 12A, 16 and 16A of the Town Planning Ordinance
Assessment Criteria	
July 2020	Assessment Criteria for Consideration of Solar Photovoltaic System made under section 16 of the Town Planning Ordinance

The Board will continue to review relevant guidelines, guidance notes and practices as appropriate with a view to further streamlining the work procedures and facilitating the submission and processing of applications and representations.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2079)

Head: (22) Agriculture, Fisheries and Conservation Department

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

Programme: (3) Animal, Plant and Fisheries Regulation and Technical Services

Controlling Officer: Director of Agriculture, Fisheries and Conservation (Dr LEUNG Siu-fai)

Director of Bureau: Secretary for Development

Question:

What are the reasons for the significant increase in the estimated figures of "area assessed for crop ex-gratia payment (hectares)", "area assessed for aquaculture fisheries ex-gratia payment (m^2)" and "claims assessed for capture fisheries ex-gratia payment" under "ex-gratia payment assessment" of the indicators for "Technical services" in 2021? What are the programmes for land clearance and development works involved? What is the estimated expenditure involved?

Asked by: Hon WONG Kwok-kin (LegCo internal reference no.: 73)

Reply:

The annual estimated figures of ex-gratia payment assessment for crop, aquaculture fisheries and capture fisheries vary from year to year according to the Government's programme for land clearance and development works, the area of agricultural lands and fish farms affected by the works and the number of affected fishermen.

In 2021, the area assessed for crop ex-gratia payment is mainly related to development of Kwu Tung North and Fanling North New Development Areas, Kam Tin South (Yuen Long) and Lok Ma Chau Loop. As regards the area assessed for aquaculture fisheries ex-gratia payment, it is mainly related to the development of Lok Ma Chau Loop. In respect of claims assessed for capture fisheries ex-gratia payment, it is mainly related to an exercise to be launched for registration and assessment of ex-gratia allowance claims by fishermen of large vessels (exceeding 15m in length) affected by marine works in Hong Kong waters. The major works projects involved in this exercise include the Hong Kong-Zhuhai-Macao Bridge related projects, the Three-Runway System of Hong Kong International Airport and Tung Chung New Town Extension.

The expenditure involved in the assessments above will be absorbed by the Agriculture, Fisheries and Conservation Department's existing resources hence no separate breakdown is available in this respect.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0856)

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 on the following:

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

(i) the anticipated commencement dates and completion dates of the works involved in the implementation of the plans

(ii) the area of land within the planning scope

(iii) the projected or actual area of reclamation

(iv) the area of land within the planning scope that will (continue to) be used for agricultural purposes

(v) the area of the green belt within the planning scope that will (continue to) be used for agricultural purposes

(vi) the total area of agricultural land rezoned to non-agricultural uses

(vii) the area of agricultural land under active farming rezoned to non-agricultural uses (including the area of green belt that can be used for agricultural purposes)

(viii) the actual/projected total area of permanent loss of fishing grounds

(ix) the actual/projected total area of temporary loss of fishing grounds

(x) the actual/projected total area of fishing restricted areas that have been/will be established

(xi) the area of land occupied by the vegetable marketing co-operative societies/vegetable depots within the planning scope

(xii) the number and the locations of pig farms on agricultural land rezoned to non-agricultural uses

(xiii) the number and the locations of chicken farms on agricultural land rezoned to non-agricultural uses

(xiv) the number of farmers who need/needed to relocate their farms or change occupation due to rezoning of their agricultural land to non-agricultural uses

(xv) the actual/projected total amount of ex-gratia allowance that has been/will be granted

(xvi) the number of poultry farms within three kilometres from the boundary of works areas

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

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 13)

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 progressively since December 2019; construction targeted to commence in 2024 for completion in 2031.	612	Nil	58	128	87.6	28
Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA	First Phase development: commenced works progressively since July 2020 for completion in 2025. Full completion of works for entire NDA by 2037/38 (Subject to review).	714	Nil	Nil	54 (Note 1)	27	7
Yuen Long South (YLS) Development	First batch of works to commence tentatively in 2022. Full completion expected by 2038 (Subject to review).	224	Nil	10	10	12	5
Site formation and infrastructure works for the Initial Sites at Kam Tin South (KaTS)	Advance works: commenced in 2018 for completion in 2022. Subject to progress of land resumption and clearance. Main Works: to commence in mid 2021 for completion in 2026.	19	Nil	Nil	Nil	5.9	4.8

Proposed or Existing Development Planning	**(i)**	**(ii)** **(ha)**	**(iii)** **(ha)**	**(iv)** **(ha)**	**(v)** **(ha)**	**(vi)** **(ha)**	**(vii)** **(ha)**
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Southwest Tsing Yi, Ma Liu Shui, Artificial Islands in the Central Waters)	Artificial Islands in the Central Waters: Target to commence the reclamation works in 2026/27 with a view to making available the first population intake in 2034. Others: subject to further study.	Subject to further study.	Kau Yi Chau Artificial Islands: about 1 000 Sunny Bay: about 60-100 Lung Kwu Tan: about 220 Others: subject to further study.	Nil	Nil	Nil	Nil
Tung Chung New Town Extension (Note 2)	Reclamation: commenced in end 2017 for completion in end 2023. Site formation and infrastructure: (Phase 1): to commence works in Q2 2021 for completion in phases from 2024 to 2027. Detailed design for site formation and infrastructure (Remaining Phase): in progress.	250	130	Nil	12	4.5	0.7
Wang Chau Public Housing Development (Note 3)	Works commenced in May 2020 for completion in 2024.	5.6	Nil	Nil	Nil	3.5	0.05

Proposed or Existing Development Planning	**(i)**	**(ii)** **(ha)**	**(iii)** **(ha)**	**(iv)** **(ha)**	**(v)** **(ha)**	**(vi)** **(ha)**	**(vii)** **(ha)**
Other development plans and marine works – 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.	320	Nil	Subject to further study.	Subject to further study.	Subject to further study.	Subject to further study.
New Territories North New Town and Man Kam To	Subject to further study.	1 140 (Subject to further study.)	Nil	Subject to further study.	Subject to further study.	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

Proposed or Existing Development Planning	**(viii)** **(ha)**	**(ix)** **(ha)**	**(x)** **(ha)**	**(xi)** **(no.)**	**(xii)** **(no.)**
KaTS	Nil	Nil	Nil	Nil	Nil
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Southwest Tsing Yi, Ma Liu Shui, 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 plans and marine works – 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.
New Territories North New Town and Man Kam To	Subject to further study.	Subject to further study.	Subject to further study.	Subject to further study.	Subject to further study.

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 7). 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: about $1,375.4.	23
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Southwest Tsing Yi, Ma Liu Shui, Artificial Islands in the Central Waters)	Nil	Nil	Subject to further study.	Subject to further study.

Proposed or Existing Development Planning	**(xiii)** **(no.)**	**(xiv)** **(no.)**	**(xv)** **($ million)**	**(xvi)** **(no.)**
Tung Chung New Town Extension (Note 2)	Nil	Relevant information not yet available.	Site formation and infrastructure (Phase 1): about $1,381.7 (Note 8). Site formation and infrastructure (Remaining Phase): Relevant information not yet available.	Nil
Wang Chau Public Housing Development (Note 3)	Nil	Nil	About $311.1.	Nil
Other development plans and marine works – Tuen Mun Area 54	Nil	Nil	About $1,807 (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.
New Territories North New Town and Man Kam To	Subject to further study.	Subject to further study.	Subject to further study.	Subject to further study.

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.

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 The estimated cost of land acquisition and clearance for the First Phase of KTN/FLN NDA.

Note 7 The estimated cost of land acquisition and clearance for the First Phase development of HSK/HT NDA.

Note 8 The estimated cost of land acquisition and clearance for Site Formation and Infrastructure Works (Phase 1) of Tung Chung New Town Extension.

- End -

Reply Serial No.

DEVB(PL)223

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1567)

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:

The Planning Department has taken forward a review of the development potential of over 300 sites originally earmarked for standalone government, institution or community facilities, which covered the studies on redeveloping three urban squatter areas respectively in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village for public housing. However, according to the response previously given by the Development Bureau, the Civil Engineering and Development Department had engaged consultants to conduct two engineering feasibility studies, and the one covering Cha Kwo Ling Village commenced in mid-2019 while the one for Ngau Chi Wan Village and Chuk Yuen United Village commenced in early 2020. In this connection, please inform this Committee of the following:

1. What is the latest progress of the above development projects?
2. Have the studies of the above development areas been set back by delays? If yes, what are the details?
3. In the coming year, what measures will be taken by the departments concerned to avoid delays?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 29)

Reply:

The Civil Engineering and Development Department (CEDD) has commissioned two Engineering Feasibility Studies, 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, associated technical assessments and implementation arrangements, are proceeding as scheduled and expected to be completed within 2021. CEDD will work with relevant departments to take forward the investigation and design, as well as associated statutory processes, for the development schemes in the next stage.

- End -

Reply Serial No.

DEVB(PL)224

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2351)

Head: (33) Civil Engineering and Development Department

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

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:

1. The area of land to be formed by the Government in 2021 is 24.9 hectares. Please provide a breakdown of the land uses.
2. In its reply last year (DEVB(PL)159), the Government said that the target of the Lok Ma Chau Loop development was to make the first batch of land available by 2021 for Phase 1 development of the Hong Kong-Shenzhen Innovation and Technology Park. What is the progress of the project concerned? If the target cannot be achieved, what are the reasons?

Asked by: Hon MA Fung-kwok (LegCo internal reference no.: 60)

Reply:

1. Details of the land to be formed by the Civil Engineering and Development Department in 2021 are as follows:

Location of Project	**Area of Land to be Formed in Hectare (Approx.)**	**Land Use**
Tung Chung New Town Extension (Tung Chung East)	10.6	Road, open space and Government, Institution or Community facilities
Kai Tak Development	4.5	Public residential and commercial development
Anderson Road Quarry	6.1	Public residential development and Government, Institution or Community facilities

Location of Project	Area of Land to be Formed in Hectare (Approx.)	Land Use
Tai Po Area 39	1.8	Government, Institution or Community facilities
Lok Ma Chau Loop	0.9	Government, Institution or Community facilities
Sandy Ridge Cemetery, North District	1.0	Columbarium
Total	**24.9**	

2. The advance works of the Lok Ma Chau Loop development are proceeding as scheduled, with the target of making the first batch of land parcels available in 2021 for Phase 1 development of the Hong Kong-Shenzhen Innovation and Technology Park.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0461)

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 24.9 hectares of land planned to be formed this year, would the Department please advise:

1. the use of the land to be formed this year, and a breakdown of the land area by land use;
2. the reason for the area of land formed being 24.9 hectares in both 2019 and 2021;
3. whether there is a figure for the area of land that is ready for formation at present; if yes, the details and if no, the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 64)

Reply:

1. Details of the land to be formed by the Civil Engineering and Development Department (CEDD) in 2021 are as follows:

Location of Project	**Area of Land to be Formed in Hectare (Approx.)**	**Land Use**
Tung Chung New Town Extension (Tung Chung East)	10.6	Road, open space and Government, Institution or Community facilities
Kai Tak Development	4.5	Public residential and commercial development
Anderson Road Quarry	6.1	Public residential development and Government, Institution or Community facilities

Location of Project	Area of Land to be Formed in Hectare (Approx.)	Land Use
Tai Po Area 39	1.8	Government, Institution or Community facilities
Lok Ma Chau Loop	0.9	Government, Institution or Community facilities
Sandy Ridge Cemetery, North District	1.0	Columbarium
Total	**24.9**	

2. The area formed in a particular year represents the overall land formation completed for various projects for that particular year. The area of land formed in 2019 and expected to be formed in 2021 happen to be both around 24.9 hectares. The details of the 2019 figure are provided as follows:

Location of Project	Area of Land Formed in Hectare (Approx.)
Near Lai Chi Yuen Tsuen, Mui Wo, South Lantau	4.5
Sandy Ridge Cemetery, North District	0.6
Kai Tak Development	15.1
Anderson Road Quarry	3.2
Kwu Tung North Area 29	1.5
Total	**24.9**

3. On-going site formation projects in CEDD are as follows:

Location of Project	Area of Land Formed in Hectare (Approx.)
Anderson Road Quarry site	40.0
Kai Tak Development – Former North Apron	17.4
Kai Tak Development – Former Runway and South Apron	13.2

Location of Project	Area of Land Formed in Hectare (Approx.)
Tung Chung East, North Lantau	130.0
Sandy Ridge Cemetery, North District	1.8
Lok Ma Chau Loop, Yuen Long (Advance Works)	13.8
Hiu Ming Street, Kwun Tong	1.1
Chung Nga Road East and Area 9, Tai Po	7.1
Agricultural Park in Kwu Tung South Phase 1	7.5
Yan Wing Street, Yau Tong	1.1
Kong Nga Po	19.1
Wang Chau, Yuen Long (Phase 1)	5.6
Pik Wan Road, Yau Tong	2.5
Tung Chung West, North Lantau (Phase 1)	5.6
Kwu Tung North and Fanling North New Development Area – (First Phase development)	73.0
Tuen Mun Central – Phase 1	2.1
Pokfulam South	8.0
Area 54, Tuen Mun: Site 4A (South) and Site 5	1.7
Area 54, Tuen Mun: Site 4A (East)	1.3
Hung Shui Kiu/ Ha Tsuen New Development Area, Yuen Long (First Phase development)	17.0
Tai Po Area 39	1.8

- End -

Reply Serial No.

DEVB(PL)226

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0462)

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): ()

Programme: (8) Advice on Development Proposals

Controlling Officer: Director of Civil Engineering and Development (Ricky C K LAU)

Director of Bureau: Secretary for Development

Question:

Regarding "timely response to requests from the Buildings Department, Lands Department and Planning Department for advice on lease conditions, Town Planning Board applications, master development plans and building plans", would the Department please advise:

1. whether there is a deadline for providing the aforementioned "advice"; if yes, the details and if no, the reasons;
2. whether the Department has evaluated its performance and proposed any improvement regarding the provision of "advice" to other departments over the last three years; if yes, the details and if no, the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 65)

Reply:

1 & 2 The deadline for responding to requests from the Buildings Department, Lands Department and Planning Department for advice on lease conditions, Town Planning Board applications, master development plans and building plans may vary from case to case depending on the nature and complexity of each case. Many of them might also involve meetings and liaison with the relevant parties. While the response performance could not be quantified for each case, responses to relevant departments' requests are generally made within reasonable timeframe.

- End -

Reply Serial No.

DEVB(PL)227

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0639)

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:

During 2021-22, the Civil Engineering and Development Department will complete the studies on developing multi-storey buildings for brownfield operations. What is the latest progress of such studies? When are they anticipated to be completed and made public? What are the manpower and expenditure involved?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 46)

Reply:

The Civil Engineering and Development Department (CEDD) is carrying out the "Study on proposed multi-storey buildings in Yuen Long area for brownfield operations", the "Study on proposed multi-storey buildings in Hung Shui Kiu New Development Area for brownfield operations" and the "Market sounding for development of multi-storey buildings for brownfield operations". Reports of these studies are expected to be completed within this year. After considering the findings and assessments of these studies, we expect that the development model for these multi-storey building sites would be in shape within 2022, in time for the completion of the site formation works for the first batch of multi-storey building sites in Hung Shui Kiu/Ha Tsuen New Development Area by 2023 the earliest.

The expenditure of the above studies, up to 31 January 2021, is about $22.5 million in total. Two professional officers in the CEDD are involved in 2020-21 as part of their overall duties.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1924)

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:

Regarding the measures on "single site, multiple use", would the Government inform this Committee of the progress of the first batch of these projects with a breakdown by project?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 21)

Reply:

The first batch of "single site, multiple use" developments involves six projects, including redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, development of joint-user complexes at the former 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	Proposed Use and Latest Progress
Redevelopment of Tuen Mun Clinic (TMC)	We propose to redevelop the TMC into a 24-storey development accommodating mainly district-based healthcare services, a school dental clinic, a student health service/assessment centre, a general out-patient clinic and an elderly health centre, supplemented by welfare facilities including a residential care home for elderly and a family service centre, as well as a public car park. We consulted the Tuen Mun District Council (DC) on the above-mentioned proposal in September 2019. We plan to conduct district consultation on the revised proposal in 2021.
Development of a proposed ambulance depot near Sheung Wan Fire Station	We propose to include an ambulance depot, a district health centre, welfare facilities (including elderly, family and child and rehabilitation services), community space, a reading room and a public vehicle park in the proposed development. We consulted

Project	Proposed Use and Latest Progress
	the Central and Western DC in October 2020 on the initial user mix of the project. Members generally supported the proposal. After finalisation of the user mix, we will apply funding from the Legislative Council (LegCo) for commencement of the project.
Joint-user complex at the former Anderson Road Quarry	We plan to construct a joint-user complex with underground public carparking facilities and a multi-purpose sports centre, a public library, a community hall and a range of welfare services including elderly, family and child and rehabilitation services. We consulted the Sai Kung DC and the Kwun Tong DC on the proposed facilities in March 2020 and May 2020 respectively. Members generally supported the proposal. We are preparing to seek Town Planning Board's approval for minor relaxation of the building height restriction to optimise site utilization, and thereafter we will seek LegCo's funding approval for the project.
Joint-user complex at Tseung Kwan O town centre	We plan to construct a joint-user complex with underground public carparking facilities. Facilities to be provided in the proposed complex include a public market, a district health centre, a blood donation centre, a child assessment centre, a maternal and child health centre, a dermatological clinic, a range of welfare facilities (including services for the elderly and mentally handicapped persons) and a public vehicle park. We consulted the Sai Kung DC and its Housing, Planning and Development Committee on the proposed development and facilities in May 2020. Members generally supported the proposal. We plan to seek LegCo's funding approval for the project as soon as possible.
Joint-user complex at Shan Mei Street in Sha Tin	We attended the meeting of the Shatin DC in September 2019 to exchange views with members on the development of the proposed joint-user complex. Taking into account members' views, we are working with relevant policy bureaux and departments to formulate a user mix, and we strive to conduct district consultation on the initial user mix later in 2021.
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 the Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. The study has just been completed. We are considering the way forward for the relevant sites taking into account the study findings and relevant factors such as the latest service requirements of relevant bureaux and departments.

- End -