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Replies to initial questions raised by Legislative Council Members in examining the Estimates of Expenditure 2024-25

Director of Bureau : Secretary for Development

Session No. : 11

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CONTROLLING OFFICER'S REPLY

DEVB(PL)001

(Question Serial No. 0992)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

With regard to the overseeing of the preliminary study by MTR Corporation Limited (MTRCL) on the revitalisation of Hung Hom Station and nearby harbourfront sites, with a view to releasing commercial and residential floor area, creating a vibrant harbourfront and enhancing the pedestrian connectivity between Hung Hom and Tsim Sha Tsui East, please advise of the following:

1. Has MTRCL's preliminary study on the revitalisation of Hung Hom Station and nearby harbourfront sites been completed? What are the details? What is the current progress?
2. When will the findings of the study be implemented?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 9)

Reply:

Following the release of the Chief Executive's 2023 Policy Address, at our invitation, the Mass Transit Railway Corporation Limited (MTRCL) has commenced a preliminary study to re-plan around 10 hectares of land covering the Hung Hom Station and the railway facility sites in the vicinity, as well as the waterfront and the former pier facility sites to the south of the Hong Kong Coliseum.

The study aims to re-plan the Hung Hom Station and its surrounding areas, with a view to unlocking the residential and commercial development potential of the area and increasing the vibrancy of the harbourfront. The study would at the same time explore ways to improve the pedestrian connectivity of Hung Hom with the waterfront area and Tsim Sha Tsui East. Taking into account the above re-planning for the wider area, the study will also look into ways to modernise the Hung Hom Station to better serve the travelling public and its function

as an important interchange station, and improve the cross-harbour bus waiting environment for commuters.

With the above objectives in mind, it is MTRCL's target to submit the initial recommendations on the various aspects mentioned above to the Government by the end of 2024. Matters relating to implementation will be considered at a later stage upon availability of the finalised development proposal.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)002

(Question Serial No. 0993)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

With regard to the continuation to support the Urban Renewal Authority in its two district planning studies on Tsuen Wan and Sham Shui Po respectively, with the comprehensive urban renewal master plans and restructuring proposals expected to be ready by phases from the second half of 2024:

1. When will the urban renewal master plan and the restructuring proposal for Tsuen Wan be released?
2. What are the specific details? Will there be any account of the implementation timetable?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 20)

Reply:

The Urban Renewal Authority (URA) commissioned the Tsuen Wan District Study in 2022 to explore how best to enhance existing land use and potential in Tsuen Wan with a view to formulate Master Renewal Plans (MRPs) for the district and recommend possible tools to step up urban renewal momentum. The URA has just completed the Stage 1 “Baseline Review” at the end of 2023, and the Stage 2 “Identification of Urban Restructuring Key Issues, Constraints and Opportunities” has since been commenced. URA is currently examining the latest infrastructure condition to assess the feasibility of increasing the development capacity of the area, as well as the associated impact on infrastructure and support facilities. The findings, together with other key planning issues including planning vision, population density, traffic planning, provision of public facilities (including medical and social welfare facilities, communal space) etc., and views gauged in local consultations, will be holistically reviewed and considered in Stage 3 “Planning and Urban Design Framework” and the MRPs in formulating optimal planning parameters and development modes for the long-term development of Tsuen Wan.

URA expects that proposals on restructuring opportunities and MRPs will be ready by batches starting from the second half of 2024.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)003

(Question Serial No. 0418)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 63 of the Budget Speech, “the Development Bureau will also introduce commercial facilities such as food and beverages, retail and entertainment on a pilot basis at selected suitable harbourfront locations to bring convenience and better experience to visitors.” In this connection, will the Government advise this Committee:

1. of the estimated overall expenditure of the relevant events/activities; how the expenditure will be allocated; of the expenditure and manpower involved in the work related to publicity and operation;
2. of the respective preliminary target numbers of commercial facilities such as food and beverages, retail and entertainment;
3. how business operators intending to apply for running those facilities can “gain entry”; whether it will be determined by way of competitive bidding; and what the criteria are;
4. how the Government will promote and boost the recruitment of more small business operators to get involved; whether special rental rate or allowance will be offered to them; if yes, of the details; if not, the reasons for that?

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 2)

Reply:

To take forward the initiative to introduce commercial facilities such as food and beverages, retail and entertainment at selected harbourfront locations, we plan to set up smart specialty vending facilities providing popular light snacks and beverages, as a quick win measure and with expenditure involved to be absorbed by existing resources, on both sides of the Victoria Harbour at Wan Chai North and Kowloon East from mid-2024. With a specially designed outlook to attract visitors, each vending facility will house several smart vending machines and offer a combination of light snacks and beverages (e.g. popcorn, ice-cream, etc.). Besides, space and infrastructure have been reserved at some harbourfront sites (e.g.

boardwalk underneath the Island Eastern Corridor, open space at Eastern Street North) that are currently under construction to provide facilities providing specialty food and beverages. The estimated capital expenditure has been subsumed in the funding approved for respective harbourfront projects, and no separate breakdown is available.

For the facilities mentioned in the immediate paragraph above, the Government will engage suitable service providers to run the relevant facilities under the established procedures.

We will also explore the introduction of mobile “pop-up” facilities for sale of snacks and beverages, say, items which may require manual preparation and reheating, to increase choices and diversity. Subject to further study of the arrangement, it is expected that the initiative can offer opportunities for and attract mostly small business operators. Furthermore, in the course of conducting studies involving areas along the Victoria Harbour (specifically the ongoing studies which cover the waterfront area adjacent to the Hong Kong Coliseum in Hung Hom and the development above the Exhibition Centre Station in Wan Chai), the feasibility of providing food and beverages, retail, and entertainment facilities on a larger scale will be examined.

The financial implications of putting in place the facilities mentioned in the immediate paragraph above are subject to assessment when the way forward is clearer.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)004

(Question Serial No. 0324)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It was mentioned in last year's Policy Address that a study on the development direction of the 20-hectare ex-Lamma Quarry site ("the Study") would be completed this year, with consideration given to developing the site for accommodation facilities with lower traffic demand, such as senior citizen residential units, residential buildings for talents, and accommodation for personnel involved in recreational training; the use of the quarry site and shoreline would also be optimised to provide leisure and recreational facilities for island tourism. In this year's Budget, it is reiterated in the Matters Requiring Special Attention in 2024-25 that the relevant study would be completed within this year. Will the Government advise:

1. of the expenditure involved in the aforesaid Study; the anticipated time for completion and announcement; and whether the estimates concerned will include the cost for launching public consultation exercise;
2. whether sufficient manpower has been earmarked for implementing the recommendations of the Study, such as launching initiatives to promote island tourism in the near future; if so, of the manpower involved?

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

Reply:

1. Following the announcement in the Chief Executive's 2023 Policy Address, the Government has launched the Study to map out the development direction of the ex-Lamma Quarry site. The Study commenced in November 2023 which is expected to be completed within 2024. The Study is estimated to cost \$7 million. The scope of the Study includes consultation with the Islands District Council and other relevant stakeholders.

2. As the Study is still on-going and the recommendations being contemplated, we will look into the need for additional manpower for implementations in due course as and when the recommendations are firmed up.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)005

(Question Serial No. 0325)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Government embarked on a study in 2023 to explore feasible policy measures to use part of the reclaimed land of the future Kau Yi Chau Artificial Islands (KYCAI) to facilitate implementation of large-scale urban redevelopment projects. It has been expected that the relevant work will continue into this financial year. However, this year's Budget Speech has first indicated that the KYCAI project will be postponed. Will the Government advise this Committee:

1. of the progress of the above policy study; of the manpower the Government expects to be reserved this year to continue the study on the relevant policy measures; and whether there is any timetable;
2. as it is reported that the reclamation for the Artificial Islands is originally scheduled for the end of 2025, and the Financial Secretary expects that it might be postponed for two to three years, whether the Government will, in parallel, identify areas capable of implementing urban redevelopment projects on a large scale and carry out a concrete study; if yes, of the estimated expenditure and manpower involved?

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

Reply:

1. As mentioned in the 2024-25 Budget, for the Kau Yi Chau Artificial Islands (KYCAI) project, the Government will continue to conduct relevant studies, and in considering its concrete implementation timetable, the Government will take into account various factors including the public finance position. The Development Bureau (DEVB) embarked on a study in late 2023 to explore feasible policy measures to use part of the future reclaimed land outside the KYCAI central business district to facilitate the implementation of large-scale urban redevelopment projects by the public and private

sectors, so as to address the problem of urban decay in a sustainable manner. We aim to formulate proposals for consultation with relevant stakeholders in the first half of 2025. As the above study is undertaken by the DEVB and will be absorbed by existing manpower and resources, we are unable to provide a breakdown of the manpower involved.

2. Apart from the above-mentioned study, DEVB is in parallel taking forward multiple measures to facilitate larger scale redevelopment in old districts. One such measure is the lowering of compulsory sale thresholds, the amendment bill of which is being scrutinised by the Legislative Council. Legislative changes including further reduced thresholds for older buildings in districts with pressing redevelopment need, coupled with facilitating redevelopment of adjoining lots, are expected to provide a stronger push for larger scale redevelopment. With the support of the Urban Renewal Authority (URA) and its District Study for Yau Ma Tei and Mong Kok, we have introduced innovative planning tools such as transfer of plot ratios and interchangeability of domestic and non-domestic plot ratios to encourage redevelopment. In the planning studies for Tsuen Wan and Sham Shui Po, URA will study the possibility of increasing plot ratios district-wide having regard to the infrastructural demands so as to incentivise redevelopment on a larger scale.

The policy study mentioned in paragraph 1 above is one of the many measures being undertaken by the government to facilitate large-scale urban redevelopment projects by public and private sectors so as to arrest urban decay. We expect that the proposed mechanism of using part of “new land” to facilitate large-scale urban redevelopment projects could be applicable to other new development areas in addition to the future reclaimed land of KYCAI. This will be taken into account in the above-mentioned study undertaken by DEVB. The slight adjustment in the development programme of the KYCAI is not expected to have any impact on redevelopment projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)006

(Question Serial No. 0326)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The third round of Operation Building Bright 2.0 (OBB 2.0) closed for application on 30 September last year. During the six-month application period, 1 614 applications were received, representing an increase of about 75% over the number of applications received in the second round of OBB 2.0. The account balance for the general non-recurrent expenditure on OBB 2.0 (Item 802) is HK\$2.76 billion. Will the Government advise this Committee:

1. given that three rounds of OBB 2.0 have been launched, of the number of buildings benefiting from each round of the scheme with breakdown by District Council district; and the amount of funds entailed in each round;
2. of the manpower responsible for processing the applications in the first and second rounds of the scheme; the average time required for processing each case; and the total amount of time required for processing the applications for each round of the scheme;
3. of the manpower reserved for processing the applications in the third round of the scheme, and the estimated time required for completing all such work;
4. of the number of buildings aged between 30 and 39 years in Hong Kong with breakdown by District Council district; among those buildings, how many have received inspection notices from the Buildings Department; and of the proportions of those that have participated in or applied for the subsidy scheme under OBB 2.0 and those that have received such notice?

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

Reply:

1. There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared and able to take up the

organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)⁽¹⁾, and have so applied under OBB 2.0. Category 2 buildings cover those with outstanding MBIS notices but the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost.

As of end-2023, 2 844 buildings (1 200 Category 1 buildings and 1 644 Category 2 buildings) have benefitted from the first two rounds of OBB 2.0. The geographical distribution of the Category 1 buildings involved in the approved applications, Category 2 buildings selected by BD, and the amount of subsidy approved for the first and second rounds of OBB 2.0 are set out in the table below. Applications for third round was closed on 30 September 2023 and the Urban Renewal Authority (URA) expects to approve applications in batches starting from May 2024. Hence the table below does not capture statistics relating to the third round.

	Number of Category 1 buildings approved-in-principle ⁽²⁾		Number of Category 2 buildings selected by BD		Subsidy approved ⁽³⁾ (\$'000)	
	I	II	I	II	I	II
Central & Western	40	64	38	88	11,830	4,090
Eastern	33	38	32	40	27,370	9,100
Kowloon City	65	68	135	193	17,500	52,170
Kwai Tsing	0	13	0	3	17,550	50
Kwun Tong	15	44	5	11	24,390	1,250
North	1	11	7	33	1,090	330
Islands	0	1	0	0	0	0
Sai Kung	1	0	0	1	90	0
Sham Shui Po	81	127	196	186	48,270	36,000
Shatin	0	5	0	3	150	700
Southern	4	12	10	9	770	1,140
Tai Po	0	17	6	24	4,190	450
Tsuen Wan	22	39	17	31	13,370	2,190
Tuen Mun	0	5	0	8	3,960	150
Wan Chai	35	33	32	59	15,310	3,190
Wong Tai Sin	19	25	7	28	7,610	2,100
Yau Tsim Mong	155	188	188	245	64,030	26,260
Yuen Long	1	38	2	7	5,840	370
Total	472	728	675	969	263,320	139,540

I: First round of the applications of OBB 2.0 for Category 1 buildings or selected by BD as Category 2 buildings on or before 31 March 2021

II: Second round of the applications of OBB 2.0 for Category 1 buildings or selected by BD as Category 2 buildings after 31 March 2021

Note ⁽¹⁾: Under the MBIS, owners of buildings aged 30 years or above (except domestic buildings not exceeding three storeys) and served with statutory notices are required to carry out the prescribed inspection and prescribed repair works found necessary of the common parts, external walls and projections or signboards of the buildings.

Note ⁽²⁾: Application under OBB 2.0 is made on the basis of Deed of Mutual Covenant (DMC). Some buildings may have more than one DMC, and some DMCs may cover more than one building. The number of applications received therefore may not correspond to the number of buildings involved.

Note ⁽³⁾: Subsidy approved includes the amount of subsidies released and committed to be released as of end-2023. The amount does not represent the amount of subsidies involved for all buildings referred to in the table, as a substantial number of participating buildings have yet to reach the stage under which individual owner-occupiers may submit applications for release of subsidies.

2. & 3.

URA is responsible for administering the scheme under the “all-in-one” Integrated Building Rehabilitation Assistance Scheme and absorbs the associated administrative cost with its own resources. URA does not have a breakdown of the expenditure and manpower incurred solely for administering the OBB 2.0.

To avoid causing undue pressure on the building repair and maintenance market owing to a huge upsurge in new projects at the same time, URA has all along processed OBB 2.0 applications in stages and issued Approval-in-Principle letters (AIP) by batches, ranging from within 1 to 2.5 years after closing applications.

For the third round of applications, a total of 1 400 valid applications involving 1 766 buildings were received. URA will issue AIP in batches starting from May 2024. The last batch is expected to be completed in September 2026.

4. As of end-2023, the geographical distribution of private buildings aged between 30 and 39; the number of buildings in this group of buildings which have been issued with MBIS notices; and among such buildings, the number of Category 1 buildings with applications received⁽⁴⁾ and the number of Category 2 buildings selected as well as the percentage of those joined the OBB 2.0 (i.e. Category 1 and 2 buildings) as compared with those which have been issued with MBIS notices are set out in the table below –

	(a)	(b)	(c)	(d)	(e)	Percentage (%)
	Number of buildings ⁽⁵⁾ Aged between 30 and 39	Among (a), number of buildings issued with MBIS notices	Among (b), number of buildings that have applied for OBB2.0			
			Category 1 buildings involved in applications received	Category 2 buildings selected by BD ⁽⁶⁾	Total [(c)+(d)]	
Central & Western	537	2	1	0	1	50%
Eastern	448	9	0	0	0	0%
Kowloon City	354	0	0	0	0	/
Kwai Tsing	172	3	0	0	0	0%
Kwun Tong	239	2	2	0	2	100%
North	255	1	0	0	0	0%
Islands	148	1	1	0	1	100%
Sai Kung	133	0	0	0	0	/

	(a)	(b)	(c)	(d)	(e)	Percentage (%)
	Number of buildings ⁽⁵⁾ Aged between 30 and 39	Among (a), number of buildings issued with MBIS notices	Among (b), number of buildings that have applied for OBB2.0			
			Category 1 buildings involved in applications received	Category 2 buildings selected by BD ⁽⁶⁾	Total [(c)+(d)]	
Sham Shui Po	292	0	0	0	0	/
Shatin	449	12	7	0	7	58%
Southern	463	0	0	0	0	/
Tai Po	279	7	7	0	7	100%
Tsuen Wan	232	1	0	0	0	0%
Tuen Mun	350	0	0	0	0	/
Wan Chai	400	0	0	0	0	/
Wong Tai Sin	69	0	0	0	0	/
Yau Tsim Mong	341	0	0	0	0	/
Yuen Long	271	0	0	0	0	/
Total	5 432	38	18	0	18	47%

Note ⁽⁴⁾: The table captures only applications received under third round OBB 2.0 as URA has yet to issue approval for applications.

Note ⁽⁵⁾: Private buildings except domestic buildings not exceeding three storeys.

Note ⁽⁶⁾: Eligible buildings for the third round applications of OBB 2.0 have been relaxed from aged 40 or above to aged 30 or above in April 2023. As URA expects to approve applications in batches starting from May 2024, BD will only start to select Category 2 buildings under the age group of 30 to 39 years around the same time.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)007

(Question Serial No. 0901)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the Invigorating Island South Office (IISO), please advise this Committee of:

1. the operational expenses, the establishment by rank, the expenditure on salaries and the total expenditure involved in each financial year since its establishment;
2. the estimated operational expenses, the establishment by rank, the estimated expenditure on salaries and the estimated total expenditure of IISO in 2024-25;
3. the total number of public and private development projects for which advisory and co-ordination services have been rendered since its establishment, together with the details and current development progress of these projects; and
4. the key performance indicators for assessing the performance of IISO and the data since its establishment?

Asked by: Hon CHAN Kapui, Judy (LegCo internal reference no.: 28)

Reply:

1. & 2.

The full team of the Invigorating Island South Office (IISO) was formed in 2021-22. In 2021-22 and 2022-23, IISO was led by a non-civil service position equivalent to the rank of D2, with an inter-disciplinary team of nine non-directorate officers. In 2023-24, the total number of staff in IISO was 13, which will remain the same in 2024-25. The requested information is provided below:

	2021-22	2022-23	2023-24	2024-25 (estimate)
Establishment and Contract Position[#]				
A	1	1	1	1
B	2	2	3	3
C	4	4	3	3
D	3	3	6	6
Total	10[^]	10[^]	13	13
Operating Expenses under Head 138				
Salaries	\$10.51M	\$11.56M	\$13.02M	\$14.45M
Other Spending Items	\$0.41M	\$0.29M	\$0.06M	\$0.33M
Total[@]	\$10.92M	\$11.85M	\$13.08M	\$14.78M

Notes:

- # A - non-civil service position equivalent to D2 level
- B - senior professional rank or contract position of equivalent level
- C - professional rank
- D - non-directorate ranks or contract positions of equivalent level to provide administrative, technical and liaison support
- [^] Three staff employed under the Job Creation Scheme (JCS) funded by the Anti-epidemic Fund (AEF) are excluded.
- [@] Total expenditure does not include expenditures on consultancy studies and works projects funded by relevant government departments or under the Capital Works Reserve Fund, as well as the salaries of the three staff employed under the JCS funded by the AEF.

3. Apart from taking the lead in most of the projects under the Invigorating Island South (IIS) initiative, IISO has rendered advisory and/or co-ordination services for a total of 11 public and private development projects/proposals since its establishment. The details and current progress of these projects are provided below:

Projects/Proposals	Details	Current Progress
1. Boardwalk along Staunton Creek Nullah	As part of the revitalisation proposal for Staunton Creek Nullah in Wong Chuk Hang (WCH), a boardwalk of about 450 metres long along the northern bank in the downstream section of the nullah will be built to enhance connectivity between WCH and Aberdeen.	The proposed scheme was gazetted in October 2022. Target to seek funding approval in 2024 for commencing works.
2. Redevelopment and enhancement of recreation and sports facilities in WCH	The existing recreation ground, sports ground, sports centre and swimming pool facilities in WCH will be consolidated, incorporating other facilities including health centres, skatepark, library and public vehicle park, etc., to promote “single site, multiple use”.	Technical feasibility study has been completed. Preliminary site investigation works are underway.

Projects/Proposals	Details	Current Progress
	The metered parking spaces and public toilet at Yip Fat Street will be reprovisioned in the project so as to provide more open space in the WCH Business Area.	
3. Review of temporary bus depot sites	A review on the future use of three temporary bus depot sites in WCH, which includes studying ways to cater for bus depot facilities	Possible land use/development options being explored
4. Additional landing facilities at Ap Lei Chau (ALC)	Include new public landing steps to the immediate west of ALC Bridge, and landing cum harbour steps at the sloping seawall along ALC Praya Road	Public landing steps completed and opened to the public in August 2023; works on landing cum harbour steps under preparation
5. Green@Southern	A facility under Green@Community, which includes outdoor landscaped area for public enjoyment	Local stakeholders to be further consulted on the proposed site
6. Revitalisation of Aberdeen Wholesale Fish Market	To revitalise Aberdeen Wholesale Fish Market to promote the sale of local fisheries produce at both wholesale and retail levels as well as adding educational, food and beverage elements to create a vibrant waterfront	Stakeholders have been consulted on the conceptual proposal. Target to complete technical feasibility study in 2024.
7. Revitalisation of an industrial building	Wholesale conversion of an industrial building in WCH, which will incorporate arts and culture use	Special waiver application under processing
8. Tai Pak Floating Restaurant	To facilitate reopening of the floating restaurant including rationalisation of berthing arrangements for the vessels and landing pontoons concerned in Aberdeen Typhoon Shelter	Co-ordination to facilitate agreement on berthing arrangements for the vessels and landing pontoons concerned is underway.
9. Relocation of the landing pontoon of Chuen Kee Ferry	To relocate the landing pontoon of Chuen Kee Ferry from Aberdeen to ALC North to enhance the ferry service	A suitable location has been identified. Further co-ordination with relevant government departments is underway.

Projects/Proposals	Details	Current Progress
10. Improvement and opening up of the existing staircases within Queen Mary Hospital Seawater Pumping Station site	To provide pedestrian connection between the Sandy Bay waterfront and Cyberport Road	Agreement of relevant government departments obtained. Preparation for commencing works is underway.
11. Setting back of the boundary fence of Hospital Authority Sham Wan Laundry	To set back the boundary fence of Sham Wan Laundry to improve the walking environment	Agreement of relevant government departments obtained. Preparation for commencing works is underway.

4. IISO is taking forward the Round-the-Island Trail project progressively together with relevant departments. Works for improving some sections and providing missing links have commenced from 2023 onwards and are progressing on schedule, with a view to connecting 90% of the trail by end-2027 and substantially completing the remaining larger scale works by end-2031.

Besides, since its establishment, IISO has been taking forward a host of improvement measures, projects and studies under the IIS initiative. The number of completed and on-going items is set out below:

Improvement Measures	Number
• Completed in 2021-22	2
• Completed in 2022-23	9
• Completed in 2023-24	9
• Works in progress in 2024-25	8
• To commence works in 2024-25	8
Projects	
• Completed in 2023-24	1
• Works in progress or to commence in 2024-25	6
• Carry out detailed design in 2024-25	8
• Complete technical feasibility study or technical assessments in 2024-25	7
Major On-going Studies	
• To complete in 2024-25	2
• To complete in 2025-26	1

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)008

(Question Serial No. 2277)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the work to introduce legislative proposals for streamlining the procedures for the extension of land leases and expediting redevelopment of aged buildings, please advise this Committee:

1. of the expenditure and the staff establishment involved in the work; and
2. whether a roadmap has been drawn up for the aforesaid work; if yes, of the details; if not, the reasons for that.

Asked by: Hon CHAN Man-ki, Maggie (LegCo internal reference no.: 15)

Reply:

Extension of Government Leases Bill

In December 2023, the Development Bureau (DEVB) introduced into the Legislative Council (LegCo) the Extension of Government Leases Bill (the Lease Extension Bill), which aims to establish a streamlined mechanism for extension of expiring land leases through publication of gazette notices by the Government in batches on a regular basis (at no less than six years prior to the expiry of the leases), to obviate the need for the Government and the owners to execute new leases for extension. This ensures that the considerable number of upcoming expiring leases could be handled in an efficient and orderly manner, thereby enhancing certainty and confidence of the owners and investors.

The relevant Bills Committee of LegCo is currently scrutinising the Lease Extension Bill, and our target is to complete the legislative procedures and have the new legislation gazetted for implementation by end-June 2024, with gazette notices for the first batch of land leases expiring up to 2030 published on the same day as the commencement of the legislation.

The work on the Lease Extension Bill is part of the policy duties of the DEVB and Lands Department, and there is no separate breakdown on the manpower and expenditure involved.

Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023

As one of the measures for expediting urban renewal to address the problem of the rapidly ageing building stock, DEVB, after widely consulting stakeholders and the public, introduced into the LegCo in December 2023 the Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023 (the Compulsory Sale Bill), which updates and streamlines the compulsory sale regime in four directions, including lowering the compulsory sale application thresholds; facilitating multiple adjoining-lot compulsory sale applications; streamlining the legal process of compulsory sale regime; and enhancing support to minority owners affected by compulsory sale.

The relevant Bills Committee of the LegCo is currently scrutinising the Compulsory Sale Bill. Subject to the progress of scrutiny, our target is to complete the legislative procedures and have the above proposals gazetted for implementation by mid-2024, with a view to expediting redevelopment of old and dilapidated buildings by private sector so as to tackle the safety risks of those buildings and improve people's livelihood.

The work on the Compulsory Sale Bill is part of the policy duties of the DEVB, and there is no separate breakdown on the manpower and expenditure involved.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)009

(Question Serial No. 1577)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

While the developments in the Shenzhen-Hong Kong Boundary Control Points (BCPs) Economic Belt have been listed as the key construction work of the development of the Guangdong Province, it is also indicated in the Northern Metropolis Action Agenda that the massive flow of people across the land BCPs is one of the advantages for development. In this connection, will the Government advise this Committee:

1. whether the concept of transforming the airport into an economic node will be extended to various land BCPs in the Northern Metropolis so as to develop a BCPs economic node;
2. whether the Task Force for Collaboration on the Northern Metropolis Development Strategy has incorporated the development of the BCPs Economic Belt into its agenda in the past; and of the achievements and the way forward in respect of the liaison and collaboration between Hong Kong and Shenzhen in relation to transportation and the control points?

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

Reply:

With the locational advantage of having seven boundary control points (BCPs), the Northern Metropolis (NM) will be the engine driving Hong Kong's development and an essential platform for our co-operation with other cities in the Greater Bay Area. One of the key objectives of the NM is to release the enormous economic potential of this piece of land along the Hong Kong-Shenzhen border, especially the areas near the BCPs given the significant cross-boundary people and cargo flows. We expect to see a major increase in economic activities around BCPs and stations of cross-boundary railways as we develop the NM. For example, as mentioned in the NM Action Agenda published in late October 2023, the New

Territories North (NTN) New Town under planning, which covers the Lo Wu, Man Kam To and Heung Yuen Wai BCPs and situates within the Boundary Commerce and Industry Zone in the NM, has the potential to develop various BCP related economic uses, among other things. It can be developed into a BCP business district and a base for emerging industries that synergises with the development of the Luohu district in Shenzhen. The development proposal of the NTN New Town will be released later in 2024.

The Task Force for Collaboration on the NM Development Strategy is a platform for the HKSAR Government and the Government of Shenzhen to exchange views on matters related to the collaboration on the NM. So far, four meetings were held, covering a wide range of issues of common interest, including planning of New Development Areas, cross-boundary transport and planning of control points, etc. Through the work in 2023, both sides have acquired a deeper understanding of the planning and development directions of each other, and agreed to follow up on a number of areas through existing or new set-ups including cross-boundary transport infrastructure, collaboration on innovation and technology, possible developments at Sha Tau Kok, etc. Both sides will continue to strengthen co-operation to pursue high-quality development.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)010

(Question Serial No. 1578)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under the Northern Metropolis Action Agenda, the metropolis is divided into four major development, among which the area within Ta Kwu Ling will be designated as the Boundary Commerce and Industry Zone, with land use proposals to be put forward this year. In this connection, will the Government advise this Committee:

1. given the funeral site at Sandy Ridge has been rezoned for innovation and technology (I&T) use, whether consideration will be given to changing the positioning of the nearby Sha Ling/Nam Hang Nature Park or giving the Park's management right to the department responsible for I&T for unified management, so as to dovetail with the future development of I&T in the Sandy Ridge area;
2. according to the Northern Metropolis Action Agenda, the Government still plans to relocate the Sheung Shui Slaughterhouse and the boundary-crossing and inspection facilities for live food animals to the area around the Heung Yuen Wai Boundary Control Point (BCP), and as shown from local and overseas examples, areas around BCPs are relatively busy with a high concentration of passenger flow, whether consideration will be given to reviewing the relocation plan proposed in the Action Agenda;
3. given that the preliminary outline of the Northern Metropolis has now been mapped out and that the Budget Speech has proposed to transform the airport into a world-class landmark of Hong Kong, whether the Government will consider identifying a landmark for the Northern Metropolis?

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

Reply:

1. The Northern Metropolis (NM) has rich and diverse habitats, and ecological conservation is one of its main development objectives. The planning of the NM includes both urban developments as well as ecological and environmental conservation projects. The integration of the two not only achieves “co-existence of development and conservation”, but also creates a unique urban and rural landscape for the NM. When planning the land use of the Boundary Commerce and Industry Zone, the Government will suitably consider the proposed Hoo Hok Wai Wetland Conservation Park (including the part of Sha Ling/Nam Hang) nearby, with a view to ensuring compatibility and co-ordination in respect of planning. The Agriculture, Fisheries and Conservation Department is conducting a Strategic Feasibility Study on the Development of Wetland Conservation Parks System in order to confirm the feasibility of this directional proposal and formulate recommendations on the location/boundary, functions, positioning and management model, etc., of each of the proposed parks, including the one covering the Sha Ling/Nam Hang area.
2. One of the key objectives of the NM is to release the enormous economic potential of this piece of land along the Hong Kong-Shenzhen border, especially the areas near the boundary control points (BCPs) given the significant cross-boundary flows of not only people but also cargoes. Under the “East in East out, West in West out” strategy for cross-boundary freight traffic, the role of Heung Yuen Wai (HYW) BCP in freight traffic will be strengthened. Therefore, the Government is considering reserving land near the HYW BCP to provide large-scale facilities related to the food supply chain, including relocating the existing boundary-crossing and inspection facilities for fresh food and live food animals at the Man Kam To BCP to somewhere near HYW BCP, as well as relocating the Sheung Shui Slaughterhouse to the vicinity of HYW BCP. The strategic concentration of food supply related facilities and new land for logistics industry will be conducive to the development of related industries, such as food technology, within the area. We will give careful thoughts to the locations and designs of these facilities to ensure that they are compatible with the neighbouring land uses and environment.
3. With the increase in development intensity for the NM (up to 9.5 plot ratio for commercial buildings), we expect to see new landmarks emerging in different New Development Areas in the future. There will also be new major cultural and sports facilities serving a wide local, regional and international clientele, which may serve as landmarks of the NM. For example, for San Tin Technopole in the Innovation and Technology Zone, the two “mixed use” zones at the railway stations of San Tin and near Chau Tau, as well as the cultural and recreational complex in the central part of San Tin Town Centre, have the potential to become the landmarks of the area, as do the buildings in the digital technology hub being planned in Lau Fau Shan. In the New Territories North (NTN) New Town, we are planning high-rise, modern residential-cum-commercial developments near the HYW BCP. Consideration is also given to rezoning large areas in NTN New Town for clustered development of university facilities and regional sports facilities.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)011

(Question Serial No. 1579)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Government is making great efforts to develop the Northern Metropolis (NM), and several villages are covered within its extent. In December last year, the Development Bureau announced the details of the revised land exchange arrangements for the Enhanced Conventional New Town Approach, with a view to better leveraging market forces. In this connection, will the Government advise this Committee:

1. given that certain land parcels are owned by Tso/Tong and rural residents, whether the Government will consider releasing a dummy version of the policy, so that land stakeholders in the non-developer category can learn about the channels and thresholds for participating in the development;
2. as the villages within San Tin Technopole have been left out in the development, leaving the issue pertaining to the sustainability of the villages in the NM unanswered, whether the Government has considered this issue; if so, of the time of announcing the work plan concerned in this regard?

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

Reply:

1. To facilitate easy understanding by the general public including non-developer land owners about the latest in-situ land exchange arrangement under the Enhanced Conventional New Town Approach (ECNTA), an information portal has been created at the website of the Northern Metropolis (NM) (<https://www.nm.gov.hk/en/>) under a newly added section "Implementation Mode" since early February 2024. The portal includes a summary of the general requirements for ECNTA land exchanges, links to the relevant Practice Notes and other materials available at the website of the Lands Department, information on New Development Areas where detailed in-situ land

exchange arrangements have been announced, as well as contact information in case of enquiries. We are happy to further engage interested stakeholders if necessary.

2. The NM has traditional rural townships which possess rich historical and cultural resources. The Government seeks to create in the New Development Areas a metropolitan environment to blend well with the rural landscape under the theme of “Urban-Rural Integration”. Through proper planning, the villages can be integrated with the future development in harmony, standing out as a characteristic of the NM while benefiting from the enhanced infrastructure and public facilities. Take San Tin Technopole as an example, its planning and design fully embraces the concept of “Urban-Rural Integration”. While the planning intention is to preserve the existing “Village Type Development” (“V”) zones, through the development of the surrounding areas, the villagers will benefit from the comprehensively planned government, institution and community facilities, open space and cultural facilities. They will also benefit from improved transport connectivity (including roads, railways, public transportation, pedestrian and cycling networks) and enhanced infrastructure services (including drainage and sewage treatment, etc.). To achieve harmony in design between the villages and neighbouring developments, suitable open space or amenities have been proposed in the peripheral area of the “V” zones where appropriate. Breezeways to promote wind penetration to the villages have been incorporated throughout the development area. We are happy to consider proposals for enhancing infrastructure (such as drainage) and general environment of the villages, and to communicate closely with the local villagers in this regard.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)012

(Question Serial No. 1584)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

For the development of the Northern Metropolis, the Government has established a co-ordination office under the Development Bureau (DEVB) to play a co-ordinating role in handling the work. Given that the office has commenced operation for a period of time, in this connection, will the Government advise this Committee:

1. given that the office is now under the purview of the DEVB, and that the work pertaining to the Northern Metropolis involves not only planning and development but also the work of multiple departments such as “competing for talents”, “competing for enterprises” and developing the I&T industry, how the office, after its establishment, has carried out cross-departmental co-ordination for the work pertaining to the Northern Metropolis, and whether its effectiveness can be assessed;
2. further to the above question, whether there are any measures to give fuller play to the office’s role in providing one-stop window services, and whether there is any need to allocate additional resources to or expand the establishment of the office?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 8)

Reply:

The Northern Metropolis (NM) project is a cross-bureaux undertaking, and requires close inter-bureaux co-operation and co-ordination. Since its establishment in June 2023, the Northern Metropolis Co-ordination Office (NMCO) has assumed an overall championing and co-ordinating role in taking forward the NM, and taken on multiple functions. In terms of land use planning, we consult closely with bureaux responsible for different industries (e.g. innovation and technology) to reserve land with appropriate sizes and sufficient infrastructure in New Development Areas (NDAs) to create the critical mass for development of industries, as per the “industry-driven” approach to developing the NM. We follow up

with them on the exact uses to be allowed on such land, and ways of land disposal, taking into account industry policies if any. We also work with other bureaux on public housing and government or community facilities to be developed on land provided in NDAs. We join hands with other offices and agencies, such as the Office for Attracting Strategic Enterprises and Invest Hong Kong, in promoting the NM and attracting businesses and investment.

Under the Chief Executive's leadership, the Steering Committee on NM provides high-level steer and supervision of the NM initiative. With the participation of Secretaries of Departments and relevant Directors of Bureaux, the Steering Committee is also an effective platform where cross-cutting issues involving different bureaux and offices can be discussed and dealt with.

The Government published the NM Action Agenda in late October 2023, which outlines the development blueprint of the NM including the development theme, industry positioning, major facilities, industry-driven planning, implementation timetable, etc., of the four major zones in the area. It serves as a set of concrete objectives against which our work effectiveness can be measured. The NMCO will continue to work with relevant bureaux on the implementation of the various initiatives and projects. The office has been in full operation for less than a year. We will review the manpower resources of the NMCO as and when needed.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)013

(Question Serial No. 1585)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

For the Northern Metropolis, a steering committee and an advisory committee have been formed, with the former led by the Chief Executive and the latter chaired by the Financial Secretary. It is learnt that the latter has already held several meetings, and sub-committees have also been set up to strengthen the work. In this connection, will the Government advise this Committee:

1. of the respective number of meetings convened by these two committees last year, and whether a brief account of the effectiveness of the work of the two committees can be provided;
2. whether there are any channels for the public to learn about the achievements of the two committees, and whether the Government will consider delivering a brief report of the achievements on a yearly basis?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 9)

Reply:

As at 31 March 2024, the Steering Committee on the Northern Metropolis (SCNM) and the Advisory Committee on the Northern Metropolis (ACNM) have each held a total of four meetings since their establishment in December 2022 and February 2023 respectively. The SCNM provides high-level policy steer and supervision for the relevant bureaux and departments to take forward the development of the Northern Metropolis (NM), while the ACNM and its four sub-committees with non-official members from different sectors of the community tender advice and suggestions on the planning and implementation of the NM on such aspects as land development, transport and other infrastructure development, development of industries, and promotion and public relations (PR), etc.

With the steer of the SCNM and benefit of advice from the ACNM and its sub-committees, the Government is making good progress in the planning and implementation of the NM. We published the NM Action Agenda in late October 2023, which outlines the development blueprint of the NM including the development theme, industry positioning, major facilities, industry-driven planning, implementation timetable, etc., of the four major zones in the area. On land development projects, we have announced the development proposals of San Tin Technopole and the Lau Fau Shan area in May 2023 and February 2024 respectively, while those for New Territories North New Town, Ngau Tam Mei and the Ma Tsoi Lung area are planned to be released later in 2024. Members of the ACNM and relevant sub-committees have also tendered useful advice to the Government on railway and major road projects in the NM, as well as the development of the innovation and technology industry among others. In addition, many PR initiatives for the NM project have been formulated during the past few months with the benefit of advice and suggestions from Members of the relevant sub-committee under the ACNM.

We would keep the public informed of the work of the SCNM and the ACNM through press releases and social media posts as needed. Members of the public may also obtain the latest information of the NM development on its dedicated website (<https://www.nm.gov.hk/en/>).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)014

(Question Serial No. 3054)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Government launched a subsidy scheme to provide support to owners of old buildings to carry out building inspection and repair works years ago. The third round of the Operation Building Bright 2.0 (OBB 2.0) scheme implemented by the Government was opened for application to owners last year. However, at the same time, the progress of many works under OBB 2.0 was impeded due to the pandemic. The Development Bureau disclosed in February this year that, starting from the third application exercise for the scheme, enhanced measures would be implemented for supporting owners/owners' corporations (OCs), including the Urban Renewal Authority's (URA) intervention in the invitation for tenders when necessary. In this connection, please advise this Committee:

1. of the amount of subsidies granted, the number of buildings which have had the building repair works completed and the number of buildings which have not had the building repair works completed since the launch of OBB 2.0, with a breakdown by district; the number of items, the situations and the reasons in respect of which a longer time has been taken to complete the works under the scheme;
2. given that the URA is to intervene in the invitation for tenders when necessary, and issue the tender documents on behalf of the owners/OCs, if the owners eventually fail to determine after discussion or simply fail to make decision in respect of the returned tenders and tender selection, whether the URA will withdraw the subsidies, or whether the owners/OCs will authorise the URA to select inspectors or contractors for the repair works;
3. given that all private residential and composite buildings aged 30 years or above throughout the territory will receive a building inspection notice issued by the Buildings Department, and that private residential buildings in Hong Kong are seriously ageing,

of the numbers of buildings aged 30 years, 40 years, 50 years, 60 years, and 70 years or above, with a breakdown by the 18 districts.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 38)

Reply:

1. There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared and able to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)⁽¹⁾, and have so applied under OBB 2.0. Category 2 buildings cover those with outstanding MBIS notices but the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost.

As of end-2023, 2 844 buildings (1 200 Category 1 buildings and 1 644 Category 2 buildings) have benefitted from OBB 2.0 in the previous two rounds of application. The geographical distribution of Category 1 buildings with applications approved-in-principle, the number of Category 2 buildings selected by BD, the number of buildings with prescribed inspections or repair works commenced, the number of buildings with repair works completed under OBB 2.0 and the amount of subsidy approved are set out in the table below –

	Number of Category 1 buildings approved-in-principle	Number of Category 2 buildings selected by BD	Number of buildings with prescribed inspections or repair works commenced (including those with works completed)		Number of buildings with prescribed repair works completed		Subsidy approved ⁽²⁾ (\$'000)
			Cat 1	Cat 2	Cat 1	Cat 2	
Central & Western	104	126	78	111	14	31	15,920
Eastern	71	72	43	58	6	23	36,470
Kowloon City	133	328	87	263	28	105	69,670
Kwai Tsing	13	3	11	1	1	0	17,600
Kwun Tong	59	16	35	11	6	2	25,640
North	12	40	10	36	0	2	1,420
Islands	1	0	0	0	0	0	-
Sai Kung	1	1	1	0	0	0	90
Sham Shui Po	208	382	149	350	13	158	84,270
Shatin	5	3	4	3	0	0	850
Southern	16	19	11	17	0	9	1,910
Tai Po	17	30	10	27	0	4	4,640
Tsuen Wan	61	48	37	35	9	9	15,560
Tuen Mun	5	8	4	7	2	0	4,110

	Number of Category 1 buildings approved-in-principle	Number of Category 2 buildings selected by BD	Number of buildings with prescribed inspections or repair works commenced (including those with works completed)		Number of buildings with prescribed repair works completed		Subsidy approved ⁽²⁾ (\$'000)
			Cat 1	Cat 2	Cat 1	Cat 2	
Wan Chai	68	91	49	77	8	29	18,500
Wong Tai Sin	44	35	26	33	10	5	9,710
Yau Tsim Mong	343	433	235	366	39	95	90,290
Yuen Long	39	9	26	7	5	2	6,210
Total	1 200	1 644⁽³⁾	816	1 402	141	474	402,860

Note ⁽¹⁾: Under the MBIS, owners of buildings aged 30 years or above (except domestic buildings not exceeding three storeys) and served with statutory notices are required to carry out the prescribed inspection and prescribed repair works found necessary for the common parts, external walls and projections or signboards of the buildings.

Note ⁽²⁾: Subsidies approved includes the amount of subsidies released and committed to be released as of end-2023. The amount does not represent the amount of subsidies involved for all buildings referred to in the table, as a substantial number of participating buildings have yet to reach the stage under which individual owner-occupiers may submit applications for release of subsidies.

Note ⁽³⁾: Among the 1 644 buildings, default works for 242 buildings did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

Based on the Urban Renewal Authority's (URA) experience and feedback from owners/Owners' Corporations (OCs), the challenges and/or difficulties in arranging inspection and repair works mainly lie in - (i) long time spent by owners to discuss and reach consensus on the scope of registered inspectors (RI) services or repair works for tender invitation; and (ii) tender evaluation and assessment. The pandemic in the past few years was also believed to have an impact on the overall progress of organising and undertaking the prescribed inspections and repair works.

Following a thorough, stage-by-stage review of the OBB 2.0 workflow, the Government and URA announced in February 2024 a series of improvement measures to assist owners/OCs to expedite appointment of RI and contractors by having common procurement procedures to be conducted by URA centrally while leaving building-specific tender procedures to owners/OCs; simplifying tender assessment procedures through standardisation as far as practicable; and enforcing pre-set milestones and consequences for non-compliance in a more robust manner. The Government will work closely with URA to pay close attention to the implementation of OBB 2.0 and assist owners to commence and complete the required works as soon as practicable.

2. One key recommendation arising from the review is that starting from the third round OBB 2.0, clear milestones will be set and enforced robustly. For example, URA will step in to issue tenders for RI or contractors if owners/OCs fail to do so by specified deadline. Extension to deadlines will be granted sparingly and approval will be

revoked if deadlines, extended or not, are not met. Details are set out in ensuing paragraphs.

The new milestones for three procurement stages, viz. appointing a RI, inviting tenders for repair works contract, and awarding the repair works contract are set out below -

Number of Units in Building	Milestone 1 Award of RI Consultancy Contract (months)[#]	Milestone 2 Invite Tender for Works Contract (months)[#]	Milestone 3 Award of Works Contract (months)[#]
0 - 50	5	12	19
51-100	5	13	21
101-150	5	14	23
151-200	5	15	25
201-250	5	16	27
More than 250	5	17	29

Counting from approval of application by URA

If an owner/OC fails to invite tender for RI within three months from approval of application by URA (i.e. two months before Milestone 1), URA will step in and invite tender on behalf of the owners for basic RI services, covering only the prescribed inspection under the MBIS without any optional item/service. Similarly, if an owner/OC fails to invite tender for works contract within the required period from approval of application by URA (i.e. Milestone 2), URA will step in and invite tender for the works contract to carry out the prescribed repair works under the MBIS based on consultant's inspection report.

The award of RI and contractor contracts remains with the owners/OCs and for avoidance of doubt it does not alter the eligibility of owners for OBB 2.0 subsidy. URA will only revoke approval if the owners/OCs could not meet Milestone 1 or 3. If extension of deadline from URA is granted, revocation of approval applies if the extended Milestone 1 or 3 could not be met. With the various enhanced support measures as set out in part (1), we expect that revocation should be rare, especially for willing owners/OCs.

3. The geographical distribution of private residential and composite buildings of different age groups from 30 years or above as of end-2023 is set out below -

	Building Age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central & Western	462	534	680	258	116	2 050
Eastern	348	345	198	162	31	1 084
Kowloon City	316	584	537	591	235	2 263
Kwai Tsing	77	102	47	2	4	232
Kwun Tong	112	115	181	23	0	431
North	214	126	157	60	42	599
Islands	340	406	28	4	0	778
Sai Kung	841	785	118	11	0	1 755

	Building Age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Sham Shui Po	262	349	477	395	75	1 558
Shatin	603	213	49	5	0	870
Southern	752	747	228	108	119	1 954
Tai Po	1 037	557	69	2	8	1 673
Tsuen Wan	174	81	191	66	15	527
Tuen Mun	337	234	22	2	1	596
Wan Chai	265	407	671	362	110	1 815
Wong Tai Sin	39	42	153	32	2	268
Yau Tsim Mong	151	330	842	643	125	2 091
Yuen Long	1 722	637	86	6	54	2 505
Total	8 052	6 594	4 734	2 732	937	23 049

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)015

(Question Serial No. 3055)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the Government's efforts to continue to support the Urban Renewal Authority (URA) in implementing the recommendations of the District Study for Yau Ma Tei and Mong Kok (the Yau Mong Study), including commencing two redevelopment projects, namely the "Nullah Road Urban Waterway" in Mong Kok East and the "Street Consolidation Areas" in Yau Ma Tei South in the next five years from 2024–25 to 2028–29, please advise this Committee:

1. with respect to the "Nullah Road Urban Waterway" redevelopment project in Mong Kok East, of the number of residential units to be provided under the consent of the Government, as well as the number of sites for open spaces and Government, Institution and Community facilities to be provided, with an elaboration of the expenditure involved;
2. whether the "Nullah Road Urban Waterway" redevelopment project in Mong Kok East will cover any declared monuments or historic buildings; if so, of the details; and whether these historic buildings will be affected by the redevelopment;
3. of the progress and the estimated expenditure involved in respect of the remaining redevelopment projects under the Yau Mong Study, apart from the projects of the urban waterway in Mong Kok East and the "Street Consolidation Areas" in Yau Ma Tei South.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 39)

Reply:

1. On 15 March 2024, the Urban Renewal Authority (URA) commenced the Sai Yee Street/Flower Market Road Development Scheme (the YTM-013 Scheme) which is phase 1 of the "Nullah Road Urban Waterway" redevelopment project. YTM-013

Scheme is the first urban renewal project launched by the URA in Yau Mong district following the completion of the District Study for Yau Ma Tei and Mong Kok (the Yau Mong Study) in 2021.

According to URA's announced proposal, the YTM-013 Scheme will provide around 1 350 residential units, along with Government, Institution or Community facilities such as the Yau Tsim Mong District Health Centre and the reprovisioning of Boundary Street Sports Centres Nos. 1 and 2. It will also include the development of a Waterway Park that will span a minimum of 8 800 square metres (m²). In addition, there will be public open space covering no less than 8 200 m², which will include the reprovisioning of an 11-a-side soccer pitch. These amenities will be accessible to the community, providing spaces for recreation and leisure activities for public enjoyment.

Since the YTM-013 Scheme is still at the planning stage, URA does not have information regarding the total expenditure. However, based on current market valuation, URA estimates that the acquisition cost for the project will be roughly around \$2.5 billion.

2. There is no declared monument or graded historic building within the boundary of YTM-013 Scheme.
3. Apart from the phased "Nullah Road Urban Waterway" redevelopment project with phase 1 commenced on 15 March 2024, the URA is planning to commence redevelopment project involving "Street Consolidation Areas" (SCA) in Yau Ma Tei South within the next five years. As the above SCA project is still at the planning stage and its commencement date is subject to confidentiality requirements, we are not in a position to disclose when the URA will commence it and the expenditure involved.

The Government, with the support of the URA, is implementing by phases the recommendations of the Yau Mong Study, including promulgation of Town Planning Board guidelines on transfer of plot ratio and amendment of relevant Outline Zoning Plans to permit interchangeability between the domestic and non-domestic plot ratios of selected areas, remove the plot ratio restriction of the commercial zone along Nathan Road, and rezone certain character streets to increase incentives for redevelopment.

The private sector has all along played an important role in urban renewal. Given the scale of aging building stock and urban decay, it is unrealistic to look to URA only for redevelopment efforts and we see a need for the private sector to assume a strong role in redevelopment. In the Yau Mong Study, we have been mindful of the importance of incentivising the private sector to undertake urban renewal works and bring about economic benefits to the area. The various new planning tools mentioned in the above paragraph and the urban restructuring proposals in the Yau Mong Study are intended to encourage and guide more private sector participation in redevelopment. As we envisage some redevelopment projects under the Yau Mong Study will be undertaken by the private sector, we do not have information on the progress and total expenditure involved.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)016

(Question Serial No. 3139)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Government continues to support the Urban Renewal Authority (URA) in its district planning study on Sham Shui Po, with the comprehensive urban renewal master plan and restructuring proposal expected to be ready by phases from the second half of 2024. In this connection, please advise this Committee of the following:

1. Please give a brief account of the progress and the outcome of the consultation work carried out by the authority concerned in respect of the Sham Shui Po District Study in the past.
2. Given that the Sham Shui Po District Study covers 1 800 buildings, does the Government support the URA in implementing urban renewal according to priority? Which of the nodes will be developed first?
3. The URA's study will explore the ways to renew the old district by introducing new elements and programmes based on the research on three themes, namely district culture and characteristic streets, fashion industry and Mission Hill and its Surrounding, so as to identify a suitable approach for urban renewal. What is the latest progress of the District Study since its announcement? What are the public views collected?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 40)

Reply:

1. The consultation exercise of the Sham Shui Po District Study (SSPDS) started in early 2023, which aims to collect views from different sectors on various aspects of urban renewal and future development of Sham Shui Po (SSP). Under Phase 1 consultation conducted in 2023, over 14 000 respondents (including property owners, tenants, visitors, tourists, shop operators, hawker stall operators and stakeholders from

relevant industries) provided their views through questionnaires, surveys and interviews. Consultation meetings with SSP District Council, district committees, local groups and organisations were held. A workshop with students was also conducted. The Urban Renewal Authority (URA) is now consolidating and analysing the views collated.

2. Thus far, apart from conducting Phase 1 consultation, the URA has completed the Baseline Review of the SSPDS covering the aspects on, inter alia, building age, conditions, urban decay problems, etc., in SSP. The URA is currently undertaking three special studies (see paragraph 3 below) and Phase 2 consultation which aims to identify the issues, constraints and opportunities, as well as the urban renewal opportunity areas in the study area. Upon completion of the above studies and consultation, the URA will finalise the planning and urban design framework with a view to formulating a draft Master Renewal Plan (MRP) for the study area of SSP which will include redevelopment and re-structuring proposals. Similar to the approach of the District Study for Yau Ma Tei and Mong Kok, the SSPDS will make recommendations to incentivise private sector participation in redevelopment. For proposals from SSPDS which may be undertaken by the URA, the URA will work out the implementation programme and in due course incorporate the project proposals into its annual Business Plan (BP) and 5-year Corporate Plan (CP) for approval by the Financial Secretary according to the established statutory mechanism. As always, the Government will provide necessary support to the URA to carry out redevelopment projects set out in the approved BP/CP.
3. Three special studies under the SSPDS, namely “Local Culture and Character Streets”, “Fashion Industry” and the “Mission Hill Neighbourhood” are underway. The latest progress is as follows:
 - (a) Special study on “Local Culture and Character Streets” – A mapping survey of nearly 4 000 shops and 700 hawker stalls as well as interviews with experts, academics and shop operators were conducted. Cultural resources and clusters, character defining elements, character streets and built heritage have been identified.
 - (b) Special study on “Fashion Industry” – Research into the historical and current development of fashion industry in SSP and overseas case studies were conducted. Interviews with the key market participants, academics and other key stakeholders in the fashion industry were also conducted.
 - (c) Special study on “Mission Hill Neighbourhood” – case studies and a survey with 300 local residents and visitors were conducted on the improvement to the connectivity and accessibility, as well as the future development of Mission Hill Neighbourhood.

The URA will take into account findings of the above three special studies in drawing up proposals for the MRP.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)017

(Question Serial No. 3140)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Development Bureau will continue to oversee the implementation of the Civil Servants' Co-operative Building Society (CBS) Scheme redevelopment projects by the Urban Renewal Authority. Recently, the first CBS project, i.e. the Shing Tak Street and Ma Tau Chung Road development project, has completed its tender exercise. Please advise this Committee:

1. of the total number of titles involved in and the time required for the acquisition exercise of the Shing Tak Street and Ma Tau Chung Road project, the total amount of compensation for the acquisition, and the average amount of compensation payable to the households;
2. of the types of housing to be constructed under the Shing Tak Street and Ma Tau Chung Road project, the number of flats, as well as the dates of commencement and completion of the project;
3. regarding the other redevelopment project at the junction of Kau Pui Lung Road and Chi Kiang Street, of the progress of the redevelopment project in terms of the acquisition exercise and so on, the estimated number of titles to be acquired, the time involved, the total amount of compensation for the acquisition and the average amount of compensation payable to the households;
4. of the types of housing expected to be constructed under the Kau Pui Lung Road and Chi Kiang Street project, the number of flats, and the anticipated dates of commencement and completion of the project;
5. of the estimated total amount of compensation payable to the households with regard to the acquisition of their flats under the project at the junction of Kau Pui Lung Road and Chi Kiang Street.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 41)

Reply:

1. Shing Tak Street/Ma Tau Chung Road Development Project (CBS-1:KC Project) covers 155 property interests. The Urban Renewal Authority (URA) issued acquisition offers on 5 August 2021 to owners-occupiers of the CBS-1:KC Project at \$19,848 per square foot of saleable area in accordance with the established acquisition policy (i.e. based on the unit rate of a seven-year-old notional replacement flat in the same locality at that time). The total actual amount of acquisition cost paid by the URA for the CBS-1:KC Project is around \$3.1 billion. The last owner delivered vacant possession of the flat on 20 March 2023.
2. The CBS-1:KC Project will provide approximately 640 residential units. The tender for joint-venture development of the project was awarded on 14 December 2023, and the target completion year of the development is 2029.
3. - 5.
The Kau Pui Lung Road/Chi Kiang Street Development Scheme (CBS-2:KC Project) encompasses 28 Civil Servants' Co-operative Building Societies (CBSs) including nine undissolved CBSs at the commencement of the project in May 2020. The project involves a total of 462 CBS flats. Of the nine CBSs that were pending dissolution at the time of project commencement, one CBS has, with URA's legal and administrative assistance, successfully dissolved and its ex-members became owners of their flats in October 2022. The remaining eight are now at various stages of dissolution. The URA will continue to provide free legal service to actively assist the undissolved CBSs to facilitate the dissolution process.

The URA has yet to make acquisition offers to the owners of the CBS-2:KC Project, hence no information is available on the time and compensation required for the acquisition of the property interests. According to the approved development scheme, the CBS-2:KC Project is expected to provide about 2 300 residential units, of which 950 will be Starter Homes units. The anticipated earliest completion year is 2033.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)018

(Question Serial No. 1737)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Development Bureau will continue to co-ordinate, champion and drive the overall development of the Northern Metropolis. To establish a new industry pattern of “South-North dual engine (finance-innovation and technology)”, will the Government, by making reference to the development of “fund towns” in some foreign countries and Mainland cities, build “fund towers” in the Northern Metropolis to attract Mainland and overseas specialist funds and investors to move in, so as to facilitate the seeking of funding support by Hong Kong’s technology enterprises, especially start-ups, and research teams; if yes, in 2024-25, whether funding will be allocated for conducting a feasibility study or whether the implementation work will commence directly?

Asked by: Hon CHIU Duncan (LegCo internal reference no.: 35)

Reply:

The Northern Metropolis (NM) will help Hong Kong develop into an international innovation and technology (I&T) centre under a new industry pattern of “South-North dual engine (finance – I&T)”. In particular, about 300 hectares (ha) of land has been reserved in San Tin Technopole, including the Loop, for I&T use with a view to creating synergy effect with the I&T zone in Shenzhen across the river. San Tin Technopole will be a hub for clustered I&T development, allowing different I&T stages (including research and development, prototyping, pilot testing and mass production) to take place. In planning terms, the I&T lands there are planned with flexible land uses to support the emerging requirements of an I&T ecosystem including, for example, providing office space for venture capital firms looking for investment opportunities in I&T start-ups or enterprises. The Innovation, Technology and Industry Bureau is undertaking a consultancy study on the development of the new I&T land in San Tin Technopole with a view to recommending specific I&T uses for development on different land parcels in the area, requisite infrastructure and supporting

facilities, operation mode, and strategies for attracting business and investment, etc. The findings of the study are expected to be available in 2024.

The I&T land in San Tin Technopole aside, the NM, with its many New Development Areas and about 3 000 ha of new development land, will create plenty of space for different industries, including industries such as financial services that would complement the development of I&T industry, thus creating an eco-system for I&T industry to thrive. Where necessary, we are prepared to work with relevant bureaux to assess the need to provide support to any specific industry or sector.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)019

(Question Serial No. 0383)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the operation of the Common Spatial Data Infrastructure portal (CSDI), will the Government advise this Committee:

1. of the manpower (including directorate posts) and expenditure involved annually in developing and operating CSDI in previous financial years;
2. of the number of visits recorded since the opening of CSDI;
3. what specific strategies and plans are in place to enhance the promotion of the portal to the public and improve its web layout design to enhance user-friendliness, so that different groups of our society, elders in particular, can make good use of the portal, with a view to achieving the goal of promoting development of smart city and popularisation of technological application; if yes, of the additional manpower (including directorate posts) and expenditure involved;
4. given that different data across policy bureaux and departments of the Government are involved in CSDI, what measures are in place for cyber security so as to avoid important data breach?

Asked by: Hon CHOW Man-kong (LegCo internal reference no.: 18)

Reply:

1.-3.

The Common Spatial Data Infrastructure (CSDI) portal, launched for public use in December 2022, is a one-stop platform with a map-based digital infrastructure for opening up and sharing spatial data. Apart from allowing users to search, view and download various kinds of spatial data, the portal also opens up a wide range of possibilities for application development which can bring convenience to daily life, facilitate improvements to public services, and support the development of digital economy.

In 2023, there were over 298 000 direct downloads of datasets centrally resided in the CSDI portal; and over 7.8 billion of Application Programming Interface (API) service calls supported by the portal for applications of different kinds. The above number has yet to capture those API service calls directed to individual applications which deliver service with datasets downloaded from the CSDI portal.

In promoting wider use of CSDI, we would encourage stakeholders in the innovation and technology field and other partners (e.g. government departments, non-government organisations, academia and professional bodies) to take into account the needs of different groups in exploring and developing innovative use of spatial data from the CSDI portal. Indeed, many apps equipped with “map” functions on mobile phones involve spatial data. Spatial data of CSDI can assist development of apps not only for general users, but also people with specific needs. In this regard, for instance, the smart navigation tool named “Walking Assistant” for Energizing Kowloon East Office’s MyKE App can assist visually impaired persons or people in need to seamlessly navigate indoor and outdoor with audio instruction. The “Walking Assistant” has been well recognised by the industry and was awarded with the “Gold Award in Hong Kong ICT Awards 2023: Smart Mobility (Smart Transport)” and “Winner Award at Technology – Business Data Analytics of the Year in the Asia Pacific ICT Alliance Awards 2023”.

To enable the ongoing development and enhancement of CSDI, an increase in non-recurrent commitment for the development of CSDI portal by \$160 million (i.e. from \$150 million to \$310 million) is sought in the context of the 2024 Appropriation Bill to meet the expenditure for the operation and development of the CSDI in the next five years (i.e. from 2024-25 to 2028-29). The estimated cash flow requirement for 2024-25 is about \$31.6 million.

In 2024-25, the Spatial Data Office of the Development Bureau (DEVB) will continue to drive the development of CSDI by its existing manpower which involves a multi-disciplinary team of 14 officers, including one directorate (D1) post.

4. DEVB attaches great importance to upholding the security of the spatial data on CSDI and would monitor the latest developments on the front of cyber security, so as to ensure that the platform can operate in a secure manner. We would continue to make sure that the infrastructure of CSDI portal complies with the security policies, procedures and guidelines promulgated by the Office of the Government Chief Information Officer.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)020

(Question Serial No. 0384)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding “the development proposal formulated for Tseung Kwan O (TKO) Area 137 and Area 132”, will the Government advise this Committee:

1. of the expenditure that has been allocated to “the development proposal formulated for TKO Area 137 and Area 132” at the current stage (including but not limited to technical assessments and environmental impact assessment);
2. given that the Government has “released for public consultation the development proposal formulated for TKO Area 137 and Area 132 and continued to collaborate with the relevant departments to take forward the developments for the areas” in 2023-24, of the total number of consultation sessions held, the number of participants, as well as the feedback received; whether the Government has made reference and adjustments to the original development plan in light of the relevant feedback; if so, of the details; if not, the reasons for that;
3. of the specific timetable, roadmap and estimated expenditure in respect of “the development proposal formulated for TKO Area 137 and Area 132”, apart from the upcoming statutory procedures for town planning?

Asked by: Hon CHOW Man-kong (LegCo internal reference no.: 19)

Reply:

Tseung Kwan O (TKO) Area 137, located to the south of TKO InnoPark, is a sizable piece of formed land which could be put into uses beneficial to the community. Following the completion of the planning and engineering study, we released in early 2023 the development proposal formulated for TKO Area 137 and the land to be created off Area 132. The whole development will make available a total of 126 hectares of land for providing housing and ancillary facilities, infrastructure as well as public facilities needed by the community.

Apart from consulting the Legislative Council Panel on Development and the Sai Kung District Council (SKDC), the project team also made pro-active efforts in reaching out to the local community to collect their views on the development proposal. In the course of the exercise, over ten meetings were held, for example, between the project team and various local stakeholders, involving representatives from around 30 organisations such as the owners' committees of the residential estates in TKO, estates' representatives, local personalities, villagers and concern groups, etc. At the invitation of the SKDC and some other local personalities, the project team also attended two residents' forums. A total of around 170 attendees participated in the said forums.

While some stakeholders supported the development at TKO Area 137 for addressing the housing need in the short to medium run, some others were concerned about the potential environmental impacts brought about by the reclamation works off TKO Area 132 and the future operation of the public facilities thereat serving the TKO and nearby communities, and floated alternative ideas such as moving some of the public facilities into cavern. We took note of the views collected from the consultation with the local community earlier on, and would duly consider them when taking forward the project. To alleviate local concerns towards the operation of proposed public facilities, we arranged a site visit to an existing concrete batching plant in Tai Po and a refuse transfer station in Chai Wan for members of the SKDC. As shown by the existing operation of the said facilities, although these facilities are located in close proximity to some of the major housing estates, the relevant environmental mitigation measures currently put in place by the operators of the facilities are proved to be effective in reducing the impacts on the nearby communities. The Government will require future operators to model on the operation of the existing facilities with a view to reducing the impacts on the community during future operation.

The land development projects at TKO Area 137 and the area off Area 132 are designated projects under the Environmental Impact Assessment Ordinance (Cap. 499). The project team is currently conducting environmental impact assessment (EIA) to assess the potential environmental impacts to be brought about by the developments at TKO Area 137 and the area off Area 132, and formulate appropriate mitigation measures for the projects. Our target is to complete the EIA report in the second half of 2024. At the same time, the project team is conducting detailed technical assessments, during which we will consider the ideas floated by the local community and examine whether the reclamation area off TKO Area 132 could be minimised through slope-cutting and/or relocating some of the facilities into cavern. We will revert to SKDC with the latest development proposals before commencement of statutory procedures on rezoning and reclamation.

The aforesaid assessments, which form part of the studies on TKO Area 137 and the area off TKO Area 132, will serve as the basis for the subsequent statutory procedures. The approved project estimates of the said studies are about \$49.89 million and \$48.78 million respectively. The cost of the capital works involved would be estimated at a later stage upon completion of the detailed technical assessments and finalisation of the development proposal. Subject to capital works resources to be sought in accordance with established procedures, our target is to commence works in 2025 upon optimisation of the proposals and completion of the town planning and other statutory procedures.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)021

(Question Serial No. 0385)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the “continuation to co-ordinate, champion and drive the overall development of the Northern Metropolis”, will the Government advise this Committee:

1. in respect of the development of the “Northern Metropolis University Town”, of (a) the timetable for site formation works and technical studies, (b) the concrete plan (including the number of institutions that can be accommodated, the number of campus areas to be built and whether space has been reserved for expansion), and (c) the estimated timeframes for funding approval and statutory procedures for each of the three sites, namely “Hung Shui Kiu/Ha Tsuen New Development Area”, “Ngau Tam Mei” and “New Territories North New Town”;
2. further to the above question, if site formation works or technical studies have already commenced for some of the projects, of the manpower and expenditure that have been devoted at this stage and the manpower and expenditure proposed to be devoted for site formation works or technical studies;
3. whether planning has been made in parallel for the university-related sites in urban areas that will be released as a result of the Northern Metropolis development in the future, so as to assess the actual costs of the Northern Metropolis development, in particular the “Northern Metropolis University Town”; if so, what are the details; if not, what are the reasons?

Asked by: Hon CHOW Man-kong (LegCo internal reference no.: 20)

Reply:

As mentioned in the Northern Metropolis (NM) Action Agenda published in late October 2023, the Government plans to reserve over 60 hectares (ha) of land in Hung Shui

Kiu/Ha Tsuen New Development Area (HSK/HT NDA), Ngau Tam Mei (NTM) and New Territories North (NTN) New Town to develop the “Northern Metropolis University Town”. For HSK/HT NDA, an area of about five ha has been reserved for self-financing post-secondary education purpose. The site formation works falls within the Second Phase development of HSK/HT NDA and is expected to commence in 2024 for completion in 2026. As for NTM and NTN New Town, the planning studies on land uses are ongoing and their development proposals will be released in 2024.

The Education Bureau (EDB) has earlier invited proposals from post-secondary institutions in relation to the NM University Town and is reviewing them. Subject to the allocation of land for post-secondary institutions in the NM by EDB in due course, should there be sites in the urban area that will be released as a result, the Government will duly consider their future uses as appropriate.

Information on the estimated funding required for the site formation works for HSK/HT NDA and the planning studies for NTM and NTN New Town are set out in the table below –

	Estimated Funding Required ^(Note)
HSK/HT NDA (Second Phase development)	7829CL – HSK/HT NDA Stage 2 works – site formation and engineering infrastructure (which includes the site reserved for post-secondary education purpose, among other sites under Second Phase development) (funding approval to be sought from the Finance Committee of the Legislative Council in Q2 2024): Estimated cost of \$20,272.0 million in money-of-the-day (MOD) prices
Land Use Review Study for NTM Area	7F54CL - Land use review study for NTM area (approved in 2021): \$49.8 million in MOD prices 7F83CL - Study on green belt area in NTM (approved in 2023): \$47.63 million in MOD prices
Planning and Engineering Study (P&E) for NTN New Town	7854CL - Remaining Phase Development of the NTN – planning and engineering study for NTN New Town and Man Kam To (approved in 2021): \$200.8 million in MOD prices

Note: The above funding does not cover any further studies and construction works for post-secondary institutions to be established in NM.

The above site formation works/studies are undertaken by the Development Bureau, the Planning Department and the Civil Engineering and Development Department and supported by other relevant bureaux/departments as part of their overall duties. As such, there is no specific breakdown on the manpower involved.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)022

(Question Serial No. 0386)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the work to take forward the redevelopment of Ngau Chi Wan and Chuk Yuen United Villages into public housing, will the Government advise this Committee:

1. of (a) the timetables for conducting site formation, (b) the specific plans and (c) the estimated timeframes for funding approval and statutory procedures in relation to Ngau Chi Wan and Chuk Yuen United Villages;
2. whether manpower has been deployed at this stage to get a grasp and keep track of the number of affected residents and to conduct registration; if so, of the number of registered residents;
3. of the proposed manpower and expenditure to be allocated to site formation or technical studies in respect of Ngau Chi Wan and Chuk Yuen United Villages;
4. whether reference has been made to the planning experience gained from the development of Cha Kwo Ling Village so as to appropriately address the issues of rehousing and compensation for the residents of Ngau Chi Wan and Chuk Yuen United Villages; if so, of the proposed manpower and expenditure; if not, the reasons for that?

Asked by: Hon CHOW Man-kong (LegCo internal reference no.: 21)

Reply:

1. By now, the statutory procedures for rezoning, land resumption and road works for the redevelopment of Ngau Chi Wan Village and Chuk Yuen United Village have been completed. For the Ngau Chi Wan Village redevelopment, we plan to seek funding approval of Legislative Council in the second quarter of 2024 for site formation and infrastructure (SF&I) works to commence in the latter half of 2024. For the Chuk

Yuen United Village redevelopment, the Civil Engineering and Development Department (CEDD) commenced in 2022 in phases the SF&I works (funded by block allocations given the relatively small scale of works), and handed over the part of site that does not require private land resumption and clearance to the Hong Kong Housing Society in December 2023 to proceed with building works.

2. The Lands Department (LandsD) has since May 2021 reached out to Ngau Chi Wan Village and Chuk Yuen United Village to provide the affected persons with information on the rehousing and compensation arrangements as well as the redevelopment programme. Based on the pre-clearance surveys conducted in 2021, around 580 households (involving around 900 residents) and around 140 households (involving around 260 residents) were recorded in Ngau Chi Wan Village and Chuk Yuen United Village respectively. In February 2023, LandsD issued letters to affected residents informing them of the estimated departure time (i.e. latter half of 2024 to latter half of 2025 for Ngau Chi Wan Village and latter half of 2024 for Chuk Yuen United Village). LandsD is currently processing at full steam the applications for compensations and rehousing from affected residents. As at end-March 2024, around 80 and 130 such applications have been received for Ngau Chi Wan Village and Chuk Yuen United Village respectively. LandsD will continue to remind the other affected residents to file applications timely and assist them to prepare the documents as appropriate.
3. The total estimated cost of the Engineering Feasibility Study and detailed design is \$27.3 million.

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

4. LandsD has been taking reference from previous experiences when conducting work related to rehousing and compensation. The resumption and clearance of the two squatter areas is being undertaken by LandsD's relevant unit as part of their overall duties. As such, a separate breakdown on manpower and operating expenditure is not readily available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)023

(Question Serial No. 0387)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

1. In taking forward the development of the Northern Metropolis and other infrastructural projects, how will the Government make reference to the experience of other economies, such as Singapore's experience in developing infrastructure through public-private partnership?
2. Will the Government prioritise and conduct proper district planning (such as community facilities) for different land parcels in the Northern Metropolis, so as to expedite the development of the area by better leveraging market forces? If yes, what are the details? If no, what are the reasons?

Asked by: Hon CHOW Man-kong (LegCo internal reference no.: 22)

Reply:

In taking forward the Northern Metropolis (NM) as a government-led, planning-driven initiative with clear focus on development of industries, the Government is open to different public-private partnership models that can enhance the speed and quality of development. For example, under existing arrangements we allow land owners to take forward private residential, commercial and industry developments, etc., in the New Development Areas (NDAs) in the NM by way of in-situ land exchange under the Enhanced Conventional New Town Approach. This would not only leverage market forces to enhance quantity and speed of the developments, but also facilitate the Government to better manage the cash flow of development projects. The Government has improved the operational arrangements of the in-situ land exchange in December 2023 so as to allow wider participation of land owners and enhance the speed of implementing the NM, etc. Among the improvement measures, the Government may require land exchange applicants to construct public facilities by premium deduction in order to expedite the provision of facilities serving the residents of the NDAs.

Going forward, we will explore other modes of private sector participation, and will make reference to overseas and Mainland experience as appropriate. A proposal being considered is “large-scale land disposal” (片區開發) where a private developer would be brought in to develop a larger area comprising more than one land parcels with public facilities, which may bring forward implementation of the area. Apart from project development, we also welcome other forms of private sector participating such as financing. As announced in the 2024-25 Budget, the Committee on the Financing of Major Development Projects has reviewed how to adopt an orderly and phased financing approach in developing the NM. To bring in investors and leverage market capital for mega projects, the Government plans to issue bonds of about \$95 billion to \$135 billion per annum in the next five years to drive the development of the NM and other infrastructure projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)024

(Question Serial No. 1560)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

There are not a few views considering that the Government's continued enforcement against signboards would have adverse effect on the cityscape and tourism of Hong Kong. In this connection, will the Government advise this Committee, in the said context, whether it has any measures to support shops in erecting new signboards that meet the requirements? Does the Government have any measures to allow private developers to integrate signboards into their building designs, or even introduce signboards with urban characteristics into the commercial portion of subsidised housing projects, so as to enhance the characteristics of the cityscape?

Asked by: Hon CHU Kwok-keung (LegCo internal reference no.: 21)

Reply:

Under the Buildings Ordinance (BO), erection of signboards is building works which are regulated according to the scale and potential risk of the works concerned. For erection of large signboards, the appointed registered building professionals must obtain the approval of plans and consent to commencement of works from the Buildings Department (BD) before they are to be erected by registered contractors. If the signboard is minor works stipulated in the Building (Minor Works) Regulation, signboard owner shall appoint a prescribed building professional and/or prescribed registered contractor to erect the signboard through the simplified requirements under the Minor Works Control System (MWCS) without obtaining prior approval and consent from BD. If the signboard is "Designated Exempted Works" under the BO, the signboard works, which are identified as signboard works with complexity and risk to safety lower than that of the minor works, can be carried out without obtaining prior approval and consent from BD or following the MWCS. However, such works are still required to comply with the relevant building regulations.

As regards the commercial portion of subsidised housing projects, the Housing Authority will consider the overall planning and uniqueness of the subsidised housing projects and in accordance with the BO and related regulations, etc., to plan and design their commercial portions including the signage provision.

In order to facilitate the erection of signboards, BD has provided detailed guidance for the industry on compliance with the requirements under the BO and its subsidiary regulations, as well as the requirements of other departments. To facilitate the erection of signboard that is not minor works nor designated exempted works, BD has also set up a fast track processing system to process the concerned building and structural plans within 30 days if the proposed signboard fulfils the relevant criteria. Additionally, application for consent for the commencement of the works may also be submitted together with the plan submission for concurrent processing. This streamlined approach aims to expedite the approval process and provide a more efficient way for obtaining necessary permissions for signboard erection.

As regards existing signboards, BD has adopted a “risk-based” approach when taking enforcement actions. Considering that most existing signboards are in active use by business operators and that their existence fosters local commercial activities, BD has implemented the Signboard Validation Scheme (SVS) since September 2013. The SVS permits continued use of signboards that are relatively small in scale, pose less risk and were erected before the implementation date of SVS and comply with the prescribed technical specifications for the relevant minor works items, on the condition that they have undergone safety inspection, strengthening (if required) and certification by prescribed building professionals and/or prescribed registered contractors to BD. Such signboards are required to undergo safety validation every five years or the signboards should be removed. When taking enforcement actions, officers of BD would suggest the owners of signboards meeting the specifications to join the SVS. As of February 2024, there were more than 22 000 existing signboards that were erected in accordance with the relevant regulations under the BO or validated under the SVS.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)025

(Question Serial No. 1993)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Common Spatial Data Infrastructure (CSDI) forms an integral part of developing a smart city. The 3D Visualisation Map datasets of Kowloon East and Kowloon Central have been launched thus far. To follow up on the effectiveness, please advise this Committee:

1. whether statistics about these datasets' effectiveness in supporting the professional sector, the academia and the general public have been made; of the popularisation rate of the 3D Maps of the above regions; and of the effectiveness to date in respect of the expected target of "facilitating the development of all kinds of applications by society based on the datasets, thereby promoting the digital economy";
2. whether there is any latest progress in respect of opening up more spatial data; and of the details;
3. with reference to Item 804, how the estimated expenditure in respect of the increase in commitment of \$160 million will be allocated, and whether key performance indicators have been set to ensure the smooth promotion of developing a smart city.

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 23)

Reply:

The Common Spatial Data Infrastructure (CSDI) portal, launched for public use in December 2022, is a one-stop platform with a map-based digital infrastructure for opening up and sharing spatial data. Apart from allowing users to search, view and download various kinds of spatial data, the portal also opens up a wide range of possibilities for application

development which can bring convenience to daily life, facilitate improvements to public services, and support the development of digital economy.

In 2023, there were over 298 000 direct downloads of datasets centrally resided in the CSDI portal; and over 7.8 billion of Application Programme Interface (API) service calls supported by the portal for applications of different kinds. The above number has yet to capture those API service calls directed to individual applications which deliver service with datasets downloaded from the CSDI portal.

As of end-February 2024, there were over 840 datasets from more than 50 government departments made available free of charge through the CSDI portal, covering different aspects such as planning, lands, buildings, works, population, transport, etc. The datasets available also include the 3D Digital Map.

To enable the ongoing development and enhancement of CSDI, an increase in non-recurrent commitment for the development of CSDI portal by \$160 million (i.e. from \$150 million to \$310 million) is sought in the context of the 2024 Appropriation Bill to meet the expenditure for the operation and development of the CSDI in the next five years (i.e. from 2024-25 to 2028-29). With the funding provision available, we would take forward new enhancement/applications and promote the development of CSDI in four major directions, covering (i) explore more sources of spatial data from organisations outside the government, such as spatial data from Building Information Modelling (BIM), real-time data from Internet of Things (IoT), etc.; (ii) build up a spatial data ecosystem by establishing close connections with stakeholders in the innovation and technology (I&T) field such as Cyberport and Hong Kong Science and Technology Parks in promoting more innovative use of spatial data and technology; (iii) promote innovative applications to fit individual business needs with spatial data provided by CSDI as a backbone and take forward “Digital Twin” throughout project development cycle from planning to city management; and (iv) ensure cyber security in expanding the capacity of the CSDI portal to cope with growing demands and meet the latest technological requirements.

In taking forward the CSDI initiative, we will maintain close connections with stakeholders in the I&T field such as Cyberport and Hong Kong Science and Technology Parks, and strengthen the partnership with Construction Industry Council, non-government organisations, academia and professional bodies in promoting more innovative use of spatial data and technology. We will, within the Government, continue to strengthen the support provided for bureaux/departments to develop and share common applications. To further unleash the potential of CSDI, we will strive to engage stakeholders in exploring and promoting the use of spatial data for more innovative applications. With the spatial data provided by CSDI as a backbone, different sectors would be better placed to perform more analytics and develop more applications to fit their business needs.

The proposed increase in non-recurrent commitment of \$160 million will cover procurement of implementation and enhancement services for CSDI development, cloud services (software and infrastructure) and implementation services for data contributors; as well as promotion, training and engagement.

As regards the 3D Digital Map (which is one of the fundamental datasets available on the CSDI portal) -

- The 3D Digital Map is developed by Lands Department (LandsD), and consists of a set of territory-wide 3D Visualisation Map, a set of 3D Indoor Map of selected venues and a set of territory-wide 3D Pedestrian Network.
- Full set of 3D Pedestrian Network covering all the built-up areas, major hiking trails inside country parks and major footpaths inside villages has been made available for public use in September 2022, and 3D Visualisation Map datasets for Kowloon East and Kowloon Central were also released to the public in December 2022 and September 2023 respectively. Full-fledged 3D Digital Map covering the 3D Visualisation Map of remaining regions and 3D Indoor Map of selected venues is targeted to be available in 2024.
- Meanwhile, to demonstrate the potential applications of 3D Digital Map, LandsD launched an online application platform (Open3Dhk) available in CSDI in September 2023. Over the past few months, number of access to Open3Dhk was increasing to around 14 000 per month.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)026

(Question Serial No. 1995)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Budget this year proposes to review and re-prioritise capital works, including work projects on expanding infrastructure and those related to land planning, with the aim of aligning with the strategy of allocating works expenditure in a reasonable and orderly manner. In this connection, please inform this Committee whether the Government has assessed if the adjusted strategy can still fulfill the objectives set out in the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” and realise our vision of achieving the targets of long-term land planning and land supply?

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 25)

Reply:

To free our city from the long-standing plight of serious housing land shortage and improve our economic competitiveness, the Government is committed to spearheading land production under a multi-pronged land supply strategy as reinforced by the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+). Backed by an assessment of the overall land demand over a 30-year period (2019-2048), Hong Kong 2030+ has formulated a spatial planning framework recommending land creation initiatives to meet such demand and allow land reserve to be built in the longer term.

Under the review and re-prioritisation of capital works, for some works projects which are at a comparatively mature stage of planning (e.g. already completed relevant statutory procedures or conducted relevant public consultations), they will continue to be taken forward as planned. As for some works projects that are currently at the preliminary planning or conceptual stage, we will adjust the implementation schedule with due regard to the priority and importance of these projects.

Reviewing and re-prioritising capital works projects is but only a responsible action to facilitate, amongst others, that there will continue to be a steady and sustainable land supply while maintaining public finance in a healthy state. In doing so, we will ensure that any short-term adjustment to the implementation schedule of individual projects would not affect the delivery of land creation over time along the strategic directions set out in Hong Kong 2030+, or the vision of building up a land reserve in the long run so as to allow ourselves room for policy innovation and the capacity to sail through challenges and capitalise on the opportunities that may come our way.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)027

(Question Serial No. 0962)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the Northern Metropolis, please advise of the following:

- a. What opportunities does the Government expect to be brought about by the projects to the development of the agriculture and fisheries industries?
- b. What impact does the Government expect on the agriculture and fisheries industries? What work will be done to mitigate such impact?

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 15)

Reply:

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

While the development of the Northern Metropolis (NM) would affect some active agricultural and fisheries activities in the Yuen Long District and the North District, it also opens up new opportunities to grow these industries and help them move up the value chain. EEB published the Blueprint for the Sustainable Development of Agriculture and Fisheries formulated in collaboration with the trade in 2023. An array of measures will be rolled out in phases to raise the quality and value of local produces, as well as the productivity of the industries.

For the agriculture industry, the Government seeks to facilitate the trade's development of modernised and environmental-friendly multi-storey livestock farms and multi-storey hydroponic farms, so as to promote the modernisation and sustainable development of agriculture and enhance productivity. The Government plans to reserve land in New Territories North New Town for these purposes. Three other sites have been reserved in Sheung Shui area for the establishment of multi-storey livestock farms by the industry and

the Agriculture, Fisheries and Conservation Department (AFCD) will follow up with the trade/affected livestock farm operators.

In view of the progress of urbanisation in Hong Kong, we will also incorporate urban farming elements into planning, making good use of urban spaces such as parks and government buildings in the NM to set up modernised crop farms for commercial agricultural production, thereby providing urban dwellers with good quality and fresh agricultural products with reduced carbon footprints as well as green landscape for leisure, sightseeing, public education and promotion events for agriculture. In this connection, AFCD will set up modern hydroponic farms-cum-stalls on suitable rooftops of public markets, introducing the concept of “harvest-to-sale”, with the first project to be set up in the Tin Shui Wai Public Market under construction.

Separately, the Government will continue to pursue the Agricultural Park (Agri-Park) project in Kwu Tung South to support the sustainable development of local agriculture industry. Agri-Park Phase 1 has already commenced operation progressively since late 2022. The Government is planning the development of the first stage of Agri-Park Phase 2. Meanwhile, in order to expedite the development of Agri-Park Phase 2, the Government will facilitate the establishment of a “Modernised Techno-Agricultural Park”, led by a local agricultural organisation through public-private partnership model, within part of Agri-Park Phase 2, which is expected to commence operation in phases starting from the end of 2024. Besides, the Government has commissioned a consultancy study to explore the feasibility of designating relatively large areas of quality agricultural land as Agricultural Priority Areas with the target to consult relevant stakeholders in about end-2024.

For the fisheries industry, AFCD will introduce advanced culture techniques to some of the fish ponds in Wetland Conservation Parks (WCPs) through implementation of the WCPs System so as to develop technology- and science-based modernised operation modes. AFCD has engaged a consultant to conduct a strategic feasibility study for the WCPs System, which is expected to be completed in the first half of 2024 at the earliest. AFCD will at the same time promote product diversification and encourage the trade to build eco-friendly fish brand, with a view to assisting in the upgrading and transformation of the industry and expanding the market for local fisheries produce. To encourage the development of trade organisations, the Government will provide opportunities for suitable fisheries organisations to participate in the future operation and management of the WCPs.

For eligible agricultural and fisheries undertakings affected by government development clearances, various ex-gratia allowances (EGAs) such as crop compensation, disturbance allowance for cultivators, EGAs for miscellaneous permanent improvements to farms, farm equipment and implements, qualifying agricultural buildings on private lands, pig and poultry farmers, fishermen and pond fish farmers may be offered depending on the circumstances and eligibility of each case. Besides, if the operator is also the owner of the private land, he/she may be offered ex-gratia compensation under the Ex-gratia Zonal Compensation System for private land in the New Territories. The Government has been progressively reviewing the EGAs for farmers to ensure meeting their needs reasonably. Specifically, the Government has enhanced the disturbance allowance for cultivators (in 2019) and the EGA for pig and poultry farmers (in 2023). The Government will continue to keep the EGAs for farmers under review to ensure that they are able to assist affected farmers effectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)028

(Question Serial No. 2715)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the issue of brownfield sites within the extended areas of the Northern Metropolis in 2023, please advise this Committee of:

1. the land area of the affected brownfield sites, the number of displaced operators and the total amount of ex-gratia allowances (EGAs) payable in respect of the brownfield sites within the Northern Metropolis in each of the years since the completion of the Study on Existing Profile and Operations of Brownfield Sites in the New Territories – Feasibility Study in 2019;
2. the land area of the affected brownfield sites, the number of displaced operators and the total amount of EGAs payable according to the Estimate for 2024-25.

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 2)

Reply:

Over the past few years, the Government has resumed and cleared about 30 hectares (ha) of brownfield sites for various development projects. When private land is resumed for government projects, compensation would be provided to affected persons, including business undertakings operating from brownfield sites, in accordance with prevailing policies.

Among the above brownfield sites resumed and cleared by the Government, they are mostly required for new development area projects within the Northern Metropolis (NM) including Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA), Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA and Yuen Long South (YLS) NDA, involving around 400 affected brownfield operations. In respect of new development projects within the NM with land resumption commenced from 2019 to March 2024, around \$345 million of ex-gratia

allowance (EGA) was paid or will be paid to the affected business undertakings (including but not limited to those on brownfield sites).

With the commencement of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 on 1 September 2023, the Government has been proceeding with land reversion and disbursement of compensation to eligible persons (including EGA for business operators) once the land resumption of a project is approved by the Chief Executive in Council, without having to wait for funding approval for the relevant works.

In respect of 2024-25, we will commence the land resumption required for different development phases of KTN/FLN NDA, HSK/HT NDA, and YLS NDA within the NM, involving about 150 ha of brownfield sites and around 800 brownfield operations. Around \$711 million of EGA may be payable to business undertakings affected by these new development area projects within the NM in 2024-25 (including but not limited to those on brownfield sites). It should be noted that the timing of payment of EGA is not equivalent to the timing of departure of the business operators. The EGA is disbursed to eligible operators after land reversion as soon as eligibility has been confirmed, while affected operators will be allowed to continue to operate on existing sites until the sites are required for works.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)029

(Question Serial No. 2716)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the future development of Multi-Storey Buildings for Modern Industries (MSBs) to attain the objectives of promoting development of industries and accommodating brownfield operations displaced by clearance exercises, please advise this Committee of:

1. a list of the MSB sites announced to be rolled out for tender and those which have been planned but not yet put up for tender, with their respective sizes, the available floor areas, and the floor areas that the Government has designated to recover;
2. the industrial uses proposed by the Government for each of the aforesaid MSBs.

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 3)

Reply:

The Government is taking forward the development of multi-storey buildings for modern industries (MSBs) with the dual objectives of promoting development of industries and consolidating brownfield operations displaced by government projects, having regard to the benefits of cluster development. For such purpose, a total of 72 hectares of land mostly available for MSB development have been earmarked in Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) and Yuen Long South New Development Area. In planning other NDAs in the Northern Metropolis (NM), as well as non-NM developments such as Lung Kwu Tan reclamation, we will also set aside land for MSB development wherever the locations suit such economic uses.

The first MSB site put up for disposal to achieve the said dual objectives was near Yuen Long INNOPARK. The tender exercise under the "two-envelope" approach has commenced on 15 March 2024 and will close on 28 June 2024. This site, formed by merging three originally separate sites to enhance design flexibility and achieve economies of scale, has an

area of about 32 440 square metres (m²) and is designated for developing MSB(s) for logistics and/or vehicle servicing and maintenance purposes (excluding the portion to be handed over to the Government). The maximum gross floor area (GFA) that may be attained is 161 500 m², among which no less than 30 per cent GFA must be handed over to the Government for providing assistance to some brownfield operators who were affected by government development projects and wished to relocate their operations.

Another site in HSK/HT NDA has been included in the 2024-25 Land Sale Programme for developing MSB(s) to house modern logistics facility. The site, formed by putting together two originally separate sites, has an area of around 77 700 m² providing GFA of around 544 000 m².

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)030

(Question Serial No. 1179)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

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

1. what public engagement exercises the Development Bureau and the Harbourfront Commission conducted in 2023, and of the manpower and estimates involved in such exercises;
2. given that the Government has earmarked a total of \$6.5 billion since 2017 to take forward the harbourfront development, of the details of each of the harbourfront enhancement projects under the dedicated funding which have been completed or have commenced, including the location, project description, amount of funding and progress;
3. Further to the above question, of the details of the harbourfront enhancement projects which are planned to commence in the future, including their location, project description, estimated amount of funding, and anticipated commencement and completion dates of the works?

Asked by: Hon IP LAU Suk-ye, Regina (LegCo internal reference no.: 28)

Reply:

1. It is the vision of the Harbourfront Commission (HC) to bring people to the harbourfront and engage the community on harbourfront development. The HC and the Harbour Office (HO) of the Development Bureau (DEVB) strive to maintain close liaison and consultations with relevant stakeholders including the Legislative Council (LegCo), District Councils, etc., when implementing various projects. The engagement

activities conducted in 2023 related to these projects include, for example, the following:

- (a) In September 2023, we briefed Members of the LegCo Subcommittee to Study Policy Issues Relating to the Harbourfront along its tour to the Victoria Harbour, on various harbourfront enhancement initiatives on both sides of the harbour;
- (b) In May 2023, we consulted the Public Cargo Working Area Committee and the Yau Tsim Mong District Council on the proposal of building a pedestrian walkway to connect Tai Kok Tsui and the West Kowloon Cultural District, which are currently separated by the New Yau Ma Tei Public Cargo Working Area; and
- (c) We also gauged views, by way of survey in December 2023, on the future operation of the specially-designed children specific facilities at Hung Hom Urban Park.

We have also engaged local illustrators and artists to design creative installations and play equipment; run a wide variety of activities for public participation (e.g. Victoria Harbourfront photo and video competition); and arranged various installations, workshops, water sports events, etc., with a view to creating a vibrant harbourfront with the public.

The engagement activities were mainly conducted by the staff of HO. Such activities were part of DEVB's overall duties. There is no specific breakdown on the manpower and financial provision solely for work in this area.

2. & 3.

With the support of and in consultation with the HC, the Government has been actively taking forward various projects with the \$6.5 billion dedicated funding for harbourfront enhancement. The table at **Annex** sets out the details on the completed projects resulting in fully opened promenades, projects with works being carried out and projects under planning, including their location, progress and approved funding where applicable. All the \$6.5 billion dedicated funding has been assigned for the abovementioned projects, with about \$2.2 billion already approved by LegCo and/or the relevant authorities; and approval for deploying the remaining sum to be sought in due course as appropriate. Amongst them, sites under four projects have been fully opened, works of three projects are underway and five projects are under planning.

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

	Projects (# Fully opened; *works being carried out; ^ under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/ Progress
Hong Kong Island				
1.	Open Space at Eastern Street North, Sai Ying Pun*	1.32	/	The LegCo approved a funding of around \$207 million in April 2022 for this project. Construction works commenced in July 2022, with expected completion in the first half of 2025.
2.	Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre#	1.40	560	Project concluded and site opened for public enjoyment in April 2021.
3.	Celebration Precinct, Wan Chai North^	1.85	/	The site has been opened for public enjoyment. Enhancement works are being planned.
4.	Pierside Precinct, Wan Chai North#	4.04	412	The site has been opened for public enjoyment by phases under the “incremental approach” since December 2020, with the waterfront part of the Precinct fully opened since October 2021.
5.	Water Sports and Recreation Precinct, Wan Chai North#	1.39	770	The first three phases (i.e. the promenade between ex-Wan Chai North Temporary Public Transport Interchange and Hung Hing Road near Royal Hong Kong Yacht Club) were completed and opened for public enjoyment by phases from 2020. With the completion of Phase 4 (i.e. the remaining parts at the finger pier), the Precinct was fully opened in December 2023.

	Projects (# Fully opened; *works being carried out; ^ under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/ Progress
6.	Revitalised Typhoon Shelter Precinct, Causeway Bay [#]	2.53	317	With the completion of enhancement works on the promenade near Victoria Park Road and introduction of features such as harbour steps, the Precinct was opened for public enjoyment in September 2022.
7.	East Coast Park Precinct, North Point [^]	4.70	772	Under the “incremental approach”, area to the west of Watson Road (including a fence-free breakwater) and the area to the west of Hing Fat Street was opened for public enjoyment in September 2021 and December 2022 respectively. Funding approval by LegCo is being sought for the construction works of the remaining portion of the Precinct (i.e. area to the east of Watson Street) including enhancement works at the area to the west of Watson Street and the Oil Street sitting-out area.
8.	Boardwalk underneath the Island Eastern Corridor [*]	/	1 800	The LegCo approved a funding of around \$1.68 billion in October 2021 for this project. Construction works commenced in December 2021 and are expected to be completed by phases starting from 2024, with full completion expected in end 2025.
Kowloon and Tsuen Wan				
9.	Tsuen Wan Waterfront Enhancement [^]	2.05	/	Under the “incremental approach”, Phase 1 (i.e. promenade along Hoi On Road) was completed and opened by phases between September 2019 and April 2021. As regards Phase 2 (i.e. the portion from Hoi On Road to Hoi Hing Road), a design consultant was appointed and the relevant design works are underway.

	Projects (# Fully opened; *works being carried out; ^ under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/ Progress
10.	Kai Tak Metro Park^	12.80	583	While the majority part of the site is required as works area for the Central Kowloon Route and the Kai Tak Sports Park until 2025/26, through minimising the works area and shortening the occupation period, some land parcels within the area designated as Dining Cove and the promenade-cum-open space near the Kai Tak Approach Channel have been released for beautification, with targeted completion by phases starting from 2024. The promenade fronting the To Kwa Wan Typhoon Shelter, which is to be released from the works area of the Central Kowloon Route project, is being reinstated with expected completion by phases in 2024. The technical feasibility study for the Kai Tak Metro Park is in progress.
11.	Cha Kwo Ling Waterfront (i.e. Promenade of the Development of New Campus of Vocational Training Council (VTC) at Kowloon East (Cha Kwo Ling Project)^	4.50	1 043	This promenade project will be taken forward as part of the adjacent campus development project of VTC. With the LegCo funding approval of the pre-construction works in July 2022, a consultant was engaged to devise a detailed design for the promenade. Meanwhile, the waterfront area near the Kwun Tong Sewage Pumping Station was opened in August 2023.
12.	Hung Hom Urban Park*	2.20	/	Under the “incremental approach”, enhancement works are being carried out at the site of the former public transport interchange pending relocation of existing coach parking for longer term development. Phase 1 of the project was completed and opened for public enjoyment in

	Projects (# Fully opened; *works being carried out; ^ under planning)	Area (hectare)	Total length of new promenade (metre)	Project Details/ Progress
				early 2024. Phase 2 is under construction with expected completion later in 2024. To promote “place-making” for harbourfront development, a non-government organisation will use part of the site under short term tenancy to provide specially designed children play facilities.
Others				
13.	Consultancy studies on Enhancing Visitors’ Experience and Connectivity from the Hinterland to and within Harbourfront Areas, and Design Guidelines for Promenades and Measures for Better Water-land Interface	N/A	N/A	Upon completion of the inception reports, literature review on overseas projects and on-site survey, the consultants are currently working on the recommended enhancement strategies and measures. The final reports and consultation with the HC are expected to be completed by 2024/25.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)031

(Question Serial No. 0135)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Government has launched in earlier years Operation Building Bright 2.0 (OBB 2.0) to provide technical and financial assistance to eligible building owners and assist them in carrying out the prescribed inspection and repair works for the common areas of their buildings under the Mandatory Building Inspection Scheme. In this connection, will the Government advise this Committee:

1. of the numbers of private residential and composite buildings at present, with a breakdown by the 18 districts;
2. of the numbers of private residential and composite buildings aged 30 years or above at present, with a breakdown by age groups and the 18 districts;
3. whether information in respect of the numbers of private residential and composite buildings aged below 30 years in each of the 18 districts and different age groups at present is maintained; if yes, of the details;
4. of the amount involved, and the number of beneficiary buildings since the launch of OBB 2.0; and
5. of the number of Category 1 buildings with applications approved-in-principle, the number of Category 2 buildings selected by the Buildings Department, the number of buildings with prescribed inspection or repair works commenced, the number of building with repair works completed under OBB 2.0 and the amount of subsidy approved since the launch of OBB 2.0, with a breakdown by the 18 districts?

Asked by: Hon LAI Tung-kwok (LegCo internal reference no.: 22)

Reply:

1. As of end-2023, the geographical distribution of private residential and composite buildings is set out below –

	Number of private residential and composite buildings
Central & Western	2 604
Eastern	1 245
Kowloon City	2 923
Kwai Tsing	307
Kwun Tong	468
North	1 721
Islands	1 498
Sai Kung	2 668
Sham Shui Po	1 917
Shatin	1 803
Southern	2 851
Tai Po	3 253
Tsuen Wan	784
Tuen Mun	1 494
Wan Chai	2 099
Wong Tai Sin	344
Yau Tsim Mong	2 409
Yuen Long	5 667
Total	36 055

2. As of end-2023, the geographical distribution of private residential and composite buildings of different age groups from 30 years or above is set out below –

	Building Age (years)				Total
	30-39	40-49	50-59	60 or above	
Central & Western	462	534	680	374	2 050
Eastern	348	345	198	193	1 084
Kowloon City	316	584	537	826	2 263
Kwai Tsing	77	102	47	6	232
Kwun Tong	112	115	181	23	431
North	214	126	157	102	599
Islands	340	406	28	4	778
Sai Kung	841	785	118	11	1 755
Sham Shui Po	262	349	477	470	1 558
Shatin	603	213	49	5	870
Southern	752	747	228	227	1 954
Tai Po	1 037	557	69	10	1 673
Tsuen Wan	174	81	191	81	527
Tuen Mun	337	234	22	3	596
Wan Chai	265	407	671	472	1 815
Wong Tai Sin	39	42	153	34	268
Yau Tsim Mong	151	330	842	768	2 091
Yuen Long	1 722	637	86	60	2 505
Total	8 052	6 594	4 734	3 669	23 049

3. As of end-2023, the geographical distribution of private residential and composite buildings of different age groups below 30 years is set out below –

	Building Age (years)			
	0-9	10-19	20-29	Total
Central & Western	131	169	254	554
Eastern	51	18	92	161
Kowloon City	274	138	248	660
Kwai Tsing	8	2	65	75
Kwun Tong	21	6	10	37
North	59	783	280	1 122
Islands	186	218	316	720
Sai Kung	279	175	459	913
Sham Shui Po	119	76	164	359
Shatin	468	164	301	933
Southern	168	322	407	897
Tai Po	189	262	1 129	1 580
Tsuen Wan	57	78	122	257
Tuen Mun	392	125	381	898
Wan Chai	116	62	106	284
Wong Tai Sin	3	19	54	76
Yau Tsim Mong	42	81	195	318
Yuen Long	488	1 068	1 606	3 162
Total	3 051	3 766	6 189	13 006

- 4.&5. There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared and able to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)⁽¹⁾, and have so applied under OBB 2.0. Category 2 buildings cover those with outstanding MBIS notices but the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost.

As of end-2023, 2 844 buildings (1 200 Category 1 buildings and 1 644 Category 2 buildings) have benefitted from OBB 2.0. The geographical distribution of Category 1 buildings with applications approved-in-principle, the number of Category 2 buildings selected by BD, the number of buildings with prescribed inspections or repair works commenced, the number of buildings with repair works completed under OBB 2.0 and the amount of subsidy approved are set out in the table below –

	Number of Category 1 buildings approved-in-principle	Number of Category 2 buildings selected by BD	Number of buildings with prescribed inspections or repair works commenced (including those with works completed)		Number of buildings with prescribed repair works completed		Subsidy approved ⁽²⁾ (\$'000)
			Cat. 1	Cat. 2	Cat. 1	Cat. 2	
Central & Western	104	126	78	111	14	31	15,920
Eastern	71	72	43	58	6	23	36,470
Kowloon City	133	328	87	263	28	105	69,670
Kwai Tsing	13	3	11	1	1	0	17,600
Kwun Tong	59	16	35	11	6	2	25,640
North	12	40	10	36	0	2	1,420
Islands	1	0	0	0	0	0	-
Sai Kung	1	1	1	0	0	0	90
Sham Shui Po	208	382	149	350	13	158	84,270
Shatin	5	3	4	3	0	0	850
Southern	16	19	11	17	0	9	1,910
Tai Po	17	30	10	27	0	4	4,640
Tsuen Wan	61	48	37	35	9	9	15,560
Tuen Mun	5	8	4	7	2	0	4,110
Wan Chai	68	91	49	77	8	29	18,500
Wong Tai Sin	44	35	26	33	10	5	9,710
Yau Tsim Mong	343	433	235	366	39	95	90,290
Yuen Long	39	9	26	7	5	2	6,210
Total	1 200	1 644⁽³⁾	816	1 402	141	474	402,860

Note ⁽¹⁾: Under the MBIS, owners of buildings aged 30 years or above (except domestic buildings not exceeding three storeys) and served with statutory notices are required to carry out the prescribed inspection and prescribed repair works found necessary of the common parts, external walls and projections or signboards of the buildings.

Note ⁽²⁾: Subsidies approved includes the amount of subsidies released and committed to be released as of end-2023. The amount does not represent the amount of subsidies involved for all buildings referred to in the table, as a substantial number of participating buildings have yet to reach the stage under which individual owner-occupiers may submit applications for release of subsidies.

Note ⁽³⁾: Among the 1 644 buildings, default works for 242 buildings did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)032

(Question Serial No. 3114)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Earlier, the Urban Renewal Authority announced its plan to launch a brand new “preventive maintenance” subsidy scheme (the scheme) in April this year, in a bid to motivate owners to formulate periodic maintenance plans for their buildings and make financial provision in this regard. In this connection, will the Government advise this Committee whether the policy bureau supports extending this new mode of “preventive maintenance” to other private buildings recently completed or completed; if so, what measures the policy bureau will take to promote this new mode of maintenance?

Asked by: Hon LAI Tung-kwok (LegCo internal reference no.: 39)

Reply:

A new scheme “Preventive Maintenance Subsidy Scheme” (PMSS) to be undertaken by Urban Renewal Authority (URA) with its own resources has been open for application starting from 1 April 2024. PMSS will subsidise the building owners in (i) engaging a professional building consultant to prepare a building maintenance manual for their building; and (ii) establishing financial reserves for future maintenance expenses. It is expected that PMSS will serve as an incentive to encourage owners to build up a reserve for future maintenance works and to make regular contributions such that preventive maintenance can be systematically implemented.

The Government supports the policy direction of encouraging building owners to take preventive care for their buildings. The Mandatory Building Inspection Scheme implemented since 2012 upholds the concept of “prevention is better than cure” and aims to raise owners’ awareness of regular building inspection and maintenance. We will keep in view the public response to the PMSS and invite URA to share with Government the results of post-implementation review so that relevant bureaux can consider whether more should be done to promote preventive maintenance.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)033

(Question Serial No. 0466)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated that the Government will extend the regularised standard rates arrangement for charging land premium applicable to redevelopment of old industrial buildings to agricultural land outside New Development Areas (NDAs) in the New Territories, and continue to oversee the implementation of the standard rates arrangement for land exchange applications in NDAs. In this connection, will the Government advise this Committee of the level of standard rates in respect of the zones under the standard rates arrangement for charging land premium applicable to agricultural land in the New Territories?

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 14)

Reply:

In December 2023, the Government announced the framework of a pilot scheme for the extension of the arrangements for charging land premium at standard rates for lease modifications involving agricultural land in the New Territories (NT) outside the New Development Areas (NDAs).

On 2 April 2024, the Lands Department (LandsD) issued the practice notes (PNs) promulgating the applicable standard rates for lease modifications involving agricultural land in NT, which are tabulated below (effective from 1 April 2024, subject to annual review) –

Standard Rates for agricultural land in NT outside NDA

No.	Districts	Zone	Use Before Land Exchange			Use After Land Exchange	
			Agricultural Use	Non-residential Use	Residential Use	Non-residential Use	Residential Use
1	Yuen Long	Yuen Long Town	\$4,500/m ²	\$13,500/m ²	\$26,500/m ²	\$24,000/m ²	\$34,000/m ²
2		Hung Shui Kiu Station	\$4,500/m ²	\$13,500/m ²	\$26,500/m ²	\$24,000/m ²	\$34,000/m ²
3		Kam Sheung Road Station	\$4,500/m ²	\$13,500/m ²	\$26,500/m ²	\$20,000/m ²	\$32,000/m ²
4		Tin Shui Wai Town	\$4,500/m ²	\$13,500/m ²	\$26,500/m ²	\$20,000/m ²	\$32,000/m ²
5		San Tin Station	\$4,500/m ²	\$10,000/m ²	\$20,000/m ²	\$18,500/m ²	\$25,500/m ²
6		Ngau Tam Mei Station	\$4,500/m ²	\$10,000/m ²	\$20,000/m ²	\$18,500/m ²	\$25,500/m ²
7		Au Tau Station	\$4,500/m ²	\$10,500/m ²	\$21,000/m ²	\$20,000/m ²	\$27,000/m ²
8	North	Fanling/Sheung Shui Town	\$4,500/m ²	\$13,500/m ²	\$26,500/m ²	\$24,000/m ²	\$34,000/m ²
9		Kwu Tung Station	\$4,500/m ²	\$13,500/m ²	\$26,500/m ²	\$24,000/m ²	\$34,000/m ²
10(a)	Tuen Mun	Tuen Mun Town (Sub-zone 1)	\$4,500/m ²	\$13,500/m ²	\$26,500/m ²	\$20,000/m ²	\$32,000/m ²
10(b)		Tuen Mun Town (Sub-zone 2)	\$4,500/m ²	\$10,500/m ²	\$21,000/m ²	\$16,000/m ²	\$25,500/m ²

m² = square metre

The relevant PN on the application details as well as the delineation of the zones may be found on LandsD's website (<https://www.landsd.gov.hk/en/resources/practice-notes/lao.html>).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)034

(Question Serial No. 0467)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the “Civil Servants’ Co-operative Building Society Scheme redevelopment projects”, please advise this Committee of the updated details of the acquisition process for the Kau Pui Lung Road project out of the “Civil Servants’ Co-operative Building Society Scheme redevelopment projects”.

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 15)

Reply:

The Kau Pui Lung Road/Chi Kiang Street Development Scheme encompasses 28 Civil Servants’ Co-operative Building Societies (CBSs) including nine undissolved CBSs at the commencement of the project in May 2020. Of the nine CBSs that were pending dissolution at the time of project commencement, one CBS has, with the Urban Renewal Authority’s (URA) legal and administrative assistance, successfully dissolved and its ex-members became owners of their flats in October 2022. The remaining eight are now at various stages of dissolution. The URA will continue to provide free legal service to actively assist them in the dissolution process.

Separately, the Development Scheme Plan of the Kau Pui Lung Road/Chi Kiang Street Development Scheme was approved by the Chief Executive in Council on 6 February 2024. The URA is currently making preparation for issuing the acquisition offers.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)035****(Question Serial No. 1766)**

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

As mentioned in the Budget Speech, the Government has reviewed how to adopt an orderly and phased approach in developing the Northern Metropolis. In this connection, will the Government advise this Committee of the details of the projects in the major development areas, together with the approved and estimated provisions?

Asked by: Hon LAM Shun-chiu, Dennis (LegCo internal reference no.: 13)

Reply:

The Northern Metropolis covers a number of New Development Areas (NDAs) in different development stages. The latest development programme and the project estimates for site formation and infrastructure works of the NDAs are summarised in the table below –

NDAs	Latest Development Programme	Project Estimates for Site Formation and Infrastructure Works (in MOD Prices)
Kwu Tung North/Fanling North	The site formation and infrastructure works of the First Phase Development has commenced progressively since September 2019. The population intake of the first private residential project started from the end of 2022, while the first population intake of the public housing units is expected to take place in 2026.	<u>First Phase Development (comprising PWP Item No. 7747CL and 7759CL) –</u> \$18,216.5 million (approved by FC in May 2019) <u>Remaining Phase Development (comprising PWP Item No. 7828CL) –</u> \$32,518.4 million (funding application to be submitted to FC in Q2 2024)

NDAs	Latest Development Programme	Project Estimates for Site Formation and Infrastructure Works (in MOD Prices)
	<p>Subject to funding approval by the Finance Committee (FC) of the Legislative Council (LegCo), the site formation and infrastructure works of the Remaining Phase Development is expected to commence in mid-2024.</p>	
<p>Hung Shui Kiu/Ha Tsuen</p>	<p>The site formation and infrastructure works of the First Phase Development commenced in July 2020. The population intake of the dedicated rehousing estates provided for the affected residents will start from 2024.</p> <p>Subject to funding approval by FC of LegCo, the site formation and infrastructure works of the Second Phase Development is expected to commence progressively from the first half of 2024.</p>	<p><u>First Phase Development (comprising PWP Item No. 7845CL and 7796CL) – \$1,630.2 million (approved by FC in June 2020)</u></p> <p><u>Second Phase Development (comprising PWP Item No. 7787CL and 7829CL) – \$25,946.8 million (funding application to be submitted to FC in Q2 2024)</u></p> <p><u>Remaining Phase Development – Subject to review, taking into account development proposal of Lau Fau Shan</u></p>
<p>Yuen Long South</p>	<p>The site formation and infrastructure works of the First Phase Development commenced in August 2022. Population intake is targeted to start in 2029.</p> <p>Subject to funding approval by FC of LegCo, the site formation and infrastructure works of the Second Phase Development is expected to commence in 2025. The Government is also undertaking an intensification review for the Third Phase Development, which is expected to be completed within 2024.</p>	<p><u>First Phase Development (comprising PWP Item No. 7817CL and 7872CL) – \$7,239.5 million (approved by FC in June 2022)</u></p> <p><u>Other Phases – Subject to review</u></p>

NDAs	Latest Development Programme	Project Estimates for Site Formation and Infrastructure Works (in MOD Prices)
San Tin Technopole	Subject to funding approval by FC of LegCo, the site formation and infrastructure works of the First Phase Development is expected to commence in end 2024. The first population intake is targeted to start in 2031.	Subject to review
Lau Fau Shan	The relevant study commenced in August 2022. A two-month public engagement on the development proposal is being conducted since early March 2024.	Subject to review
New Territories North New Town	The relevant study commenced in October 2021. The development proposal is expected to be released within 2024.	Subject to review
Ngau Tam Mei	The relevant study commenced in November 2021. The development proposal is expected to be released within 2024.	Subject to review
Ma Tso Lung	The relevant study commenced in October 2022. The development proposal is expected to be released within 2024.	Subject to review

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)036

(Question Serial No. 0588)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the continuation to take forward the proposed development of Multi-Storey Buildings for Modern Industries (MSBs) to attain the dual policy objectives of promoting development of relevant industries and accommodating brownfield operations displaced by the Government's clearance exercises, please advise this Committee:

1. of the total hectares of brownfield sites resumed by the Government in each of the past three years, the amount of compensation paid, the uses of the brownfield sites resumed, and the number of cases in which assistance was provided to the operators in reprovisioning their operations;
2. of the total hectares of brownfield sites expected to be resumed by the Government in the coming year, the amount of compensation to be paid, the uses of the brownfield sites to be resumed, and the number of cases in which assistance will be provided to the operators in reprovisioning their operations;
3. of the timeframe for inviting tenders for the selected MSBs; and
4. what plans are in place to deal with the relocation needs of brownfield operations in the event of unfavourable market response to the tender invitation.

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 11)

Reply:

1. & 2.

Over the past few years, the Government has resumed and cleared about 30 hectares (ha) of brownfield sites for various development projects. When private land is resumed for government projects, compensation would be provided to affected persons, including

business undertakings operating from brownfield sites, in accordance with prevailing policies. In the past three years, as at end of February 2024, around \$191 million of ex-gratia allowance (EGA) were paid to affected business undertakings occupying a total area of around 25 ha (including but not limited to those on brownfield sites). With the commencement of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 on 1 September 2023, the Government has been proceeding with land reversion and disbursement of compensation to eligible persons (including EGA for business operators) once the land resumption of a project is approved by the Chief Executive in Council, without having to wait for funding approval for the relevant works.

Looking ahead, from March 2024 to March 2025, around \$766 million of EGA is estimated to be paid to business undertakings affected by government development occupying a total area of around 188 ha (including but not limited to those on brownfield sites), mainly due to the commencement of land resumption for various new development area projects in the Northern Metropolis. It should be noted that the timing of payment of EGA is not equivalent to the timing of departure of the business operators. The EGA is disbursed to eligible operators after land reversion as soon as eligibility has been confirmed, while affected operators will be allowed to continue to operate on existing sites until the sites are required for works.

Regarding the types of businesses operated on the land resumed, a majority of them are warehouses, storage or logistics businesses, general workshops, construction-related, and vehicle repairing and related industries, while the remaining are from other industries including the recycling and vehicle parking industries.

From July 2019 to the end of March 2024, the dedicated team under Development Bureau (DEVB) (please see item (iii) below) and other DEVB colleagues before the team taking up the task have assisted 37 business operators (from industries such as logistics, vehicles repairing, timber production and construction, etc.) in obtaining planning permission, involving some 49 ha of relocation sites. The Government also granted waivers to 28 operators to erect structures on their relocation sites.

3. & 4.

The Government is taking forward the development of multi-storey buildings for modern industries (MSBs) with the dual objectives of promoting development of industries and consolidating brownfield operations displaced by government projects, having regard to the benefits of cluster development. For such purpose, a total of 72 ha of land mostly available for MSB development have been earmarked in Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) and Yuen Long South NDA. In planning other NDAs in the Northern Metropolis (NM), as well as non-NM developments such as Lung Kwu Tan reclamation, we will also set aside land for MSB development wherever the locations suit such economic uses.

The first MSB site put up for disposal to achieve the said dual objectives was near Yuen Long INNOPARK. The tender exercise under the “two-envelope” approach has commenced on 15 March 2024 and will close on 28 June 2024. This site, formed by merging three originally separate sites to enhance design flexibility and achieve economies of scale, has an area of about 32 440 square metres (m²) and is designated

for developing MSB(s) for logistics and/or vehicle servicing and maintenance purposes (excluding the portion to be handed over to the Government). The maximum gross floor area (GFA) that may be attained is 161 500 m², among which no less than 30 per cent GFA must be handed over to the Government for providing assistance to some brownfield operators who were affected by government development projects and wished to relocate their operations.

Another site in HSK/HT NDA has been included in the 2024-25 Land Sale Programme for developing MSB(s) to house modern logistics facility. The site, formed by putting together two originally separate sites, has an area of around 77 700 m² providing GFA of around 544 000 m².

Apart from the development of MSBs, we will continue to take forward the following measures, pursuant to the policy directive of “providing monetary compensation in parallel with facilitation service” to assist affected brownfield operators -

- (i) arranging the Lands Department (LandsD) to reach out to the affected operators at the soonest possible juncture, providing them with a more concrete departure timeframe and the various means of assistance the Government could offer, and to provide appropriate assistance with reference to the preference of operators;
- (ii) providing monetary compensation in accordance with established mechanism to eligible affected operators and disbursing EGA as soon as practicable to business operators whose eligibility has been confirmed. With the support of the Finance Committee of the Legislative Council, the Government enhanced the EGA arrangements for business operators in May 2022, including relaxing the eligibility criteria on the operation duration, and removing the payment ceiling on open areas that could be taken into account in calculating the EGA amount. If the operators are also the owners of the relevant site(s), relevant compensation for the land resumed will also be provided;
- (iii) having set up a dedicated page on DEVB’s website to provide one-stop information to affected brownfield operators and reference on sites that are more likely feasible in accommodating brownfield operations, and a dedicated multi-disciplinary team to co-ordinate different departments to provide operators who wish to relocate their businesses with advice on planning and lands matters to facilitate them in seeking necessary approvals; and
- (iv) identifying more suitable government land for letting specifically to affected brownfield operators by short-term tenancy. From December 2020 to March 2024, the Government has granted 20 sites with a total area of about 37 100 m² (with uses being industrial, open storage, vehicle repair workshops, and warehouses, etc.).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)037

(Question Serial No. 1473)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Bureau provides secretariat support to the Steering Committee on Land and Housing Supply chaired by the Financial Secretary to expedite land and housing supply on all fronts. Please advise:

1. of the total number of meetings held by the Steering Committee since its establishment in July 2022, and of the respective agendas and attendance lists of government officials;
2. given that one of the terms of reference for the Steering Committee is “to formulate, release and periodically update a 10-year supply forecast for developable land (i.e. “spade-ready site”), of the cycle of the “periodically updating”; when the latest update has been or will be completed and released; and whether the relevant work has involved additional estimated expenditure; if so, of the details of such estimates;
3. whether the decision to postpone the commencement of the reclamation for the Kau Yi Chau Artificial Islands scheduled for 2025, as announced in the Budget Speech, has been discussed at the meetings of the Steering Committee; if not, of the reasons for that.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 1)

Reply:

1. & 3.

The Steering Committee on Land and Housing Supply (Steering Committee) chaired by the Financial Secretary is dedicated to expediting land and housing supply on all fronts in a bid to streamline procedures, and enhance the co-ordination of inter-departmental work. The Steering Committee has since its establishment pressed ahead with work relating to land supply and housing on multiple fronts along the directions of enhancing quantity, speed, efficiency and quality.

In 2023-24, as part of the multi-pronged approach to enhance quantity in land creation, the Steering Committee has provided steer to different land supply initiatives including mega projects such as Kau Yi Chau Reclamation, projects under the Land Sharing Pilot Scheme, and other land creation measures through rezoning of existing land, etc. In addition, to support Hong Kong's long-term developments, the Steering Committee has examined and discussed major transport infrastructure projects under the "infrastructure-led" and "capacity-creating" planning principles, before such projects were released in the Hong Kong Major Transport Infrastructure Development Blueprint promulgated in December 2023. As part of the continuous streamlining efforts, the Steering Committee discussed the legislative proposal of extending general residential, commercial and industrial land leases through legislation.

While details of the discussion of the Steering Committee are confidential in nature, the Steering Committee has considered various land supply proposals from a macro perspective, examining the social cost and benefits of them.

Since the establishment of the Steering Committee in July 2022, a total of ten meetings have been held by 31 March 2024. All members (or their representatives) were present at the meetings. Membership of the Steering Committee is set out at **Annex**.

2. To facilitate monitoring of the progress in land creation, the Steering Committee formulated and published for the first time in 2022 a forecast of ten-year supply of developable land (i.e. spade-ready sites). The forecast was updated in 2023. All along, the Steering Committee has been closely monitoring the progress made by various projects in land creation. The Steering Committee will continue to monitor the progress in land creation and update the said forecast annually so as to ensure timely delivery of land for development. The work in respect of all the land supply initiatives contributing to the said forecast is undertaken not only by the Development Bureau but also staff in the relevant government departments as part of their overall duties. We are therefore unable to provide a breakdown of the resources involved.

Membership of the Steering Committee on Land and Housing Supply

Chairman

Financial Secretary

Members

Deputy Financial Secretary

Secretary for Development

Secretary for Housing

Secretary for Transport and Logistics

Secretary for Environment and Ecology

Secretary for Innovation, Technology and Industry

Secretary for Labour and Welfare

Secretary for Culture, Sports and Tourism

Secretary for Financial Services and the Treasury

Permanent Secretary for Development (Planning and Lands)

Permanent Secretary for Development (Works)

Permanent Secretary for Housing/Director of Housing

Permanent Secretary for Transport and Logistics

Permanent Secretary for Environment and Ecology (Environment)

Director of Civil Engineering and Development

Director of Environmental Protection

Director of Lands

Director of Planning

Commissioner for Transport

Director of Highways

Note: Other Directors of Bureaux and Heads of Departments may be invited to attend on a need basis.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)038

(Question Serial No. 1474)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Matters Requiring Special Attention in 2024-25 that the Bureau will “continue to introduce necessary measures to simplify development-related administrative procedures, so as to minimise repetitive handling among departments and enhance the transparency and certainty in the approval process”. Please advise:

1. what administrative procedures will be examined and reviewed in the coming financial year; of the details of the work plan concerned; and whether there is any plan to report the outcome of the work to the relevant panel under the Legislative Council;
2. whether the above work includes reviewing the building standards, requirements and/or stipulations under the Buildings Ordinance and related regulations, as well as the relevant statutory time limits for application submission and approvals; if not, of the reasons for that;
3. whether there is any plan to seek funding approval from the Legislative Council or increase the staff establishment for the above work.

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

Reply:

1. Following the amendments to various development-related statutory procedures which took effect in September 2023, the Government has spared no efforts to introduce necessary measures to simplify administrative procedures. To this end, the Government has rolled out a series of measures, including those relating to the approval requirements for general building plan, the felling and compensatory planting of trees, the Gross Floor Area concession arrangement for aboveground car parks and

streamlining title-checking process for disbursement of land resumption compensation and land exchange, etc.

Going forward, the Government will continue to introduce necessary measures to simplify administrative procedures, so as to minimise repetitive handling among departments and enhance the transparency and certainty in the approval process. We will continue to identify areas for improvement and in the process suitably engage stakeholders. Moreover, we plan to promulgate a circular in 2024 to encourage bureaux and departments to adopt a “facilitator” mindset when handling development-related work, say, by way of examining wider adoption of self-certification and giving more definitive feedback and explanation to project proponents at the project inception stage.

We plan to brief the Panel on Development later in 2024 on the relevant measures.

2. The Buildings Ordinance focuses on ensuring building safety and promulgating building standards, whereas initiatives to streamline development procedures under the buildings regime are mainly administrative in nature. The Development Bureau and the Buildings Department (BD) have constantly identified room for streamlining the administrative requirements in relation to processing and approving building plans. For example, since April 2023, BD has streamlined the approval requirement for general building plan (GBP) by significantly reducing the number of information items required in the first GBP submission by around 30 per cent (from some 140 items to less than 100 items). By obtaining the first GBP approval more expeditiously, applicants may further develop their design and commence works earlier, thereby speeding up the overall development process. We will continue to keep these administrative requirements under review.
3. The work of exploring and introducing necessary measures to simplify development-related administrative procedures would be conducted with existing manpower.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)039

(Question Serial No. 1476)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

With regard to the work in 2023, it is mentioned that the Bureau continued to formulate legislative proposals on the “new land first” proposal to enable early implementation of the title registration system under the Land Titles Ordinance (Cap. 585); however, the work on the implementation of the “new land first” proposal is not mentioned in the Matters Requiring Special Attention in 2024-25. Please advise:

1. whether the work to formulate legislative proposals on the “new land first” proposal has substantially been completed; if so, whether other arrangements have been made for the manpower involved;
2. given that the Bureau proposed to the panel concerned of the Legislative Council (LegCo) in December 2022 that its target was to introduce the Land Titles (Amendment) Bill into the LegCo in early 2024, whether the schedule is changed; if so, of the details of the latest target;
3. should the “new land first” proposal be introduced into the LegCo within 2024 as scheduled for implementation, whether the Government has reserved any resources for the implementation of the “new land first” proposal; if so, of the relevant arrangement for the estimates.

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

Reply:

1. & 2.

As mentioned in the “Matters Requiring Special Attention in 2024-25” in the Controlling Officer’s Report of Head 138 – Government Secretariat: Development Bureau (Planning and Lands Branch), the Government’s latest plan is to introduce into

the Legislative Council (LegCo) an amendment bill in 2024-25 to enable early implementation of the title registration system based on the “new land first” proposal (the NLF proposal). The proposed legislative amendments are extensive in scope, involving changes to the Land Titles Ordinance (Cap. 585), Land Registration Ordinance (Cap. 128), Land Registry Trading Fund (Cap. 430A) and over 80 existing enactments. Many complex legal concepts are involved, requiring detailed consideration in the law drafting process. Hence, more time than previously envisaged is needed by the Development Bureau (DEVB) and Land Registry (LR) to prepare the amendment bill. Our current target is to introduce the amendment bill into the LegCo in the fourth quarter of 2024.

3. The implementation of the NLF proposal is absorbed by existing manpower of the Planning and Lands Branch of DEVB. Since the LR is a trading fund department which operates on a self-financing basis and does not seek funding from the General Revenue Account (GRA), there are no estimates for GRA expenditure thus involved.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)040

(Question Serial No. 1478)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the coming financial year, the Bureau will, through the Development Projects Facilitation Office (DPFO), continue to monitor the processing of development approvals for larger scale private residential and commercial development projects and provide one-stop facilitation services for displaced brownfield operators to relocate their business. Please advise:

1. of the staff establishment, the estimated expenditure, the number of cases processed in respect of residential and/or commercial projects and the number of cases in which facilitation services have been provided for the relocation of brownfield operations in each of the past three financial years;
2. whether the DPFO has set performance pledges and/or key performance indicators; if yes, of the details; if not, whether consideration will be given to setting these pledges and/or indicators;
3. what criteria, for example, those on site area or floor area, that have to be set by the commercial development projects facilitated by the DPFO; whether industrial production and/or research and development projects, private post-secondary education projects and residential care homes for the elderly fall within the service scope in relation to “commercial development projects”; if not, of the application scope for “commercial development projects”;
4. whether the Government has increased the staff establishment of and estimated expenditure for the dedicated staff of the DPFO in light of the extension of its service scope to commercial projects in the coming financial year.

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

Reply:

1. The Development Projects Facilitation Office (DPFO) was established under the Development Bureau (DEVB) in December 2020 to facilitate the processing of planning, lease modification and building plan applications, etc., for larger-scale private residential development projects (providing a flat yield of 500 or more) until the commencement of works. The purpose is to ensure smooth processing of development applications in order to expedite housing supply. DPFO comprises a multi-disciplinary team of about ten staff members with background in town planning, land administration and building matters. Since the manpower and resources of DPFO are shared with the Land Sharing Office (which was set up under DEVB in May 2020 to provide one-stop consultation and facilitation services for project proposals under the Land Sharing Pilot Scheme) and other staff in DEVB and various departments are also involved in DPFO cases as part of their duties, a separate breakdown on the resources dedicated to DPFO is not readily available.

It is not uncommon for larger-scale projects to take a few years to complete the whole development process including town planning, lease modification/land exchange or building plans approvals. DPFO's facilitation service may also span across a few years. From December 2020 to end January 2024, 81 residential projects and two commercial projects, which were handled by DPFO, had been granted with development approvals under the planning or building regimes or had completed the relevant lease modification/land exchange transactions under the lands regime. As at end January 2024, 61 residential projects and two commercial projects were being tracked or facilitated. Also, from April 2023 to end January 2024, DPFO handled 129 brownfield-related relocation enquiries including those seeking advice on the suitability of the relevant operators' target relocation sites.

2. As the complexities and issues faced by applicants of different development projects vary, it is not possible to set an across-the-board performance pledge or indicator for 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 of relevant departments are met with a view to resolving issues hindering the smooth processing of applications are resolved expeditiously.

3. & 4.

DPFO expanded its service scope in mid-2022 to cover larger-scale private commercial projects that could provide 100 000 square metres (m²) or more commercial Gross Floor Area. Should commercial uses such as information technology industries and/or research and development projects, private post-secondary education projects and residential care homes for the elderly be included in the proposed commercial development meeting the 100 000 m² threshold, DPFO is happy to render facilitative service in taking the projects forward. Additional workload arising from the expansion of scope of service is absorbed by existing staff establishment and expenditure.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)041

(Question Serial No. 1479)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the coming financial year, the Bureau will continue to work with relevant bureaux and departments to take forward the six pilot projects under the “single site, multiple use” (SSMU) model. Please advise:

1. of the updated development parameters, implementation progress and estimated construction costs in respect of the six development projects;
2. whether there are any projects that are scheduled to commence land resumption, demolition of the existing buildings or site clearance in the coming financial year; if so, of the estimated expenditure involved;
3. of the criteria, for example, those on site area or floor area, that have to be met by the commercial development projects facilitated by the Development Projects Facilitation Office; whether industrial production and/or research and development projects, private post-secondary education projects and residential care projects for the elderly fall within the service scope in relation to “commercial development projects”; if not, of the applicable scope for commercial development projects.

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

Reply:

1. The latest progress of the six pilot projects under the “single site, multiple use” model is tabulated as follows:

Project (Site Area)	Latest Progress
<p>Joint-user complex at the former Anderson Road Quarry</p> <p>(About 8 300 square metres (m²))</p>	<p>The proposed joint-user complex (JUC) consists of two building blocks, which will provide a multi-purpose sports centre, a public library, a community hall, a range of welfare facilities (including elderly, family, child and rehabilitation services), as well as underground public parking facilities. The total construction floor area (CFA) of the JUC is about 36 500 m². Funding approval of \$2,025 million (in money-of-the-day prices) was obtained from the Finance Committee (FC) of Legislative Council (LegCo) in July 2022. Works have commenced for the project. The JUC is scheduled for completion in 2027.</p>
<p>Joint-user complex at Tseung Kwan O town centre</p> <p>(About 6 000 m²)</p>	<p>The proposed JUC will provide facilities including a public market, a district health centre, a blood donation centre, a child assessment centre, a maternal and child health centre, a dermatological clinic, a range of welfare facilities (including services for the elderly and mentally handicapped persons) and a public vehicle park. The total CFA of the JUC is about 53 542 m². The funding proposal submitted by the Environment and Ecology Bureau was endorsed by the Public Works Subcommittee of LegCo on 20 March 2024, at an estimated cost of \$3,250 million (in money-of-the-day prices). Subject to FC's funding approval, works will commence, and the JUC is scheduled for completion in 2028.</p>
<p>Joint-user complex at Shan Mei Street in Sha Tin *</p> <p>(About 6 000 m²)</p>	<p>The proposed JUC will be mainly used for public transport interchange, leisure, cultural, medical health, social welfare and educational facilities and government offices, etc. We are working with the relevant user departments on their requirements to facilitate necessary design work. Meanwhile, the Town Planning Board agreed in March 2024 the amendments of the Outline Zoning Plan (OZP) to rezone the relevant site from "Industrial" to "Government, Institution or Community".</p>
<p>Redevelopment of Tuen Mun Clinic *</p> <p>(About 4 530 m²)</p>	<p>We plan to redevelop the Tuen Mun Clinic into a JUC which will mainly provide district-based healthcare services (including a school dental clinic, a student health service/assessment centre, a general out-patient clinic, a maternal and child health centre and a child assessment centre) and welfare facilities (including a residential care home for elderly and a family service centre). We are working with the relevant user departments on their requirements to facilitate necessary design work. Meanwhile, relaxation of the building height restriction as set out in the Tuen Mun OZP has been completed, with the amended draft OZP approved by the</p>

Project (Site Area)	Latest Progress
	Chief Executive in Council and published in the Gazette on 12 May 2023.
Development of a proposed ambulance depot near Sheung Wan Fire Station * (About 3 150 m ²)	We plan to construct a JUC which will provide an ambulance depot, a district health centre, welfare facilities (including elderly, family and child and rehabilitation services), community space, a reading room and a public vehicle park. We are working with the relevant user departments on their requirements to facilitate necessary design work.
Consolidation of several government sites in Tsuen Wan town centre * (About 16 000 m ²)	The Urban Renewal Authority (URA) is conducting a district planning study on Tsuen Wan with a view to ascertaining renewal plans and formulating the planning and redevelopment blueprints. We will consider the proposed long-term use of the relevant sites as recommended by URA.

For the four projects marked with asterisk above, we are working on the detailed development parameters and the estimated construction costs.

2. None of the projects above are scheduled to commence land resumption, demolition of the existing buildings or site clearance in 2024-25.
3. The Development Projects Facilitation Office (DPFO) was established under the Development Bureau in December 2020 to facilitate the processing of planning, lease modification and building plan applications, etc., for larger-scale private residential development projects (providing a flat yield of 500 or more) until the commencement of works. The DPFO expanded its service scope in mid-2022 to cover larger-scale private commercial projects that could provide 100 000 m² or more commercial Gross Floor Area. Should commercial uses such as information technology industries and/or research and development projects, private post-secondary education projects and residential care homes for the elderly be included in the proposed commercial development meeting the 100 000 m² threshold, DPFO is happy to render facilitative service in taking the project forward.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)042

(Question Serial No. 1480)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the coming financial year, one of the Bureau's priorities is to work with the Hong Kong Housing Society (HKHS) and continue to 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 this connection, please advise:

1. whether the detailed designs of these three projects have been completed; if so, of the respective estimates for rehousing compensation, site clearance and formation for these three projects;
2. when the land leases for these three projects will be ready for execution with the HKHS; and if the land leases have been prepared or executed, when the HKHS will need to obtain the occupation permit issued by the Building Authority, as required by the building covenant stipulated in the land leases;
3. when the sites of these three projects are expected to be handed over to the HKHS for commencement of foundation and superstructure works.

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

Reply:

For these three redevelopment projects, the Government is responsible for site formation and infrastructure works, whereas the Hong Kong Housing Society (HKHS) is responsible for the design and construction of the housing developments. According to HKHS, the detailed design for the housing developments on the sites concerned is underway at different stages.

Information sought for the projects is tabulated below –

	Cha Kwo Ling Village	Ngau Chi Wan Village	Chuk Yuen United Village
Estimated land resumption and clearance costs (\$ million)	877	888	264
Estimated costs for site formation and infrastructural works (\$ million)	1,046 (approved by LegCo in 2023)	106.3 (LegCo's approval to be sought in first half of 2024)	18.8 (funded by block allocations)
Estimated timing for site handover to the Hong Kong Housing Society (HKHS) for housing construction (timing)	First phase - 2026 Second phase - 2028	First phase - 2026 Second phase - 2028	First phase - 2023 Second phase - 2025
Estimated timing for execution of land grant to HKHS (and Building Covenant (BC) Period)	First phase – mid 2026 (BC period to be determined) Second phase – mid 2028 (BC period to be determined)	First phase – mid 2026 (BC period to be determined) Second phase – mid 2028 (BC period to be determined)	First phase – December 2023 (BC period: by 30 June 2029) Second phase – mid 2025 (BC period to be determined)

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)043

(Question Serial No. 1501)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Planning and Lands Branch continued to take forward the proposed development of Multi-Storey Buildings for Modern Industries (MSBs) to attain the dual policy objectives of promoting development of relevant industries and accommodating brownfield operations displaced by the Government's clearance exercises. In this connection, please advise:

1. of the number of brownfield operators affected by land resumption, the area of land and the number of employees involved, and the expenditure on financial subsidies provided over the past three years; whether consideration is given to implementing additional support measures to mitigate the resulting impact, so as to ensure the operation of the logistics supply chain; if so, of the details; if not, the reasons for that;
2. of the progress of MSB development; the estimated number of brownfield operators that it can help to move in, their types, and the way the tenure and rental rate are determined; as well as the administrative cost for subsequent management and operation.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 34)

Reply:

Over the past few years, the Government has resumed and cleared about 30 hectares (ha) of brownfield sites for various development projects. When private land is resumed for government projects, compensation would be provided to affected persons, including business undertakings operating from brownfield sites, in accordance with prevailing policies. In the past three years, as at end of February 2024, around \$191 million of ex-gratia allowance (EGA) were paid to affected business undertakings occupying a total area of around 25 ha (including but not limited to those on brownfield sites). With the commencement of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 on 1 September 2023, the Government has been proceeding with land

reversion and disbursement of compensation to eligible persons (including EGA for business operators) once the land resumption of a project is approved by the Chief Executive in Council, without having to wait for funding approval for the relevant works.

The Government is taking forward the development of multi-storey buildings for modern industries (MSBs) with the dual objectives of promoting development of industries and consolidating brownfield operations displaced by government projects, having regard to the benefits of cluster development. For such purpose, a total of 72 ha of land mostly available for MSB development have been earmarked in Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) and Yuen Long South NDA. In planning other NDAs in the Northern Metropolis (NM), as well as non-NM developments such as Lung Kwu Tan reclamation, we will also set aside land for MSB development wherever the locations suit such economic uses.

The first MSB site put up for disposal to achieve the said dual objectives was near Yuen Long INNOPARK. The tender exercise under the “two-envelope” approach has commenced on 15 March 2024 and will close on 28 June 2024. This site, formed by merging three originally separate sites to enhance design flexibility and achieve economies of scale, has an area of about 32 440 square metres (m²) and is designated for developing MSB(s) for logistics and/or vehicle servicing and maintenance purposes (excluding the portion to be handed over to the Government). The maximum gross floor area (GFA) that may be attained is 161 500 m², among which no less than 30 per cent GFA must be handed over to the Government for providing assistance to some brownfield operators who were affected by government development projects and wished to relocate their operations.

In terms of operational arrangements for the portion handed over to the Government, the Government or its appointed agent will manage the floor space and lease it to brownfield operators displaced by government projects. The Government will charge these brownfield operators a concessionary rental at a level comparable to the rental of brownfield sites in related industries for an initial period of five to ten years, so as to provide a transitional period for them to adapt to the market rental level.

Another site in HSK/HT NDA has been included in the 2024-25 Land Sale Programme for developing MSB(s) to house modern logistics facility. The site, formed by putting together two originally separate sites, has an area of around 77 700 m² providing GFA of around 544 000 m².

Apart from the development of MSBs, we will continue to take forward the following measures, pursuant to the policy directive of “providing monetary compensation in parallel with facilitation service”, to assist affected brownfield operators -

- (i) arranging the Lands Department (LandsD) to reach out to the affected operators at the soonest possible juncture, providing them with a more concrete departure timeframe and the various means of assistance the Government could offer, and to provide appropriate assistance with reference to the preference of operators;
- (ii) providing monetary compensation in accordance with established mechanism to eligible affected operators and disbursing EGA as soon as practicable to business operators whose eligibility has been confirmed. With the support of the Finance Committee of the Legislative Council, the Government enhanced the EGA arrangements for business

operators in May 2022, including relaxing the eligibility criteria on the operation duration, and removing the payment ceiling on open areas that could be taken into account in calculating the EGA amount. If the operators are also the owners of the relevant site(s), relevant compensation for the land resumed will also be provided;

- (iii) having set up a dedicated page on Development Bureau's (DEVB) website to provide one-stop information to affected brownfield operators and reference on sites that are more likely feasible in accommodating brownfield operations, and a dedicated multi-disciplinary team to co-ordinate different departments to provide operators wish to relocate their businesses with advice on planning and lands matters to facilitate them in seeking necessary approvals. From July 2019 to the end of March 2024, the dedicated team under DEVB and other DEVB colleagues before the team taking up the task have assisted 37 business operators (from industries such as logistics, vehicles repairing, timber production and construction, etc.) in obtaining planning permission, involving some 49 ha of relocation sites. The Government also granted waivers to 28 operators to erect structures on their relocation sites; and
- (iv) identifying more suitable government land for letting specifically to affected brownfield operators by short-term tenancy. From December 2020 to March 2024, the Government has granted 20 sites with a total area of about 37 100 m² (with uses being industrial, open storage, vehicle repair workshops, and warehouses, etc.).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)044

(Question Serial No. 2545)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In light of the ongoing judicial review of the Small House Policy, the Government suspended the implementation of two village expansion works projects with land already resumed (i.e. those for Pai Tau and Sheung Wo Che Village Expansion Area as well as Ha Mei San Tsuen Village Expansion Area) in earlier years. However, in view of the ruling made by the Court of Final Appeal in 2021 on the judicial review against the Small House Policy which upheld its lawfulness and compatibility with the Basic Law, the Development Bureau clearly stated in 2022 that it was examining the reactivation of the two village expansion works projects with land already resumed. In this connection, will the Government advise of this Committee:

1. of the progress of examining the reactivation of the two village expansion works projects with land already resumed;
2. of the staff establishment and the expenditure or the revised estimated expenditure for examining the reactivation of the two village expansion works projects with land already resumed over the past three years; and
3. of the frequencies and the contents in respect of the communication with the relevant village stakeholders in relation to the reactivation of the two village expansion works projects with land already resumed over the past three years?

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

Reply:

1. & 3.

The Village Expansion Area (VEA) Scheme aims at facilitating village developments to take place in a better planned manner. Under these projects, the Government would

assemble land (including resuming private land), carry out site formation and other relevant public works, and then allow eligible villagers to apply for private treaty grant of government land within the completed VEA for building small houses. In line with established policy, relevant villagers are required to pay to the Government a concessionary premium for grant of the land, and the relevant portion of public works cost incurred by the Government for land resumption and clearance, site formation and infrastructural works for the VEA.

The Pai Tau and Sheung Wo Che VEA project in Sha Tin and the Ha Mei San Tsuen VEA project in Yuen Long were planned in the 1990s, for which resumption of private land was completed in 1999. The two VEA projects, with land area of 1.4 hectares (ha) and 2 ha respectively, were estimated to provide land for about 41 and 72 small houses. Due to the review of the Small House Policy in 1999, the Government suspended the implementation of the VEA projects. On 5 November 2021, the Court of Final Appeal made the final ruling on the judicial review against the Small House Policy, upholding its lawfulness and compatibility with the Basic Law. Subsequently, the Development Bureau (DEVB) has been examining the reactivation of the preparatory work for the two said VEA projects, including technical reviews, appraisal of latest development circumstances, cost estimations, and resources priorities for government works.

As the aforementioned reviews are still ongoing, the Government will further communicate with relevant village stakeholders through Heung Yee Kuk when specific proposals are formulated.

2. Matters related to the two VEA projects are largely handled by the existing manpower of the DEVB, Civil Engineering and Development Department and Lands Department. As such, we are unable to provide a separate breakdown incurred solely for the projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)045

(Question Serial No. 1125)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Starting from April 2010, the application threshold for compulsory sale in respect of some land lots has been lowered from 90% to 80%. Please set out the following by cases in which compulsory sale orders have been granted by the Lands Tribunal: the respective application date of compulsory sale, the floor area, the total number of households and the proportion of those in favour of compulsory sale; the time required from making an application to handing down the judgement; the auction price; the proportion of the auction proceeds apportioned to each household on average to the existing use value of the land lot concerned; and the maximum age of the properties that are affordable in the same district.

Asked by: Hon LEE Wai-king, Starry (LegCo internal reference no.: 11)

Reply:

The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), which came into force 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. Based on records available from the Lands Tribunal and the Buildings Department, requested details of the compulsory sale cases with order for sale granted since the enactment of Cap. 545 in 1999 and up to 31 December 2023 are at **Annex A**. As regards the maximum age of properties in the same district that can be purchased with sale proceeds from auctions of compulsory sale, there is no readily available information. We have reproduced at **Annex B** our analysis on a sample of 26 recent compulsory sale cases to show the building age of replacement flats that may be bought by minority owners with the auction proceeds. The analysis has been considered by the Bills Committee currently scrutinising the amendment bill to Cap. 545. Hope it can help shed light on the general situation.

No.	Case no.	Date of Application	Particulars of the building(s) the subject of the compulsory sale application		Percentage of undivided shares of the lots concerned owned by the applicant at the time of application	Date of granting the order for sale	Processing time from submitting the application to granting the order for sale (months)	Analysis of sale proceeds		
			Total gross floor area	Total no. of units				Sale price by auction (\$ million)	Ratio of auction price/ existing use value ¹	Equivalent age of affordable replacement flat of same size in the same district (years)
1	LDCS 1000/2000	2/11/2000	*	*	Not less than 90%	10/7/2003	32	@	@	*
2	LDCS 1000/2001	11/6/2001	*	*	Not less than 90%	23/1/2002	7	\$310	1.23	Not applicable (industrial building)
3	LDCS 2000/2001	14/8/2001	*	*	Not less than 90%	5/12/2002	15	\$15.79	2.39	*
4	LDCS 1000/2003	6/10/2003	*	*	Not less than 90%	25/11/2004	13	\$1,710	4.37	*
5	LDCS 2000/2004	4/6/2004	*	*	Not less than 90%	17/1/2005	7	\$126	3.55	*
6	LDCS 3000/2005	21/11/2005	*	*	Not less than 90%	26/2/2007	15	\$508.89	6.00	*
7	LDCS 6000/2005	13/12/2005	*	*	Not less than 90%	5/6/2006	5	\$294	2.23	*
8	LDCS 2000/2006	28/2/2006	*	*	Not less than 90%	4/9/2006	6	\$661	2.57	*
9	LDCS 3000/2006	3/5/2006	*	*	Not less than 90%	3/1/2007	8	\$358	2.27	*
10	LDCS 6000/2006	27/10/2006	*	*	Not less than 90%	25/6/2007	7	\$464	2.88	*
11	LDCS 11000/2006	29/11/2006	*	*	Not less than 90%	23/6/2008	18	\$1,421.124	2.23	*
12	LDCS 13000/2006	1/12/2006	*	*	Not less than 90%	21/4/2008	16	\$491	2.65	*
13	LDCS 5000/2007	30/7/2007	*	*	Not less than 90%	20/3/2009	19	\$70.5	1.85	*

¹ It is the ratio of “the actual sale price of the lot(s) at auction” to “the existing use value of the lot(s) set out in the compulsory sale application or as varied by the Lands Tribunal”.

No.	Case no.	Date of Application	Particulars of the building(s) the subject of the compulsory sale application		Percentage of undivided shares of the lots concerned owned by the applicant at the time of application	Date of granting the order for sale	Processing time from submitting the application to granting the order for sale (months)	Analysis of sale proceeds		
			Total gross floor area	Total no. of units				Sale price by auction (\$ million)	Ratio of auction price/ existing use value ¹	Equivalent age of affordable replacement flat of same size in the same district (years)
14	LDCS 6000/2007	30/7/2007	*	*	Not less than 90%	27/3/2009	19	\$72	1.78	*
15	LDCS 9000/2007	8/10/2007	*	*	Not less than 90%	27/2/2009	16	\$345	1.89	*
16	LDCS 10000/2007	9/10/2007	*	*	Not less than 90%	13/8/2008	10	Not applicable (The applicant acquired all remaining property interests before the three-month deadline for sale of the lot(s). No public auction was held by virtue of Section 5(2) of Cap. 545.)		
17	LDCS 13000/2007	15/11/2007	*	*	Not less than 90%	21/1/2009	14	\$100	2.99	*
18	LDCS 14000/2007	28/12/2007	*	*	Not less than 90%	11/7/2008	6	\$98	1.26	*
19	LDCS 3000/2008	13/2/2008	*	*	Not less than 90%	29/8/2008	6	\$26.4	1.44	*
20	LDCS 5000/2008	26/6/2008	*	*	Not less than 90%	9/3/2009	8	\$55	**	*
21	LDCS 9000/2008	6/11/2008	*	*	Not less than 90%	12/3/2010	16	\$588	2.13	*
22	LDCS 10000/2008	7/11/2008	*	*	Not less than 90%	5/1/2010	13	\$709	2.21	*
23	LDCS 3000/2009	1/4/2009	*	*	Not less than 90%	8/10/2010	18	\$85	5.00	*
24	LDCS 6000/2009	30/6/2009	*	*	Not less than 90%	11/3/2011	20	\$245	4.00	*
25	LDCS 7000/2009	24/8/2009	*	*	Not less than 90%	25/8/2010	12	Not applicable (The applicant acquired all remaining property interests before the three-month deadline for sale of the lot(s). No public auction was held by virtue of Section 5(2) of Cap. 545.)		
26	LDCS 8000/2009	9/12/2009	*	*	Not less than 90%	3/12/2010	11	\$68.1	1.80	*

No.	Case no.	Date of Application	Particulars of the building(s) the subject of the compulsory sale application		Percentage of undivided shares of the lots concerned owned by the applicant at the time of application	Date of granting the order for sale	Processing time from submitting the application to granting the order for sale (months)	Analysis of sale proceeds		
			Total gross floor area	Total no. of units				Sale price by auction (\$ million)	Ratio of auction price/ existing use value ¹	Equivalent age of affordable replacement flat of same size in the same district (years)
27	LDCS 1000/2010	8/2/2010	*	*	Not less than 90%	15/12/2010	10	\$291	3.30	*
28	LDCS 6000/2010	21/4/2010	^	*	Not less than 90%	11/8/2011	15	\$100	2.27	*
29	LDCS 13000/2010	25/10/2010	^	*	Not less than 90%	18/7/2011	8	\$70	1.95	*
30	LDCS 14000/2010	18/11/2010	^	*	Not less than 80%	3/8/2011	8	\$136	1.32	*
31	LDCS 16000/2010	2/12/2010	^	*	Not less than 80%	29/11/2011	11	\$666	1.93	*
32	LDCS 18000/2010	10/12/2010	^	*	Not less than 90%	15/11/2011	11	\$68	1.78	*
33	LDCS 19000/2010	14/12/2010	^	*	Not less than 90%	6/12/2011	11	Not applicable (The applicant acquired all remaining property interests before the three-month deadline for sale of the lot(s). No public auction was held by virtue of Section 5(2) of Cap. 545.)		
34	LDCS 20000/2010	17/12/2010	^	*	Not less than 90%	10/1/2012	12	\$333.05	1.84	*
35	LDCS 5000/2011	1/2/2011	^	*	Not less than 90%	1/9/2011	7	\$1,038	2.28	*
36	LDCS 12000/2011	28/3/2011	^	*	Not less than 90%	12/12/2012	20	\$333	1.65	*
37	LDCS 16000/2011	11/4/2011	^	*	Not less than 90%	16/4/2012	12	\$830	1.59	*
38	LDCS 17000/2011	26/4/2011	^	*	Not less than 90%	27/2/2012	10	\$72.7	1.28	*
39	LDCS 18000/2011	11/5/2011	^	*	Not less than 80%	18/12/2014	43	\$240	3.49	*
40	LDCS 19000/2011	23/5/2011	^	*	Not less than 90%	13/12/2011	6	\$216.5	2.31	*

No.	Case no.	Date of Application	Particulars of the building(s) the subject of the compulsory sale application		Percentage of undivided shares of the lots concerned owned by the applicant at the time of application	Date of granting the order for sale	Processing time from submitting the application to granting the order for sale (months)	Analysis of sale proceeds		
			Total gross floor area	Total no. of units				Sale price by auction (\$ million)	Ratio of auction price/ existing use value ¹	Equivalent age of affordable replacement flat of same size in the same district (years)
41	LDCS 20000 /2011	15/6/2011	^	*	Not less than 90%	12/9/2012	14	\$239	1.57	*
42	LDCS 21000 /2011	14/7/2011	^	*	Not less than 80%	30/4/2013	21	\$162	2.05	*
43	LDCS 27000 /2011	3/8/2011	^	*	Not less than 90%	8/10/2014	38	\$2,957	2.64	*
44	LDCS 32000 /2011	9/9/2011	^	*	Not less than 90%	12/4/2013	19	\$292	1.49	*
45	LDCS 40000 /2011	21/10/2011	^	*	Not less than 80%	29/6/2012	8	\$77	1.35	*
46	LDCS 41000 /2011	21/10/2011	^	*	Not less than 80%	16/1/2013	14	\$81	1.64	*
47	LDCS 42000 /2011	11/11/2011	^	*	Not less than 90%	31/5/2013	18	\$732.3	2.22	*
48	LDCS 46000 /2011	21/12/2011	^	*	Not less than 90%	26/11/2013	23	\$751.3	1.67	*
49	LDCS 2000/ 2012	12/1/2012	^	*	Not less than 80%	29/8/2013	19	\$78.2	1.68	*
50	LDCS 3000/ 2012	12/1/2012	^	*	Not less than 80%	29/8/2013	19	\$63.2	1.51	*
51	LDCS 4000/ 2012	12/1/2012	^	*	Not less than 80%	17/4/2013	15	\$61.1	1.46	*
52	LDCS 5000/ 2012	12/1/2012	^	*	Not less than 80%	23/1/2013	12	\$75.7	1.62	*
53	LDCS 9000/ 2012	17/1/2012	668 m ²	*	Not less than 80%	4/12/2013	22	Not applicable (The applicant acquired all remaining property interests before the three-month deadline for sale of the lot(s). No public auction was held by virtue of Section 5(2) of Cap. 545.)		
54	LDCS 10000 /2012	19/1/2012	^	*	Not less than 80%	15/8/2013	18	\$83.5	1.89	*

No.	Case no.	Date of Application	Particulars of the building(s) the subject of the compulsory sale application		Percentage of undivided shares of the lots concerned owned by the applicant at the time of application	Date of granting the order for sale	Processing time from submitting the application to granting the order for sale (months)	Analysis of sale proceeds		
			Total gross floor area	Total no. of units				Sale price by auction (\$ million)	Ratio of auction price/ existing use value ¹	Equivalent age of affordable replacement flat of same size in the same district (years)
55	LDCS 11000 /2012	19/1/2012	^	*	Not less than 80%	28/5/2013	16	\$67.4	1.47	*
56	LDCS 12000 /2012	1/2/2012	^	*	Not less than 80%	26/3/2014	25	\$164	1.50	*
57	LDCS 13000 /2012	1/2/2012	^	*	Not less than 90%	14/3/2014	25	\$157	1.42	*
58	LDCS 15000 /2012	1/2/2012	^	*	Not less than 80%	3/4/2013	14	\$156	1.40	*
59	LDCS 16000 /2012	1/2/2012	^	*	Not less than 90%	6/9/2013	19	\$163	1.51	*
60	LDCS 19000 /2012	7/2/2012	^	*	Not less than 90%	18/6/2013	16	Not applicable (The applicant acquired all remaining property interests before the three-month deadline for sale of the lot(s). No public auction was held by virtue of Section 5(2) of Cap. 545.)		
61	LDCS 20000 /2012	7/2/2012	^	*	Not less than 80%	7/5/2014	27	\$421	1.61	*
62	LDCS 21000 /2012	13/2/2012	^	*	Not less than 80%	21/3/2014	25	\$164	1.49	*
63	LDCS 23000 /2012	20/3/2012	^	*	Not less than 80%	3/6/2014	26	\$146	1.23	*
64	LDCS 28000 /2012	11/4/2012	^	*	Not less than 80%	18/6/2014	26	\$135	1.67	*
65	LDCS 32000 /2012	18/4/2012	^	*	Not less than 80%	29/8/2013	16	\$78.1	1.89	*
66	LDCS 33000 /2012	18/4/2012	^	*	Not less than 80%	21/5/2013	13	\$60.7	1.46	*
67	LDCS 34000 /2012	18/4/2012	^	*	Not less than 80%	23/4/2013	12	\$44.8	1.29	*
68	LDCS 35000 /2012	25/4/2012	^	*	Not less than 80%	13/9/2013	16	\$75.8	1.59	*

No.	Case no.	Date of Application	Particulars of the building(s) the subject of the compulsory sale application		Percentage of undivided shares of the lots concerned owned by the applicant at the time of application	Date of granting the order for sale	Processing time from submitting the application to granting the order for sale (months)	Analysis of sale proceeds		
			Total gross floor area	Total no. of units				Sale price by auction (\$ million)	Ratio of auction price/ existing use value ¹	Equivalent age of affordable replacement flat of same size in the same district (years)
69	LDCS 36000 /2012	25/4/2012	^	*	Not less than 80%	21/3/2013	10	\$59.9	1.44	*
70	LDCS 37000 /2012	26/4/2012	^	*	Not less than 80%	8/10/2013	17	\$63.8	1.50	*
71	LDCS 38000 /2012	26/4/2012	^	*	Not less than 80%	27/9/2013	17	\$83.7	1.75	*
72	LDCS 39000 /2012	27/4/2012	^	*	Not less than 80%	5/9/2013	16	\$107.1	1.73	*
73	LDCS 40000 /2012	8/5/2012	^	*	Not less than 80%	30/6/2014	25	\$850	1.89	*
74	LDCS 42000 /2012	1/6/2012	^	*	Not less than 90%	7/6/2013	12	\$145.8	1.80	*
75	LDCS 48000 /2012	30/8/2012	^	*	Not less than 80%	22/8/2013	11	\$163.97	2.03	*
76	LDCS 53000 /2012	26/10/2012	^	*	Not less than 90%	5/7/2013	8	\$71.85	1.13	*
77	LDCS 57000 /2012	20/12/2012	^	*	Not less than 90%	25/4/2014	16	\$660	1.63	*
78	LDCS 3000/ 2013	19/2/2013	^	*	Not less than 90%	31/10/2014	20	\$169.25	1.11	*
79	LDCS 4000/ 2013	21/2/2013	^	*	Not less than 80%	29/2/2016	36	\$2,293	2.05	*
80	LDCS 5000/ 2013	4/3/2013	^	*	Not less than 90%	12/6/2015	27	\$1,075	2.09	*
81	LDCS 6000/ 2013	4/3/2013	^	*	Not less than 80%	12/6/2015	27		2.09	*
82	LDCS 7000/ 2013	21/3/2013	^	*	Not less than 90%	2/12/2013	8	Not applicable (The applicant acquired all remaining property interests before the three-month deadline for sale of the lot(s). No public auction was held by virtue of Section 5(2) of Cap. 545.)		

No.	Case no.	Date of Application	Particulars of the building(s) the subject of the compulsory sale application		Percentage of undivided shares of the lots concerned owned by the applicant at the time of application	Date of granting the order for sale	Processing time from submitting the application to granting the order for sale (months)	Analysis of sale proceeds		
			Total gross floor area	Total no. of units				Sale price by auction (\$ million)	Ratio of auction price/ existing use value ¹	Equivalent age of affordable replacement flat of same size in the same district (years)
83	LDCS 8000/2013	6/5/2013	^	*	Not less than 80%	21/7/2014	14	\$105	2.20	*
84	LDCS 9000/2013	20/5/2013	^	*	Not less than 80%	18/3/2016	33	\$53.8	1.11	*
85	LDCS 1000/2014	24/1/2014	^	*	Not less than 80%	26/9/2016	32	\$1,739	1.82	*
86	LDCS 3000/2014	3/4/2014	^	*	Not less than 80%	17/10/2014	6	\$286.9	1.80	*
87	LDCS 7000/2014	23/5/2014	20281 m ²	*	Not less than 80%	6/10/2017	40	\$1,621.59	1.48	Not applicable (industrial building)
88	LDCS 8000/2014	24/6/2014	^	*	Not less than 80%	31/12/2015	18	\$750	1.42	*
89	LDCS 9000/2014	13/8/2014	^	*	Not less than 80%	19/5/2016	21	\$473	1.77	*
90	LDCS 10000/2014	19/8/2014	^	*	Not less than 80%	5/2/2016	17	\$197	2.17	*
91	LDCS 16000/2014	14/10/2014	^	*	Not less than 80%	17/10/2016	24	\$941	1.87	*
92	LDCS 17000/2014	16/10/2014	^	*	Not less than 80%	14/10/2016	23	\$267	1.29	*
93	LDCS 18000/2014	28/10/2014	^	*	Not less than 90%	8/5/2015	6	\$309	1.17	*
94	LDCS 22000/2014	28/11/2014	^	*	Not less than 90%	28/4/2017	29	\$1,698	1.56	*
95	LDCS 23000/2014	15/12/2014	^	*	Not less than 80%	26/7/2018	43	\$418	2.69	*
96	LDCS 24000/2014	15/12/2014	^	*	Not less than 80%	3/2/2017	25	\$106.4	2.21	*
97	LDCS 25000/2014	30/12/2014	^	*	Not less than 90%	11/3/2016	14	\$128.1	1.39	*

No.	Case no.	Date of Application	Particulars of the building(s) the subject of the compulsory sale application		Percentage of undivided shares of the lots concerned owned by the applicant at the time of application	Date of granting the order for sale	Processing time from submitting the application to granting the order for sale (months)	Analysis of sale proceeds		
			Total gross floor area	Total no. of units				Sale price by auction (\$ million)	Ratio of auction price/ existing use value ¹	Equivalent age of affordable replacement flat of same size in the same district (years)
98	LDCS 1000/2015	23/1/2015	^	*	Not less than 80%	1/11/2017	33	\$2,055	1.35	*
99	LDCS 3000/2015	27/4/2015	^	*	Not less than 80%	11/8/2017	27	Not applicable (The applicant acquired all remaining property interests before the three-month deadline for sale of the lot(s). No public auction was held by virtue of Section 5(2) of Cap. 545.)		
100	LDCS 6000/2015	4/8/2015	^	*	Not less than 80%	31/8/2017	24	\$1,049.25	2.38	*
101	LDCS 9000/2015	9/10/2015	^	*	Not less than 80%	4/8/2017	21	\$1,620	1.91	*
102	LDCS 14000/2015	16/11/2015	1 853 m ²	*	Not less than 90%	23/1/2017	14	\$413	1.67	*
103	LDCS 17000/2015	1/12/2015	^	*	Not less than 80%	31/7/2017	19	\$441	1.42	*
104	LDCS 1000/2016	29/2/2016	^	*	Not less than 80%	13/9/2017	18	\$1,401	1.82	*
105	LDCS 2000/2016	31/3/2016	^	116	Not less than 80%	1/8/2019	40	\$2,137	2.39	*
106	LDCS 4000/2016	17/8/2016	^	*	Not less than 90%	26/3/2018	19	\$386.4	1.64	*
107	LDCS 5000/2016	29/8/2016	^	*	Not less than 80%	13/6/2018	21	\$1,445	2.48	*
108	LDCS 6000/2016	12/9/2016	^	*	Not less than 80%	24/4/2018	19	\$485.0	1.55	*
109	LDCS 9000/2016	10/11/2016	^	89	Not less than 80%	14/3/2019	28	\$626	1.83	*
110	LDCS 11000/2016	20/12/2016	^	78	Not less than 80%	8/11/2019	34	\$1,145	2.11	*
111	LDCS 3000/2017	31/3/2017	^	*	Not less than 80%	6/12/2017	8	\$81.2	1.18	*
112	LDCS 4000/2017	5/6/2017	^	72	Not less than 80%	27/11/2020	41	\$2,045	2.34	*

No.	Case no.	Date of Application	Particulars of the building(s) the subject of the compulsory sale application		Percentage of undivided shares of the lots concerned owned by the applicant at the time of application	Date of granting the order for sale	Processing time from submitting the application to granting the order for sale (months)	Analysis of sale proceeds		
			Total gross floor area	Total no. of units				Sale price by auction (\$ million)	Ratio of auction price/ existing use value ¹	Equivalent age of affordable replacement flat of same size in the same district (years)
113	LDCS 8000/2017	8/8/2017	^	85	Not less than 80%	14/3/2019	19	\$496	1.50	*
114	LDCS 10000/2017	7/9/2017	^	112	Not less than 80%	22/10/2020	37	\$1,306.5	1.91	*
115	LDCS 13000/2017	11/12/2017	^	8	Not less than 80%	30/1/2019	13	\$2,075.6	2.89	Not applicable (industrial building)
116	LDCS 14000/2017	19/12/2017	^	35	Not less than 80%	4/6/2020	29	Not applicable (The lot was not sold in an auction and the order for sale was subsequently deemed to be of no effect.)		
117	LDCS 1000/2018	2/1/2018	^	112	Not less than 90%	23/10/2020	33	\$1,363	1.90	*
118	LDCS 2000/2018	2/1/2018	^	47	Not less than 80%	29/1/2021	36	\$482	1.49	*
119	LDCS 3000/2018	11/1/2018	^	17	Not less than 90%	4/3/2019	13	\$249.1	1.33	*
120	LDCS 4000/2018	11/1/2018	^	28	Not less than 80%	25/4/2019	15	\$451	1.74	*
121	LDCS 5000/2018	12/1/2018	^	90	Not less than 80%	25/3/2020	26	\$804	1.55	*
122	LDCS 6000/2018	2/2/2018	25 623 m ²	26	Not less than 80%	7/2/2022	48	Not applicable (The applicant acquired all remaining property interests before the three-month deadline for sale of the lot(s). No public auction was held by virtue of Section 5(2) of Cap. 545.) (industrial building)		
123	LDCS 7000/2018	2/2/2018	33 210 m ²	78	Not less than 80%	5/5/2023	63	Not applicable (The applicant acquired all remaining property interests before the three-month deadline for sale of the lot(s). No public auction was held by virtue of Section 5(2) of Cap. 545.) (industrial building)		
124	LDCS 8000/2018	22/2/2018	^	64	Not less than 80%	25/3/2020	25	\$700	1.39	*
125	LDCS 9000/2018	22/3/2018	^	126	Not less than 80%	5/8/2022	52	\$1,213.4	1.89	*

No.	Case no.	Date of Application	Particulars of the building(s) the subject of the compulsory sale application		Percentage of undivided shares of the lots concerned owned by the applicant at the time of application	Date of granting the order for sale	Processing time from submitting the application to granting the order for sale (months)	Analysis of sale proceeds		
			Total gross floor area	Total no. of units				Sale price by auction (\$ million)	Ratio of auction price/ existing use value ¹	Equivalent age of affordable replacement flat of same size in the same district (years)
126	LDCS 11000/2018	23/4/2018	20 281 m ²	55	Not less than 80%	22/4/2022	47	\$2,349	1.66	Not applicable (industrial building)
127	LDCS 14000/2018	28/6/2018	^	8	Not less than 80%	27/3/2020	20	Not applicable (The applicant acquired all remaining property interests before the three-month deadline for sale of the lot(s). No public auction was held by virtue of Section 5(2) of Cap. 545.)		
128	LDCS 15000/2018	18/7/2018	^	30	Not less than 80%	23/11/2021	40	\$705	1.51	*
129	LDCS 19000/2018	8/8/2018	^	18	Not less than 80%	11/9/2020	25	\$234	1.21	*
130	LDCS 20000/2018	11/9/2018	^	89	Not less than 90%	31/1/2022	40	\$925	2.13	*
131	LDCS 21000/2018	12/9/2018	4 331 m ²	18	Not less than 80%	27/12/2019	15	\$395	1.69	Not applicable (industrial building)
132	LDCS 23000/2018	24/9/2018	^	10	Not less than 80%	11/9/2020	23	Not applicable (The lot was not sold in an auction and the order for sale was subsequently deemed to be of no effect.)		
133	LDCS 24000/2018	27/9/2018	^	66	Not less than 80%	21/1/2022	39	\$1,732	1.09	*
134	LDCS 27000/2018	22/10/2018	^	142	Not less than 80%	24/8/2020	22	\$4,776	1.48	*
135	LDCS 28000/2018	31/10/2018	^	391	Not less than 80%	1/8/2023	57	\$6,310	2.36	*
136	LDCS 30000/2018	16/11/2018	^	18	Not less than 80%	9/6/2020	18	\$302	1.25	*
137	LDCS 31000/2018	29/11/2018	^	25	Not less than 80%	19/4/2021	28	\$300	1.48	*
138	LDCS 32000/2018	12/12/2018	^	41	Not less than 80%	30/10/2020	22	\$576.3	2.06	*
139	LDCS 39000/2018	18/12/2018	^	54	Not less than 80%	15/10/2020	21	\$326.8	1.07	*
140	LDCS 2000/2019	31/1/2019	^	42	Not less than 80%	25/3/2020	13	\$652.5	1.37	See Annex B

No.	Case no.	Date of Application	Particulars of the building(s) the subject of the compulsory sale application		Percentage of undivided shares of the lots concerned owned by the applicant at the time of application	Date of granting the order for sale	Processing time from submitting the application to granting the order for sale (months)	Analysis of sale proceeds		
			Total gross floor area	Total no. of units				Sale price by auction (\$ million)	Ratio of auction price/ existing use value ¹	Equivalent age of affordable replacement flat of same size in the same district (years)
141	LDCS 3000/2019	1/2/2019	^	20	Not less than 80%	26/11/2020	21	\$293.1	1.94	See Annex B
142	LDCS 5000/2019	14/3/2019	^	22	Not less than 80%	19/10/2022	43	\$260	1.75	See Annex B
143	LDCS 7000/2019	22/3/2019	^	32	Not less than 80%	16/6/2023	50	\$1,000	1.86	*
144	LDCS 8000/2019	22/3/2019	^	34	Not less than 80%	28/5/2020	14	\$332	1.21	See Annex B
145	LDCS 10000/2019	8/4/2019	^	24	Not less than 80%	26/7/2021	27	\$270	1.64	See Annex B
146	LDCS 11000/2019	15/4/2019	^	113	Not less than 80%	15/10/2021	30	\$962	1.36	See Annex B
147	LDCS 12000/2019	18/4/2019	^	66	Not less than 90%	30/11/2020	19	\$1,450	1.88	See Annex B
148	LDCS 13000/2019	18/4/2019	^	20	Not less than 90%	27/8/2020	16	\$452	1.34	See Annex B
149	LDCS 14000/2019	29/4/2019	^	44	Not less than 80%	6/12/2021	31	Not applicable (The lot was not sold in an auction and the order for sale was subsequently deemed to be of no effect.)		
150	LDCS 15000/2019	29/4/2019	^	105	Not less than 80%	1/2/2023	45	\$2,134	2.14	*
151	LDCS 16000/2019	23/5/2019	^	30	Not less than 80%	4/4/2023	46	\$465	1.87	*
152	LDCS 19000/2019	10/6/2019	^	16	Not less than 80%	28/5/2021	23	\$524	2.69	See Annex B
153	LDCS 20000/2019	27/6/2019	^	54	Not less than 80%	5/2/2021	19	\$2,505	1.85	*
154	LDCS 21000/2019	28/6/2019	^	94	Not less than 80%	9/7/2021	24	\$805	1.77	*
155	LDCS 25000/2019	7/8/2019	^	31	Not less than 90%	8/6/2021	22	\$195	1.06	See Annex B
156	LDCS 27000/2019	21/8/2019	^	34	Not less than 80%	31/5/2021	21	\$259	1.05	See Annex B
157	LDCS 28000/2019	28/8/2019	^	35	Not less than 80%	24/3/2021	18	\$774	1.43	See Annex B

No.	Case no.	Date of Application	Particulars of the building(s) the subject of the compulsory sale application		Percentage of undivided shares of the lots concerned owned by the applicant at the time of application	Date of granting the order for sale	Processing time from submitting the application to granting the order for sale (months)	Analysis of sale proceeds		
			Total gross floor area	Total no. of units				Sale price by auction (\$ million)	Ratio of auction price/ existing use value ¹	Equivalent age of affordable replacement flat of same size in the same district (years)
158	LDCS 29000/2019	6/9/2019	^	7	Not less than 90%	29/4/2021	19	\$800	1.70	Not applicable (industrial building)
159	LDCS 30000/2019	9/9/2019	^	18	Not less than 80%	2/11/2021	25	\$377	1.57	See Annex B
160	LDCS 32000/2019	18/10/2019	^	17	Not less than 80%	21/11/2022	37	\$300	1.28	*
161	LDCS 35000/2019	13/11/2019	^	104	Not less than 90%	21/4/2023	41	\$1,071	1.42	*
162	LDCS 1000/2020	17/3/2020	10 183 m ²	52	Not less than 90%	23/12/2022	33	\$1,108	1.69	Not applicable (industrial building)
163	LDCS 5000/2020	15/5/2020	^	66	Not less than 80%	20/9/2022	28	\$2,075	1.97	See Annex B
164	LDCS 6000/2020	18/5/2020	^	48	Not less than 80%	31/7/2023	14	\$697	1.64	*
165	LDCS 8000/2020	18/5/2020	^	18	Not less than 80%	17/8/2021	14	\$136	1.17	See Annex B
166	LDCS 9000/2020	18/5/2020	^	36	Not less than 80%	25/2/2021	9	\$276	1.69	See Annex B
167	LDCS 10000/2020	29/5/2020	1 118 m ²	21	Not less than 90%	10/3/2021	9	\$606	1.76	*
168	LDCS 17000/2020	9/7/2020	^	22	Not less than 80%	21/12/2021	17	\$368	1.99	See Annex B
169	LDCS 18000/2020	9/7/2020	^	18	Not less than 80%	21/12/2021	17	\$380	2.32	See Annex B
170	LDCS 19000/2020	13/7/2020	^	44	Not less than 80%	14/3/2023	32	\$966	1.52	*
171	LDCS 21000/2020	5/8/2020	^	75	Not less than 80%	17/11/2023	39	\$1,728	#	*
172	LDCS 22000/2020	18/8/2020	^	12	Not less than 90%	26/1/2021	5	\$190	1.41	See Annex B
173	LDCS 23000/2020	4/9/2020	^	20	Not less than 80%	8/5/2023	32	Not applicable (The applicant acquired all remaining property interests before the three-month deadline for sale of the lot(s). No public auction was held by virtue of Section 5(2) of Cap. 545.)		
174	LDCS 24000/2020	17/9/2020	^	21	Not less than 90%	28/10/2021	13	\$522.1	1.52	See Annex B

No.	Case no.	Date of Application	Particulars of the building(s) the subject of the compulsory sale application		Percentage of undivided shares of the lots concerned owned by the applicant at the time of application	Date of granting the order for sale	Processing time from submitting the application to granting the order for sale (months)	Analysis of sale proceeds		
			Total gross floor area	Total no. of units				Sale price by auction (\$ million)	Ratio of auction price/ existing use value ¹	Equivalent age of affordable replacement flat of same size in the same district (years)
175	LDCS 25000/2020	23/9/2020	2 456 m ²	45	Not less than 80%	13/9/2022	23	\$525	1.41	See Annex B
176	LDCS 26000/2020	23/9/2020	1 159 m ²	15	Not less than 80%	19/7/2022	21	\$210	1.61	*
177	LDCS 27000/2020	24/9/2020	^	45	Not less than 90%	14/12/2021	14	\$1,009	1.57	See Annex B
178	LDCS 28000/2020	24/9/2020	1 802 m ²	34	Not less than 80%	4/4/2022	18	\$529	1.53	See Annex B
179	LDCS 29000/2020	28/9/2020	^	11	Not less than 90%	11/7/2022	21	\$110.62	2.27	*
180	LDCS 32000/2020	20/10/2020	^	24	Not less than 80%	3/11/2021	12	\$327	1.88	See Annex B
181	LDCS 33000/2020	5/11/2020	1 605 m ²	36	Not less than 90%	5/1/2022	14	\$257	1.45	*
182	LDCS 4000/2021	31/3/2021	1 468 m ²	25	Not less than 80%	7/9/2023	29	\$254	1.30	*
183	LDCS 5000/2021	12/4/2021	^	24	Not less than 80%	6/9/2022	16	\$120	1.22	See Annex B
184	LDCS 9000/2021	25/8/2021	^	32	Not less than 90%	3/11/2023	26	\$355	1.16	*
185	LDCS 10000/2021	31/8/2021	2 876 m ²	60	Not less than 90%	27/3/2023	18	\$452.5	1.53	*
186	LDCS 12000/2021	9/9/2021	^	21	Not less than 90%	8/12/2023	26	\$249.8	#	*
187	LDCS 14000/2021	30/11/2021	^	6	Not less than 90%	12/8/2022	8	\$404.25	2.37	See Annex B
188	LDCS 1000/2022	11/2/2022	688 m ²	17	Not less than 90%	7/12/2022	9	\$106	1.11	*
189	LDCS 3000/2022	15/2/2022	^	18	Not less than 80%	19/9/2023	19	\$137.122	1.10	*
190	LDCS 5000/2022	26/4/2022	968 m ²	34	Not less than 80%	3/11/2022	6	\$141.5	1.26	*
191	LDCS 6000/2022	6/5/2022	^	6	Not less than 80%	12/9/2023	16	\$136.2	2.36	*
192	LDCS 12000/2022	28/6/2022	^	12	Not less than 90%	28/2/2023	8	\$157	1.11	*

m² = square metre

Legend

- @ Existing use value is not known because no written judgment nor application document are available for this case.
- ^ No information on plot ratio/gross floor area is available in the approved building plans as the buildings were designed based on “volume calculation” or “building height requirement” as appropriate.
- * Due to limited resources and tight timeframe, we are only able to retrieve information on gross floor area and total number of units from the building plans of compulsory sale cases with order for sale granted in the last five years (from 1 January 2019 to 31 December 2023) (i.e. cases nos. 105, 109, 110, 112 – 192). As for remaining compulsory sale cases, we could only provide information on the gross floor area (if available) which we have gathered in previous exercises.
- ** As written judgement is not available, there is no information on the existing use value as adjusted by the Lands Tribunal.
- # Auction has not yet been held as at 31 December 2023.

**26 compulsory sale cases² where applications were made since 2019
and orders for sale were granted by the end of 2022**

(involving a total of 74 minority owners)

Age of the properties of same size and in the same district that can be purchased by minority owners with sale proceeds from compulsory sale³	No. of minority owners involved (cumulative)	Proportion (cumulative)
Building age < 10 years	18	24%
Building age < 20 years	40	54%
Building age < 30 years	45	61%
Building age < 40 years	50	68%
Building age < 50 years	63	86%
Building age ≥ 50 years	74	100%
Total	74	100%

- End -

² There are total 38 compulsory sale cases where applications were made after 2019 and order for sale granted by the Lands Tribunal before the end of 2022. By deducting two cases involving industrial buildings, one case with no successful bidder in auction and nine cases with no information on flat size from the judgment, a total of 26 compulsory sale cases for the relevant period were analysed.

³ Based on a rough comparison between “the sale proceeds (per square metre) apportioned to the reference domestic unit in the compulsory sale application” and “the average transaction price (per square metre) of domestic units with sizes ranging from 40 m² to 99.9 m² in the year of auction of the relevant lot(s) in the relevant district”.

CONTROLLING OFFICER'S REPLY

DEVB(PL)046

(Question Serial No. 1126)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Urban Renewal Fund (URF) was established with funds from the Urban Renewal Authority (URA). One of the objectives of the URF is to support the operation of the Social Service Teams (SSTs) to provide assistance for residents affected by urban redevelopment projects implemented by the URA. The SSTs are tasked to reach out to households and shop operators affected by redevelopment projects, to know about their needs and to provide them with information about the compensation policy and rehousing arrangements, as well as providing emotional support services.

1. Please list out the current service areas/projects of the SSTs in detail.
2. Over the past three years, has the URF looked into the SSTs' performance from the users' perspective, and has it made any recommendations on how to strengthen the management and planning of service provision? If so, what are the details; if not, what are the reasons?

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

Reply:

1. The Urban Renewal Fund (URF) was established with funds from the Urban Renewal Authority (URA). The Urban Renewal Social Service Teams (SSTs), appointed by the URF through open tender, are currently operated by three social welfare organisations. They provide assistance to residents affected by the urban redevelopment projects implemented by the URA with current service areas/projects as follows:

Organisation	District	Project
The Salvation Army	Yau Tsim Mong	Shantung Street / Thistle Street
	Sham Shui Po	Kim Shin Lane / Fuk Wa Street
		Cheung Wah Street / Cheung Sha Wan Road
	Kowloon City	To Kwa Wan Road / Wing Kwong Street
Hong Kong Lutheran Social Service	Kowloon City	Kau Pui Lung Road / Chi Kiang Street
		Ming Lun Street / Ma Tau Kok Road
		To Kwa Wan Road / Ma Tau Kok Road
St. James' Settlement	Kowloon City	Nga Tsin Wai Road / Carpenter Road
	Central & Western District	Queen's Road West / Kwai Heung Street

2. The URF monitors the performance of the SSTs and assesses the effectiveness of the services from the user's perspective through the following:
- (a) The SSTs are required to submit quarterly service reports and annual service evaluation reports, which include the evaluations completed by service recipients and data analysis of questionnaires completed by participants in various activities, to the URF. To enhance transparency, members of the public may also submit their opinions on the service and performance of SSTs to the URF via channels listed out on its website, which will be followed up by the URF Secretariat;
 - (b) The Committee on Urban Renewal SSTs, which consists of members from the URF Board who are veteran professionals from the social welfare sectors, monitors the performance of the SSTs with assistance from the URF Secretariat. The Committee regularly holds meetings with the URF Secretariat, the URA, and the management of the responsible social welfare organisations to discuss how to strengthen and continuously update the service management of the SSTs. This ensures that services provided by SSTs can keep up with the times and benefit the community;
 - (c) In 2021, the URF commissioned the City University of Hong Kong to conduct a study on "The Outcome and Social Impacts of the URF" (the Study). The Study involved questionnaire surveys and focus group interviews with residents and shop operators who had received services from the SSTs between 2019 and 2021, and revealed that service users had high levels of participation, satisfaction and understanding of the redevelopment issues (see Note below). Moreover, the Study found that over 80% of service users felt that the SSTs had a high or very high impact on helping residents cope with psychological stress; enhancing civic participation; and increasing social capital. The recommendations from the Study were taken on board in the latest SST tender exercise in 2022 and incorporated in the awarded service contracts as appropriate; and

- (d) following the recommendations from the Study, the URF regularly engages independent social policy research institutes to conduct the “Service Users’ Feedback Survey for Urban Renewal SSTs”. The latest survey was conducted in 2023. The preliminary results show that the majority of service users expressed satisfaction or high satisfaction with the services provided by the SSTs.

Note: 84.7% of respondents very often or always participated in or received SSTs’ services; 96.2% of respondents more satisfied or very satisfied with SSTs’ services; and 73.3% of respondents had a high or very high level of understanding of at least one issue related to the redevelopment process.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)047

(Question Serial No. 2969)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the Matters Requiring Special Attention in 2024-25 under Programme (2), the Bureau has mentioned that the Planning and Lands Branch will continue to oversee the detailed technical assessments and environmental impact assessment (EIA) for the developments at Tseung Kwan O (TKO) Area 137 and Area 132, with a view to commencing statutory town planning process in 2024. In this connection, will the Government advise this Committee:

1. of the current progress of the above detailed technical assessments and EIA;
2. whether the assessments are undertaken by consultant companies; if yes, of the consultant fees involved;
3. of (a) the manpower and (b) the expenditure on salaries reserved by the Bureau for overseeing the assessments/EIA;
4. as it is stated in paragraph 230 of the Budget Speech that as for “some works projects that are currently at the preliminary planning or conceptual stage, the implementation schedule will be adjusted in light of their importance, etc.”, whether the developments at TKO Area 137 and Area 132 will be affected as a result; if yes, of the anticipated duration of delay in completion for the first batch of the developments at the areas as compared with the original schedule?

Asked by: Hon LEUNG Tsz-wing, Dennis (LegCo internal reference no.: 13)

Reply:

1. & 2.

Tseung Kwan O (TKO) Area 137, located to the south of TKO InnoPark, is a sizable piece of formed land which could be put to uses beneficial to the community. After

consulting the Legislative Council (LegCo) Panel on Development and Sai Kung District Council (SKDC), and collecting views from the local community on the development proposal formulated for TKO Area 137 and the land to be created off TKO Area 132 in 2023, the project team has commenced the investigation phase of the proposed development, including the corresponding detailed technical assessments and environmental impact assessment (EIA). As we informed the LegCo Panel and SKDC in early 2023, first population intake involving about 12 600 units (out of a total of about 50 000 units) will be in 2030.

The land development projects at TKO Area 137 and the area off Area 132 are designated projects under the Environmental Impact Assessment Ordinance (Cap. 499). To address the community's concerns over the proposed public facilities at the area off TKO Area 132 as mentioned above, the project team is conducting EIA to assess the potential environmental impacts to be brought about by the developments, and formulate appropriate mitigation measures for the projects. Our target is to complete the EIA report in the second half of 2024. At the same time, the project team is conducting detailed technical assessments, during which we will consider the ideas floated by the local community and examine whether the reclamation area off TKO Area 132 to accommodate public facilities serving the TKO and nearby communities could be minimised through slope-cutting and/or relocating some of the facilities into cavern. We will revert to SKDC with the latest development proposals before commencement of statutory procedures on rezoning and reclamation.

The aforesaid assessments, which form part of the consultancy studies on TKO Area 137 and the area off TKO Area 132, will serve as the basis for the subsequent statutory procedures. The approved project estimates of the said studies are about \$49.89 million and \$48.78 million respectively.

Since detailed technical assessments and EIA are but part of the studies undertaken by the consultant involved, we do not have separate breakdown on the consultancy fee solely for these two specific areas of work.

3. The Development Bureau oversees the development at TKO Area 137 and the land to be created off Area 132 as part of its overall duties, and therefore we are unable to provide separate breakdown of the manpower and salary provisions earmarked solely for this area of work.
4. The detailed technical assessments and the EIA are progressing as scheduled. As mentioned above, it is our target to complete the EIA report in the second half of 2024. Subject to capital works resources to be sought in accordance with established procedures, our aim remains commencing related works in 2025, with a view to enabling first population intake in TKO Area 137 in 2030.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)048

(Question Serial No. 0011)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

At present, the Government is making consultation with the industry and formulating detailed implementation measures for the roadmap on the use of Building Information Modelling (BIM) by the industry and departments in preparing, processing and approving building plans. In this connection, will the Government advise this Committee:

1. what assistance will be offered to small and medium construction companies and individual architects to cope with the initial investment required for the introduction of BIM, including the costs of software, hardware and training;
2. given that not all practitioners in the construction industry are familiar with the BIM technology, how the Government will promote education and training in order to enhance the technological application standards of the entire industry;
3. whether assessments have been made regarding the combined benefits of BIM in enhancing the efficiency of construction projects, reducing errors and costs, as well as enhancing the quality of construction; if yes, of the details;
4. whether the Government will provide incentives, such as tax concessions and subsidies, to encourage more enterprises to adopt the BIM technology;
5. how the Government will ensure the security and privacy protection of project data in the process of using BIM;
6. given that the BIM technology involves collaboration of numerous departments and profession fields, whether the departments concerned will simplify the system during the transitional period, such as adopting a "standardised basic procedure for plan submissions", and how the Government will facilitate communication and co-operation among different departments so as to take full advantage of BIM?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 7)

Reply:

The Government promulgated in December 2023 for consultation with stakeholders on the tentative Roadmap on Adoption of Building Information Modelling (BIM) for Building Plan Preparation and Submission (Roadmap), outlining key measures proposed for the adoption of BIM by the private sector through a step-by-step approach, with the ultimate goal of achieving full adoption of BIM in preparing and approving all building plans submitted under the Buildings Ordinance (BO). The replies to specific questions raised are set out below.

1. - 2. & 4.

The Government's efforts in promoting the use of BIM dated back to 2013, where public works projects were selected for trial with a view to obtaining more information and gathering experience on the BIM performance. Over the years, various policies and measures have been rolled out to support the use of BIM in development projects. Starting from 2018, we have required the use of BIM in public works projects of \$30 million or above. The Buildings Department (BD) promulgated practice notes and guidelines on the use of BIM in 2019 and since then, BD has been working closely with the industry on the use of BIM in preparing and processing building plans for approval. Following the promulgation of the tentative Roadmap in 2023, we have actively engaged over 500 industry representatives and received general support for the proposals in the Roadmap.

We are aware that not all industry players are technically or financially adept at adopting BIM within a short period of time, and therefore we will move towards full adoption of BIM in practical steps to allow for gradual transformation. We will encourage building professionals to acquire the skills in using BIM and progressively transform from their existing practice of creating and documenting building designs with traditional two-dimensional approach to using BIM, so as to cultivate a BIM culture. Measures will include stepping up efforts to promote the benefits of BIM, holding workshops to assist the industry to transform into BIM practice, etc.

Various support measures from the Construction Industry Council (CIC) on technology training and funding are also available. The Construction Innovation and Technology Fund (CITF), administered by the CIC on behalf of the Government, is launched since 2018 to provide subsidy on BIM as one of the subsidy categories. Since September 2023, the subsidy ceiling for BIM has been raised from \$1.5 million to \$6 million (excluding Smart Site Safety System products) for each applicant. The applicant could apply for subsidy for BIM training and BIM adoption (including purchasing BIM software and hardware) under the BIM subsidy category. CIC has co-ordinated with course providers to provide sufficient training places in BIM manager, BIM co-ordinator, BIM modeler. CIC also carries out BIM promotion activities through visits, seminars, webinars, newsletter, to promote BIM adoption and CITF application. As of end February 2024, CITF has approved about \$153 million fund grant on BIM adoption and training, subsidising about 600 construction companies to adopt BIM in their projects and provide 11 000 BIM training places.

BD is developing various automated checking tools to assist the use of BIM in preparing and processing building plans, and will release the tools for public use when ready. For example, an area checking tool was launched in end March 2024 for automated calculation and checking of floor area information in general building plans, saving ample time and manpower in verifying numerical accuracy. We believe the gradual

release of these tools would greatly encourage and motivate the use of BIM. Depending on the feedback of the industry and the development of BIM technology, we will also explore other forms of incentives.

The Government will continue to work closely with CIC, relevant stakeholders and government departments to enhance promotional efforts and the support on the use of BIM.

3. Based on research, overseas and local experience, the BIM technology has many benefits throughout the whole project life cycle, from investigation, feasibility, planning, design and construction stages. Through BIM technology, the construction industry can carry out design and simulate construction work in a three-dimensional virtual environment, reducing changes and risks during actual construction. This helps improve productivity and quality, as well as reduce project costs and accident rates. Moreover, the BIM technology has vast potential to be integrated with other advance construction technologies for optimising operation and maintenance, thereby facilitating effective facilities management and asset management. The BIM models also contain rich information of built assets which can contribute to smart city planning through integration of BIM and Geographic Information System.

With a view to formulating BIM policy more suitable for the local context, BD will commission a consultancy study within the first half of 2024 to study in-depth the implementation of BIM in different jurisdictions, and consider how best to implement BIM in Hong Kong taking into account local situation, statutory requirements and stakeholders' views collated on the tentative Roadmap released in December 2023. More in-depth analysis of the benefits of BIM in local context would be available upon completion of the consultancy.

5. Electronic Submission Hub (ESH) is being implemented in stages and BD will continue to refine the system functionality to prepare for accepting BIM models and BIM-generated plans. ESH adopts cryptography technology and a two-factor authentication system to ensure secure login and protect sensitive data. It integrates with iAM Smart and adheres strictly to government policies and guidelines on information technology (IT) security as well as the Personal Data (Privacy) Ordinance, Chapter 486. All personal data are stored in encrypted form in the government cloud infrastructure services. Security risk assessment and audit have been conducted by independent consultant regularly for ESH and the system is fully in line with the security requirements of the Office of the Government Chief Information Officer's IT Security Policy and Guidelines and BD's IT security policy.
6. Currently, building plans submitted to BD will be referred to the relevant government departments for collating their comments through the Centralised Processing System (CPS). With the launching of the abovementioned ESH, CPS participants will be able to share views and comment on plans and documents electronically, facilitating early reconciliation of conflicting comments which may arise, thereby further improving co-ordination among plan processing bureaux and departments (B/Ds). To ensure coherent data processing, we will encourage applicants to develop and adopt a single BIM model throughout the whole plan submission process.

The Government will also co-ordinate between different B/Ds to draw up policies and measures to align across different disciplines as far as possible. As a start, the Lands Department (LandsD) and BD have devised common methodologies for floor area calculations with respect to the requirements in the BO as well as relevant lease conditions for general building plan submissions in BIM format, which includes common standards and specifications to be adopted by building professionals so that LandsD and BD can compute, define and verify area information in the same file.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)049

(Question Serial No. 0211)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in the Matters Requiring Special Attention in 2024–25 that the Government will continue to co-ordinate, champion and drive the overall development of the Northern Metropolis. In this connection, will the Government advise this Committee:

1. whether it will seek support from the Central Government for setting up a “state laboratory” of the highest level in the Northern Metropolis and attracting more national key laboratories to establish their presence in the area, so as to form a mega research base and raise the level of technological co-operation between Hong Kong and Shenzhen; if so, of the details; if not, the reasons for that;
2. whether it will explore the establishment of a “key base for artificial intelligence research in the Greater Bay Area (GBA)”, focusing on the development of the medical research chain and artificial intelligence industry in the GBA; if so, of the details; if not, the reasons for that; and
3. whether it will explore the designation of certain land parcels in the Northern Metropolis to construct a “GBA youth start-up development park”, for the purpose of helping young people start their own business in the park?

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

Reply:

In consultation with the Innovation, Technology and Industry Bureau, the Health Bureau and the Home and Youth Affairs Bureau, we set out the reply as follows:

1. The Government has all along been committed to nurturing scientific research institutions, promoting the development of scientific research and innovation, as well as encouraging Mainland and overseas scientific research institutions to set foot in Hong Kong. At present, there are 16 State Key Laboratories in Hong Kong. The Government is striving for establishing scientific research platform of national level, such as a state laboratory, in Hong Kong with a view to helping Hong Kong research personnel to further undertake major national research and development tasks, thereby enabling Hong Kong's better integration into the overall development of the country and promoting scientific research exchanges between Mainland and Hong Kong. The innovation and technology land in San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) at the Loop) could be a suitable site for establishing such a scientific research platform of national level to support the goal of building a world-class industry-education-research platform.
2. The planning of the first phase of the HSITP has been completed, with a total floor area of up to one million square metres. Clusters with different industry themes (including life and health technology area, artificial intelligence area, advanced manufacturing area, and industries, academia and research), a talent accommodation area and the commercial and ancillary facilities, etc., are planned. The first three buildings of the HSITP will be completed in phases from end-2024 onwards. Separately, as part of the initiatives to promote Hong Kong as a health and medical innovation hub and attract talents and enterprises on health and medical research from around the world, the Government plans to establish the "Greater Bay Area International Clinical Trial Institute" (GBAICTI) in the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone within 2024. The GBAICTI aims to promote co-ordinated development and further enhance the capacity of clinical trials in Hong Kong, foster co-operation with the clinical trial networks in the Mainland, in particular the Greater Bay Area (GBA), and serve as the platform for launching clinical trials that meet both national and international standards.
3. On promoting youth innovation and entrepreneurship, as stated in the Northern Metropolis Action Agenda, the Government plans to set up an innovation and entrepreneurial base for youths in the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) with facilities such as entrepreneurship support centre, co-working space, office space and event hall, with a view to attracting young entrepreneurs to gather and form a cluster of youth start-ups, as well as facilitating collaboration with other innovation and entrepreneurial bases in the GBA. Separately, the Lau Fau Shan (LFS) area, which is an extension of the HSK/HT NDA, will be positioned as a digital technology hub. It will capitalise on advanced technology to promote integration of new and traditional economies, in areas such as Fintech, smart living and digital entertainment. It will also serve as an incubation base for technology talents and start-ups. Location wise, LFS is well placed to provide an ideal ground to strengthen collaboration between Hong Kong's digital community and Qianhai.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)050

(Question Serial No. 0421)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2024-2025, the Government states that it will “continue to introduce necessary measures to simplify development-related administrative procedures, so as to minimise repetitive handling among departments and enhance the transparency and certainty in the approval process”. In this connection, will the Government inform this Committee of:

- (a) the timetable of introducing these necessary measures; and
- (b) the manpower and resources allocated for 2024-25 to execute this task?

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

Reply:

- (a) Following the amendments to various development-related statutory procedures which took effect in September 2023, the Government has spared no efforts to introduce necessary measures to simplify administrative procedures. To this end, the Government has rolled out a series of measures, including those relating to the approval requirements for general building plan, the felling and compensatory planting of trees, the Gross Floor Area concession arrangement for aboveground carparks and streamlining title-checking process for disbursement of land resumption compensation and land exchange, etc.

Going forward, the Government will continue to introduce necessary measures to simplify administrative measures, so as to minimise repetitive handling among departments and enhance the transparency and certainty in the approval process. We will continue to identify areas for improvement and in the process suitably engage stakeholders. Moreover, we plan to promulgate a circular in 2024 to encourage bureaux and departments to adopt a “facilitator” mindset when handling development-related work, say, by way of examining wider adoption of self-certification and giving more

definitive feedback and explanation to project proponents at the project inception stage.

We plan to brief the Panel on Development later in 2024 on the relevant measures.

- (b) The work of exploring and introducing necessary measures to simplify development-related administrative procedures constitutes part of the overall duties of the Development Bureau. Hence, we are unable to provide a breakdown of manpower and resources dedicated solely to the work in this area.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)051

(Question Serial No. 0422)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2024-2025, the Government states that it will continue to oversee and take forward the development of the Common Spatial Data Infrastructure (CSDI) Portal. According to the breakdown set out in Subhead 700, there is an increase of non-recurrent commitment for the development of CSDI Portal by \$160 million, i.e. from \$150 million to \$310 million. In this connection, will the Government inform this Committee of:

- (a) the number of datasets currently provided by each government department to the Portal;
- (b) the number of datasets downloaded from the Portal by members of the public since December 2022;
- (c) the initiatives to promote the use of the Portal in 2023 and 2024;
- (d) the justification for the increase of commitment by \$160 million; and
- (e) the estimated expenditure on the development of the Portal for 2024-25?

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

Reply:

(a) and (b)

The Common Spatial Data Infrastructure (CSDI) portal, launched for public use in December 2022, is a one-stop platform with a map-based digital infrastructure for opening up and sharing spatial data. Apart from allowing users to search, view and download various kinds of spatial data, the portal also opens up a wide range of possibilities for application development which can bring convenience to daily life, facilitate improvements to public services, and support the development of digital economy.

In 2023, there were over 298 000 direct downloads of datasets centrally resided in the CSDI portal; and over 7.8 billion of Application Programme Interface (API) service calls supported by the portal for applications of different kinds. The above number has yet to capture those API service calls directed to individual applications which deliver service with datasets downloaded from the CSDI portal.

As of end-February 2024, there were over 840 datasets from more than 50 government departments made available free of charge through the CSDI portal, covering different aspects such as planning, lands, buildings, works, population, transport, etc.

- (c) Capacity building and promotion are key building blocks underpinning the implementation of CSDI. To reach out to a wider segment of the public in promoting CSDI, the Development Bureau (DEVB) has been, from time to time, running roving exhibitions and conducting competitions to promote good use of spatial data in problem solving or development of applications with practical value. Such efforts will continue in 2024-25. The CSDI Awards 2024, for example, is being organised from March to July 2024, and a new round of roving exhibitions will be conducted in mid-2024. DEVB will also continue to promote CSDI through the operation of Geospatial Lab, which has, since mid-2021, organised more than 360 activities such as talks, workshops and group visits to nurture a geospatial community and to encourage the young generation to explore ideas of harnessing the potential of spatial data.
- (d) To enable the ongoing development and enhancement of CSDI, an increase in non-recurrent commitment for the development of CSDI portal by \$160 million (i.e. from \$150 million to \$310 million) is sought in the context of the 2024 Appropriation Bill to meet the expenditure for the operation and development of the CSDI in the next five years (i.e. from 2024-25 to 2028-29). With the funding provision available, we would take forward new enhancement/applications and promote the development of CSDI in four major directions, covering (i) explore more sources of spatial data from organisations outside the government, such as spatial data from Building Information Modelling (BIM), real-time data from Internet of Things (IoT), etc.; (ii) build up a spatial data ecosystem by establishing close connections with stakeholders in the innovation and technology field such as Cyberport and Hong Kong Science and Technology Parks in promoting more innovative use of spatial data and technology; (iii) promote innovative applications to fit individual business needs with spatial data provided by CSDI as a backbone and take forward “Digital Twin” throughout project development cycle from planning to city management; and (iv) ensure cyber security in expanding the capacity of the CSDI portal to cope with growing demands and meet the latest technological requirements.
- (e) The estimated cash flow requirement for the operation and development of CSDI for 2024-25 is about \$31.6 million covering procurement of implementation and enhancement services for CSDI development, cloud services (software and infrastructure) and implementation services for data contributors; as well as promotion, training and engagement.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)052

(Question Serial No. 2669)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the Matters Requiring Special Attention in 2024-25 under Programme (2), the Bureau has mentioned that the Planning and Lands Branch will continue to introduce necessary measures to simplify development-related administrative procedures, so as to minimise repetitive handling among departments and enhance the transparency and certainty in the approval process. In this connection, will the Government advise this Committee:

1. of the actual meaning of “repetitive handling among departments”;
2. given that the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 came into effect on 1 September 2023, whether the Bureau has conducted any review on the room for further streamlining of procedures;
3. in relation to the Bureau’s dealing with the issue in 2023, of (a) the number of meetings held with other bureaux/departments, (b) the expenditure involved, and (c) the specific direction for or actual outcome of the review, if any;
4. in relation to the Bureau’s provision of support in dealing with the issue, of (i) the manpower and (ii) the expenditure on salaries involved in respect of (a) 2023-24 and (b) the estimation for 2024-25;
5. whether the Bureau has set any key performance indicators on the work of simplifying development-related administrative procedures in 2024; if yes, of the details; if not, the reasons for that?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 13)

Reply:

1. It is not uncommon during the development process that project proponents might have to seek approvals under different regimes including planning, lands administration and buildings works. The Development Bureau (DEVB) has spared no efforts in exploring with the different departments the room for streamlining these procedures to minimise repetitive handling. With such concerted efforts, streamlined procedures are rolled out when ready. For example, pursuant to the streamlined arrangements under the joint practice note promulgated by the Buildings Department (BD), the Lands Department (LandsD), and the Planning Department (PlanD) in October 2021, where a maximum plot ratio (PR)/gross floor area (GFA) restriction is stipulated in new or amended statutory plans, the restriction so stipulated under the planning regime became the sole reference under usual circumstances in terms of PR/GFA control when departments vet the General Building Plans (GBPs) of the concerned new development proposals. Furthermore, BD became the sole agent responsible for verifying the GFA computation for the purposes of processing GBPs. Prior to such streamlined arrangements, BD, LandsD, and PlanD would each conduct compliance checking of GBP submissions based on the restrictions stipulated under the Building (Planning) Regulations (Cap. 123F), the relevant lease, and statutory plan respectively and in accordance with the definitions and interpretations adopted by each of the three departments.
2. DEVB is committed to streamlining the development-related procedures. Since the passage of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 which took effect in September 2023, DEVB has introduced two other bills, namely the Extension of Government Leases Bill and the Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023, with a view to enabling the efficient handling of lease extension and expediting redevelopment of old and dilapidated buildings by private sector respectively.

Aside from streamlining involving legislative amendments, the Government has also spared no efforts to introduce necessary measures to simplify administrative procedures. To this end, the Government has rolled out a series of measures, including those relating to the approval requirements for general building plan, the felling and compensatory planting of trees, the GFA concession arrangement for aboveground carparks and streamlining title-checking process for disbursement of land resumption compensation and land exchange, etc.

Going forward, the Government will continue to introduce necessary measures to simplify administrative measures, so as to minimise repetitive handling among departments and enhance the transparency and certainty in the approval process. We will continue to identify areas for improvement and in the process suitably engage stakeholders. Moreover, we plan to promulgate a circular in 2024 to encourage bureaux and departments to adopt a “facilitator” mindset when handling development-related work, say, by way of examining wider adoption of self-certification and giving more definitive feedback and explanation to project proponents at the project inception stage.

3. The formulation of proposals to streamline administrative procedures involves various departments. Apart from day-to-day exchange and working meetings between DEVB and the relevant departments, the Steering Group on Streamlining Development Control held two meetings in 2023-24 to examine and consider the relevant proposals.

4. The work of exploring and introducing necessary measures to simplify development-related administrative procedures constitutes part of the overall duties of DEVB. Hence, we are unable to provide a breakdown of manpower and resources dedicated solely to the work in this area.
5. We will continue to identify areas for improvement and in the process suitably engage stakeholders. We plan to brief the Panel on Development later in 2024.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)053

(Question Serial No. 2670)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under Programme (2), the Bureau has mentioned that the Planning and Lands Branch continued to provide secretariat support to the Steering Committee on Land and Housing Supply chaired by the Financial Secretary to expedite land and housing supply on all fronts in 2023. In this connection, will the Government advise this Committee:

1. of (a) the locations, (b) the areas, (c) the original uses and (d) the proposed uses in respect of the land sites identified by the Steering Committee on Land and Housing Supply in 2023;
2. of (i) the dedicated manpower and (ii) the expenditure on salaries for the provision of support to the Steering Committee on Land and Housing Supply in respect of (a) 2023-24 and (b) the estimation for 2024-25;
3. whether the Steering Committee on Land and Housing Supply has set any key performance indicators on the work in 2024; if yes, of the details; if not, the reasons for that?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 14)

Reply:

The Steering Committee on Land and Housing Supply (Steering Committee) chaired by the Financial Secretary is dedicated to expediting land and housing supply on all fronts in a bid to streamline procedures, and enhance the co-ordination of inter-departmental work. The Steering Committee has since its establishment pressed ahead with work relating to land supply and housing on multiple fronts along the directions of enhancing quantity, speed, efficiency and quality.

In 2023-24, as part of the multi-pronged approach to enhance quantity in land creation, the Steering Committee has provided steer to different land supply initiatives including mega projects such as Kau Yi Chau Reclamation, projects under the Land Sharing Pilot Scheme, and other land creation measures through rezoning of existing land, etc. In addition, to support Hong Kong's long-term developments, the Steering Committee has examined and discussed major transport infrastructure projects under the "infrastructure-led" and "capacity-creating" planning principles, before such projects were released in the Hong Kong Major Transport Infrastructure Development Blueprint promulgated in December 2023. As part of the continuous streamlining efforts, the Steering Committee discussed the legislative proposal of extending general residential, commercial and industrial land leases through legislation.

To facilitate monitoring of the progress in land creation, the Steering Committee formulated and published for the first time in 2022 a forecast of ten-year supply of developable land (i.e. spade-ready sites). The forecast was updated in 2023. All along, the Steering Committee has been closely monitoring the progress made by various projects in land creation. The Steering Committee will continue to monitor the progress in land creation and update the said forecast annually so as to ensure timely delivery of land for development.

The Development Bureau provides secretariat support to the Steering Committee as part of its overall duties. We are therefore unable to provide a breakdown of the resources incurred solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)054

(Question Serial No. 2672)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is stated in the Chief Executive's 2023 Policy Address that the Government is taking forward six pilot projects under the "single site, multiple use" (SSMU) model. For instance, the Joint-user Complex project at Anderson Road Quarry is scheduled for completion in 2027. The Bureau has mentioned in the Matters Requiring Special Attention in 2024-25 under Programme (2) that the Planning and Lands Branch will continue to work with relevant bureaux and departments to take forward the six pilot projects under the SSMU model and adhere to the development concept of SSMU in providing sports, recreational, cultural and social welfare facilities for the community. In this connection, will the Government advise this Committee of:

1. the locations of the remaining five pilot projects under the SSMU model;
2. the estimated (a) facilities to be available, (b) gross floor areas, (c) commencement dates and (d) construction costs of the six pilot projects under the SSMU model;
3. (a) the manpower and (b) the expenditure on salaries to be earmarked by the Bureau to support the pilot projects under the SSMU model in 2024-25?

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

Reply:

1. & 2.

The latest progress of the six pilot projects under the "single site, multiple use" (SSMU) model is tabulated as follows:

Project (Site Area)	Latest Progress
<p>Joint-user complex at the former Anderson Road Quarry</p> <p>(About 8 300 square metres (m²))</p>	<p>The proposed joint-user complex (JUC) consists of two building blocks, which will provide a multi-purpose sports centre, a public library, a community hall, a range of welfare facilities (including elderly, family, child and rehabilitation services), as well as underground public parking facilities. The total construction floor area (CFA) of the JUC is about 36 500 m². Funding approval of \$2,025 million (in money-of-the-day prices) was obtained from the Finance Committee (FC) of Legislative Council (LegCo) in July 2022. Works have commenced for the project. The JUC is scheduled for completion in 2027.</p>
<p>Joint-user complex at Tseung Kwan O town centre</p> <p>(About 6 000 m²)</p>	<p>The proposed JUC will provide facilities including a public market, a district health centre, a blood donation centre, a child assessment centre, a maternal and child health centre, a dermatological clinic, a range of welfare facilities (including services for the elderly and mentally handicapped persons) and a public vehicle park. The total CFA of the JUC is about 53 542 m².</p> <p>The funding proposal submitted by the Environment and Ecology Bureau was endorsed by the Public Works Subcommittee of LegCo on 20 March 2024, at an estimated cost of \$3,250 million (in money-of-the-day prices). Subject to FC's funding approval, works will commence, and the JUC is scheduled for completion in 2028.</p>
<p>Joint-user complex at Shan Mei Street in Sha Tin *</p> <p>(About 6 000 m²)</p>	<p>The proposed JUC will be mainly used for public transport interchange, leisure, cultural, medical health, social welfare and educational facilities and government offices, etc. We are working with the relevant user departments on their requirements to facilitate necessary design work. Meanwhile, the Town Planning Board agreed in March 2024 the amendments of the Outline Zoning Plan (OZP) to rezone the relevant site from "Industrial" to "Government, Institution or Community".</p>
<p>Redevelopment of Tuen Mun Clinic *</p> <p>(About 4 530 m²)</p>	<p>We plan to redevelop the Tuen Mun Clinic into a JUC which will mainly provide district-based healthcare services (including a school dental clinic, a student health service/assessment centre, a general out-patient clinic, a maternal and child health centre and a child assessment centre) and welfare facilities (including a residential care home for elderly and a family service centre). We are working with the relevant user departments on their requirements to facilitate necessary design work. Meanwhile, relaxation of the building height restriction as set out in the Tuen Mun OZP has been</p>

Project (Site Area)	Latest Progress
	completed, with the amended draft OZP approved by the Chief Executive in Council and published in the Gazette on 12 May 2023.
Development of a proposed ambulance depot near Sheung Wan Fire Station * (About 3 150 m ²)	We plan to construct a JUC which will provide an ambulance depot, a district health centre, welfare facilities (including elderly, family and child and rehabilitation services), community space, a reading room and a public vehicle park. We are working with the relevant user departments on their requirements to facilitate necessary design work.
Consolidation of several government sites in Tsuen Wan town centre * (About 16 000 m ²)	The Urban Renewal Authority (URA) is conducting a district planning study on Tsuen Wan with a view to ascertaining renewal plans and formulating the planning and redevelopment blueprints. We will consider the proposed long-term use of the relevant sites as recommended by URA.

For the four projects marked with asterisk above, we are working on the detailed development parameters and the estimated construction costs.

3. At the bureau level, we are taking forward the above projects under the SSMU initiative as part of its overall duties. We are therefore unable to provide a breakdown of the manpower and salary provisions solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)055

(Question Serial No. 2676)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the Brief Description under Programme (2), the Bureau has mentioned that in 2023, the Planning and Lands Branch set up the Northern Metropolis Co-ordination Office (NMCO) to co-ordinate, champion and drive the overall development of the Northern Metropolis. In this connection, will the Government advise this Committee, since the establishment of the NMCO:

1. whether key performance indicators have been set in relation to its work in 2023; if yes, of the details and the progress; if not, the reasons for that;
2. of the total number of meetings held;
3. of (a) the manpower, (b) the expenditure on salaries and (c) other operational expenses for the provision of secretariat support;
4. of its division of work with the Steering Committee on the Northern Metropolis, the Advisory Committee on the Northern Metropolis and the Task Force for Collaboration on the Northern Metropolis Development Strategy, and whether a regular communication mechanism has been established?

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

Reply:

1. Since its establishment in June 2023, the Northern Metropolis Co-ordination Office (NMCO) has assumed an overall championing and co-ordinating role in taking forward the Northern Metropolis (NM) initiative. As committed in the Chief Executive's 2022 Policy Address, an implementation plan and an action agenda would be formulated for the NM in 2023, which may serve as yardsticks to measure the performance of the

NMCO. In this connection, the Government has published the NM Action Agenda in late October 2023, which outlines the development blueprint of the NM including the development theme, industry positioning, major facilities, industry-driven planning, implementation timetable, etc., of the four major zones in the area. From June to August 2023, the land use proposal for San Tin Technopole, a flagship project in the NM for development of the innovation and technology industry, was released for public engagement, as scheduled.

In line with the result-oriented governing style, the NM Action Agenda has set two key performance indicators (KPIs), one being to release the development proposals for remaining NM areas within 2024 and the other being to form 40% of developable land and complete 40% of new flats by 2032. The NMCO will continue to work with relevant bureaux/departments and keep track of the implementation of the various initiatives and projects to ensure the above two KPIs are met.

2 to 4.

The NMCO provides secretariat support to the Steering Committee on the Northern Metropolis (SCNM), the Advisory Committee on the Northern Metropolis (ACNM) and the Task Force for Collaboration on the Northern Metropolis Development Strategy (Task Force), and serves as the central co-ordination and contact point. The SCNM provides high-level policy steer and supervision for the relevant bureaux and departments to take forward the development of the NM, while the ACNM and its four sub-committees with non-official members from different sectors of the community tender advice and suggestions on the planning and implementation of the NM on such aspects as land development, transport and other infrastructure development, development of industries, and promotion and public relations, etc. As for the Task Force set up under the Guangdong-Hong Kong and Hong Kong-Shenzhen co-operation mechanism, it serves to strengthen liaison and co-ordination between Hong Kong and the Mainland on matters related to the NM. As at 31 March 2024, the SCNM, the ACNM and the Task Force have each held a total of four meetings so far.

As the secretariat support to the SCNM, the ACNM and the Task Force is part of the duties of the NMCO, there is no separate breakdown on the relevant manpower, expenditure on salaries and operational expenses.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)056

(Question Serial No. 2677)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the Matters Requiring Special Attention in 2024-25 under Programme (2), the Bureau has mentioned that the Planning and Lands Branch will continue to take forward the study on building a new Science Park/Pak Shek Kok station in collaboration with the MTR Corporation Limited (MTRCL), with a view to commencing the statutory town planning procedures in 2025 and commissioning the station in 2033 or earlier. In this connection, will the Government advise this Committee:

1. of the current progress of the study;
2. whether estimation for the costs of building a new Science Park/Pak Shek Kok station has been made;
3. whether the study is undertaken by a consultant company or MTRCL; if yes, of the consultant fee involved;
4. of (a) the manpower and (b) the expenditure on salaries reserved by the Bureau for the study?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 21)

Reply:

The Government has been working with the MTR Corporation Limited (MTRCL) to take forward the study on building a new East Rail Line Science Park/Pak Shek Kok station, with a view to unleashing the development potential of the areas and improving accessibility.

The planning of the new station is underway. MTRCL's appointed consultants are now conducting detailed studies including technical assessments on the land and station

development proposals. We do not have details on the cost of these studies, which is borne by MTRCL. As the studies are still underway, the estimated cost for building the new station is not yet available.

On the part of the Development Bureau, the tasks associated with the study are being undertaken as part of its overall duties. A separate breakdown on the manpower resources or financial provisions is not available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)057

(Question Serial No. 2678)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In the Matters Requiring Special Attention in 2024-25 under Programme (2), the Bureau has mentioned that the Planning and Lands Branch will continue to co-ordinate and take forward various projects and measures under the Invigorating Island South (IIS) initiative, and formulate comprehensive proposals for improving the pedestrian environment, traffic and open spaces in the IIS focus areas. In this connection, will the Government advise this Committee:

1. of (a) the projects completed for commissioning, or the measures rolled out under the IIS initiative in 2023, and (b) the cost or expenditure of these projects/measures involved;
2. of (i) the manpower, (ii) the operational expenses and (iii) the expenditure on salaries of the Invigorating Island South Office in respect of (a) 2023-24 and (b) the estimation for 2024-25;
3. whether the Bureau has set any key performance indicators on the work under the IIS initiative in 2024; if yes, of the details; if not, the reasons for that?

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

Reply:

1. The projects completed and measures rolled out under the Invigorating Island South (IIS) initiative in 2023 and the relevant expenditures are shown in the table below:

Projects/Measures	Expenditures
1. Widening of crossing at Wong Chuk Hang (WCH) Road/Tong Bin Lane junction	Absorbed by existing resources
2. Improvement to pedestrian connectivity of public landing steps adjoining Ap Lei Chau (ALC) Wind Tower Park	
3. Improvement to pedestrian connectivity between Aberdeen Praya Road and Yue Shi Cheung Road	
4. Provision of designated pick-up/drop-off point at Police School Road	
5. New pedestrian crossing at WCH Road near Coda Design Centre	
6. Widening of promenade adjoining public carpark in ALC North	
7. Facelifting of pedestrian subway near Aberdeen Bus Terminus	
8. Refurbishment of signage for sightseeing sampans on both sides of Aberdeen Typhoon Shelter	
9. Parklet adjacent to MTR WCH Station	\$0.65 million
10. Opening up an enclosed area adjoining ALC Main Street Sewage Pumping Station	\$1.00 million
11. Additional public landing steps at ALC North	\$8.80 million

2. In 2023-24, the Invigorating Island South Office (IISO) was led by a non-civil service position equivalent to the rank of D2, with an inter-disciplinary team of 12 non-directorate officers. In 2024-25, the total number of staff in IISO will remain at 13. The actual/estimated operating expenditure of IISO under Head 138 on salaries in 2023-24 and 2024-25 are \$13.02 million and \$14.45 million respectively, and \$0.06 million and \$0.33 million on other spending items, which do not include expenditures on the consultancy studies and works projects funded by the relevant government departments or under the Capital Works Reserve Fund.
3. IISO is taking forward the Round-the-Island Trail project progressively together with relevant departments. Works for improving some sections and providing missing links have commenced from 2023 onwards and are progressing on schedule, with a view to connecting 90% of the trail by end-2027 and substantially completing the remaining larger scale works by end-2031.

Besides, since its establishment, IISO has been taking forward a host of improvement measures, projects and studies under the IIS initiative. The number of items to be completed or in progress in 2024 is set out below:

Improvement Measures	Number
• To complete in 2024	9
• Works in progress or to commence in 2024	6
Projects	
• To complete in 2024	1
• Works in progress or to commence in 2024	5
• Carry out detailed design or technical assessments in 2024	7
• Complete technical feasibility study in 2024	3
Major On-going Studies (including one to be completed in 2024)	3

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)058

(Question Serial No. 0104)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

According to Programme (2), in the coming financial year, the Development Bureau will continue to support the Urban Renewal Authority in implementing its Corporate Plan, including various redevelopment initiatives. It will also formulate feasible policy measures to use part of the reclaimed land outside the Kau Yi Chau (KYC) central business district to facilitate implementation of extensive urban redevelopment projects. When will the work to explore a mechanism for large-scale redevelopment projects be expected to complete? What are the manpower and expenditure involved for this financial year? Given that the Government has proposed to slightly postpone the reclamation plan for the KYC Artificial Islands, will the resources devoted to the relevant work be reduced in the coming financial year? If yes, what are the details? Has any assessment been made on whether the postponement of the reclamation plan will affect the large-scale redevelopment projects for various communities? If yes, what are the details? Will more innovative policy measures be conceived to facilitate redevelopment? If yes, what are the details? What are the manpower and expenditure involved?

Asked by: Hon NG Wing-ka, Jimmy (LegCo internal reference no.: 25)

Reply:

As mentioned in the 2024-25 Budget, for the Kau Yi Chau Artificial Islands (KYCAI) project, the Government will continue to conduct relevant studies, and in considering its concrete implementation timetable, the Government will take into account various factors including the public finance position. The Development Bureau (DEVB) embarked on a study in late 2023 to explore feasible policy measures to use part of the future reclaimed land outside the KYCAI central business district to facilitate the implementation of large-scale urban redevelopment projects by the public and private sectors, so as to address the problem of urban decay in a sustainable manner. We aim to formulate proposals for consultation with relevant stakeholders in the first half of 2025. As the above study is undertaken by the

DEVB and will be absorbed by existing manpower and resources, we are unable to provide a breakdown of the manpower and expenditure involved.

Apart from the above-mentioned study, DEVB is in parallel taking forward multiple measures to facilitate larger scale redevelopment in old districts. One such measure is the lowering of compulsory sale thresholds, the amendment bill of which is being scrutinised by the Legislative Council. Legislative changes including further reduced thresholds for older buildings in districts with pressing redevelopment need, coupled with facilitating redevelopment of adjoining lots, are expected to provide a stronger push for larger scale redevelopment. With the support of the Urban Renewal Authority (URA) and its District Study for Yau Ma Tei and Mong Kok, we have introduced innovative planning tools such as transfer of plot ratios and interchangeability of domestic and non-domestic plot ratios to encourage redevelopment. In the planning studies for Tsuen Wan and Sham Shui Po, URA will study the possibility of increasing plot ratios district-wide having regard to the infrastructural demands so as to incentivise redevelopment on a larger scale.

The policy study mentioned in paragraph 1 above is one of the many measures being undertaken by the government to facilitate large-scale urban redevelopment projects by public and private sectors so as to arrest urban decay. We expect that the proposed mechanism of using part of “new land” to facilitate large-scale urban redevelopment projects could be applicable to other new development areas in addition to the future reclaimed land of KYCAI. This will be taken into account in the above-mentioned study undertaken by DEVB. The slight adjustment in the development programme of the KYCAI is not expected to have any impact on redevelopment projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)059

(Question Serial No. 0153)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

No sooner has the Government decided to withdraw the “harsh measures” for the property market as per paragraph 43 of the Budget Speech than the market reacts positively, with a rally in property stocks. This Committee believes that if transactions in private property market remain active, property developers might be motivated to continue purchasing land sites for residential property development. In this connection, will the Government advise this Committee:

1. of its forecast on prospective land sales revenue if the property market continues to boom;
2. given that the Government's land sales revenue in 2023 has fallen short of expectations, of the measures that it will take to increase the revenue from land sales in 2024?

Asked by: Hon SO Cheung-wing (LegCo internal reference no.: 21)

Reply:

As announced by the Financial Secretary in the 2024-25 Budget, the land premium for 2024-25 is estimated to be \$33 billion, increasing by 70.1% over the revised estimate for 2023-24. The total land premium for 2024-25 is estimated having regard to land sales under the 2024-25 Land Sale Programme (LSP) (announced by the Secretary for Development on 29 February 2024), private treaty grants and lease modifications as well as the prevailing market conditions.

Property market sentiment has become cautious since the middle of 2023 amid rising interest rates and an external environment fraught with uncertainties, causing developers to be conservative in land tender. For 2024-25, the removal of all demand-side management measures in relation to residential properties and the adjustment of the Hong Kong Monetary

Authority's countercyclical macroprudential measures for property mortgage loans, as recently announced in the 2024-25 Budget, are expected to have a positive impact on the transaction volume and market sentiment, yet it will be practically difficult to quantify such impact on the land revenue forecast.

Our policy goal in land disposal is to maintain steady and continuous land supply in order to meet our present and future housing and economic needs. The Government will hold on to its determination to create land amidst market fluctuations, while continuing to provide land to the market in a prudent and paced manner, taking into account the market situation and supply from various sources. The 2024-25 LSP covers eight residential sites, with six rolled over from last year and two new sites of smaller size in Siu Lek Yuen. The two sites are located in more developed communities and expected to attract interest from the market.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)060

(Question Serial No. 0746)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 183 of the Budget Speech that the 2024-25 Land Sale Programme will include eight residential and two commercial sites. Meanwhile, the Government will take into account the market situation when deciding on the quantity and types of land to be put up for sale as well as the pace of sale. In this connection, will the Government advise this Committee:

1. given that the sale of several residential and commercial sites of the Government, the MTR Corporation Limited (MTRCL) and the Urban Renewal Authority (URA) resulted in unsuccessful tendering during the year, whether the Government will consider reviewing and enhancing the existing land sale regime, for example, by introducing a mechanism for profit “sharing” or instalment payment in relation to the projects; if not, of the reasons for that;
2. with respect to the land sale and development plans of the MTRCL, URA and the West Kowloon Cultural District Authority, whether the Government will make co-ordination efforts with regard to the quantity and types of land they will put up for sale, the pace of sale, the proportion of floor space for sale to floor space for lease in respect of the properties concerned and so on?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 46)

Reply:

Currently, the Government usually disposes of land through public open tender. The tender will be awarded to the highest bidder on the condition that the tendered price is higher than the Government's reserve price. When setting the reserve price, the Government will take into account the unique characteristics and development parameters of a site, prevailing market situation, as well as other relevant factors, such as the economic environment, the

market outlook, and development cost, such that the valuation would be well attuned to the market. We consider the existing mechanism a fair, just and effective means of land disposal in order to ensure optimal use of land resources, and we do not have plans to change the existing mechanism.

As regards the land supply from other sources, the Government has been and will continue to monitor the market situation and holistically consider supply from various sources, including the MTR Corporation Limited (MTRCL) and the Urban Renewal Authority, so as to make fitting arrangements for each quarter. Taking sites at the Tung Chung East New Town Extension as an example, while three residential sites are available for rolling over to the 2024-25 Land Sale Programme, taking into account the market situation as well as MTRCL's plan to put up Tung Chung East Station (Package 1) in the area in 2024-25, we have selected only one out of those three sites for inclusion in the 2024-25 Land Sale Programme, as an effort to co-ordinate with other sources of land supply. On the other hand, we have included in the 2024-25 Land Sale Programme two new sites in Siu Lek Yuen that are smaller in size and situated in more developed communities.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)061

(Question Serial No. 1283)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the plan to construct multi-storey buildings on five sites in the Hung Shui Kiu/Ha Tsuen and Yuen Long South New Development Areas for logistics storage and vehicle servicing maintenance purposes, please advise this Committee of the arrangements concerned; the timetable for putting out to the market for tender and the date of completion; as well as the expenditure for monitoring and co-ordinating the work to put out the five sites to the market.

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 25)

Reply:

The Government is taking forward the development of multi-storey buildings for modern industries (MSBs) with the dual objectives of promoting development of industries and consolidating brownfield operations displaced by government projects, having regard to the benefits of cluster development. For such purpose, a total of 72 hectares of land mostly available for MSB development have been earmarked in Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) and Yuen Long South New Development Area. In planning other NDAs in the Northern Metropolis (NM), as well as non-NM developments such as Lung Kwu Tan reclamation, we will also set aside land for MSB development wherever the locations suit such economic uses.

The first MSB site put up for disposal to achieve the said dual objectives was near Yuen Long INNOPARK. The tender exercise under the "two-envelope" approach has commenced on 15 March 2024 and will close on 28 June 2024. This site, formed by merging three originally separate sites to enhance design flexibility and achieve economies of scale, has an area of about 32 440 square metres (m²) and is designated for developing MSB(s) for logistics and/or vehicle servicing and maintenance purposes (excluding the portion to be handed over to the Government). The maximum gross floor area (GFA) that may be attained is

161 500 m², among which no less than 30 per cent GFA must be handed over to the Government for providing assistance to some brownfield operators who were affected by government development projects and wished to relocate their operations.

Another site in HSK/HT NDA has been included in the 2024-25 Land Sale Programme for developing MSB(s) to house modern logistics facility. The site, formed by putting together two originally separate sites, has an area of around 77 700 m² providing GFA of around 544 000 m².

The work of taking forward the development of MSBs is part of the overall work of DEVB, and no separate breakdown is available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)062

(Question Serial No. 2898)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding paragraph 184 of the Budget Speech, please provide the details of the land for 80 000 private housing units in the coming five years, including the locations, the areas, the estimated housing production figures, and the respective delivery timetables.

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 43)

Reply:

As mentioned in the 2024-25 Budget, we will make available land for the production of no less than 80 000 private housing units in the coming five years. Amongst them, about 60% comes from New Development Areas/New Town Extensions, with another 40% from government land sale and railway property development projects in other districts. Such land will be put to the market in a timely and prudent manner.

The established practice is for Government to announce the Land Sale Programme (LSP) and other supply sources of the coming year shortly after the delivery of annual Budget. For example, the Secretary for Development announced the 2024-25 LSP in the following day after the 2024-25 Budget was delivered on 28 February 2024.

The 2024-25LSP covers a total of eight residential sites with a capacity to produce around 5 690 flats. Amongst them, six sites are in the New Territories, and one site each in Kowloon and Hong Kong Island respectively. As regards the distribution of flat yield, five sites are expected to produce more than 500 flats each; two sites are expected to produce 100-499 flats each; and one site is expected to produce up to 99 flats. Details of the Land Sale Programme could be found on the Lands Departments' website (https://www.landso.gov.hk/en/whats-new/on-going-tenders/land-sale-programme/land-sale-programme/programme_202425.html).

We will take into account the market situation when deciding on the quantity and types of land to be put up for sale as well as the pace of sale.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)063****(Question Serial No. 0653)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (Ms Clarice YU)

Director of Bureau: Secretary for Development

Question:

In the coming year, the Government will continue the large scale operation on inspection of sub-divided flats (SDFs) in target buildings and rectification of irregularities of building works associated with SDFs. In this connection, please inform this Committee of the following:

- 1) To date, what are the numbers of SDFs inspected by the Government, SDFs identified with irregularities of works and SDFs rectified of such irregularities respectively? (One SDF is considered as such notwithstanding repeated inspections/irregularities in the same SDF.)
- 2) What were/are the actual/estimated staff establishment and expenditure involved in this work in the past three years and the coming year respectively?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 24)

Reply:

- 1) Enforcement against building irregularities associated with sub-divided flats (SDFs) is carried out through large scale operations and by acting on public reports. Statistics on the numbers of SDFs inspected, SDFs with building irregularities identified, and SDFs rectified of building irregularities in the past three years are tabulated below –

Year	2021	2022	2023
Number of SDFs inspected	1 727	1 656	1 719
Number of SDFs with irregularities identified ⁽¹⁾	588	463	252
Number of SDFs rectified of irregularities ^{(1) & (2)}	315	501 ⁽³⁾	323

Note ⁽¹⁾: The figures do not necessarily correspond to the SDFs inspected in the same year.

Note ⁽²⁾: The figures do not necessarily correspond to the SDFs with irregularities identified in the same year.

Note ⁽³⁾: The increase in 2022 was due to large number of removal orders discharged arising from redevelopment of the buildings concerned.

- 2) Enforcement action against building irregularities associated with SDFs is carried out by the professional and technical staff of the two Existing Buildings Divisions of the Buildings Department (BD) as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. The numbers of professional and technical staff in these two divisions for the years 2021-22, 2022-23 and 2023-24 were 437, 419 and 423 respectively, and the number for the year 2024-25 is 429. BD does not compile a breakdown of the manpower and expenditure involved solely for inspection or enforcement action against building irregularities associated with SDFs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)064

(Question Serial No. 0654)

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

Question:

The number of target buildings selected each year for rectification of irregularities associated with sub-divided flats was reduced from 330 to 100 in 2016 and has since remained unchanged. The reason at the time was that “taking into account the recommendations of the Audit Commission in its Audit Report and the difficulties encountered in enforcement actions, the target was reduced in order to redeploy resources to complete outstanding large scale operations and clear the backlog of outstanding removal orders.” The revised target comprised 20 industrial buildings and 80 domestic or composite buildings. In this connection, please inform this Committee of the following:

- 1) the number of outstanding removal orders yet to be processed at present;
- 2) the number of prosecutions instigated against non-compliance with removal orders within the statutory time limit as well as the outcomes of these prosecutions;
- 3) whether the Government has any plan to revert the number of target buildings each year to 330. If yes, what are the estimated additional manpower and expenditure? If not, what are the reasons?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 25)

Reply:

- 1) & 2) The Buildings Department (BD) has been conducting large scale operations (LSO) for rectifying building irregularities associated with sub-divided flats (SDFs) since 2011. Where actionable building irregularities associated with SDFs are identified (such as overloading caused by erection of partition walls and fire safety contraventions), BD will issue removal orders to the owners concerned and instigate prosecution against the owners who fail to comply with the orders.

As at end of 2023, the number of outstanding removal orders in relation to building irregularities associated with SDFs under LSO was 1 012. The number of prosecutions instigated against non-compliance with removal orders under LSO was 1 153, of which the number of convictions was 691^{Note}.

- 3) BD adopts a risk-based approach in selecting target buildings (TBs) for rectifying building irregularities associated with SDFs, taking into account a number of factors including public reports received and other relevant information from government departments. BD has implemented improvement measures to speed up the enforcement action, 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 view of the competing claims for limited resources, BD has to redeploy resources with flexibility to cope with various demands to tackle not only actionable building irregularities associated with SDFs in TBs but also other types of unauthorised building works, defective drainage and Mandatory Building/Window Inspection Scheme. While maintaining the number of TBs at 100 for 2024, we will keep this figure under review in the light of BD's work priorities and the deliberations of the Task Force on Tackling the Issue of Subdivided Units led by Deputy Financial Secretary which may have a bearing on BD's future enforcement strategy on SDFs.

^{Note:} The numbers of prosecution instigated and conviction may not correspond to removal orders issued in the same year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)065

(Question Serial No. 0655)

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

Question:

The Government has revised the previous target “buildings targeted for removal of unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes” for 2024. The new revised target will cover “UBWs in basements”. In this connection, please advise this Committee of the following:

- 1) Has the Government increased the manpower and estimated expenditure in respect of the relevant working target?
- 2) What are the reasons for increasing the number of target buildings from 80 to 90? Are there respective target numbers for the various types of UBWs, i.e. UBWs on rooftops, flat roofs, yards, lanes and basements? If yes, please provide details on the allocation.
- 3) As it is more difficult to detect UBWs in basements than those on rooftops, flat roofs, yards and lanes, how will the Government select target buildings with “UBWs in basements”?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 26)

Reply:

- 1) The enforcement action against unauthorised building works (UBWs) under large scale operations (LSOs) for removal of UBWs on rooftops, flat roofs, yards, lanes and basements will continue to be carried out by the professional and technical staff of the two Existing Buildings Divisions of the Buildings Department (BD) as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. There is no increase in manpower and estimated expenditure in respect of the revised target.
- 2) & 3) BD adopts a risk-based approach in selecting target buildings for LSOs by taking into account a number of factors including public reports, referrals received, and other

relevant information. Such public reports could involve buildings with alleged illegal basements. Upon receiving the reports, BD would conduct preliminary inspections and collect evidence from drone surveys, if needed, to determine if the subject buildings should be targeted for LSOs. The landslide incident at the Redhill Peninsula has revealed UBWs in houses situated on slopes could pose public safety hazards and risks to surrounding slopes. In line with the risk-based approach, BD will increase the planned number of target buildings for LSOs in 2024 in order to step up the enforcement efforts on tackling unauthorised structures/basements with slope safety concerns. There are no respective target numbers set for clearance of various types of UBWs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)066

(Question Serial No. 0656)

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

Question:

Regarding the handling of “unauthorised building works (UBWs) under construction”, please advise this Committee of the following:

- 1) How many reports on “UBWs under construction” were received by the Government in each of the past three years? How many of them were established cases involving UBWs “under construction”, with removal orders issued and in compliance with removal orders?
- 2) Among the reports received in question 1, what were the respective numbers of substantiated cases involving UBWs completed before site investigation was conducted by the Government in each year? Will these completed UBWs be categorised as “actionable UBWs”? If not, what are the reasons?
- 3) Among the reports received in question 1, what were the respective numbers of UBW cases substantiated by the Government’s site investigation with unascertainable construction time in each year?
- 4) Does time outside office hours and holidays count towards the target of “responding to reports within 48 hours”?
- 5) Will the Government review the target of “responding to reports within 48 hours”? If not, what are the reasons?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 27)

Reply:

- 1) For reports involving unauthorised building works (UBWs) under construction (also known as “works-in-progress” (WIP) reports), the number of reports received, the

number of removal orders issued arising from WIP reports and the number of removal orders complied with for the period from 2021 to 2023 are tabulated as follows –

	2021	2022	2023
Number of WIP reports received	2 152	1 479	1 215
Number of removal orders issued arising from WIP reports ⁽¹⁾	215	241	252
Number of removal orders arising from WIP reports ⁽¹⁾ which have been complied with	327	314	316

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

BD does not compile breakdown statistics on the numbers of established cases involving UBWs “under construction” with removal orders issued and in compliance with removal orders.

- 2) BD does not compile breakdown statistics on the numbers of substantiated cases involving UBWs completed before site investigation was conducted. For completed UBWs, if they constitute obvious hazard or imminent danger to life or property, or if the relevant records or circumstantial evidence could substantiate that they are new UBWs, they would become “actionable UBWs” requiring immediate enforcement action pursuant to the prevailing enforcement policy against UBWs.
- 3) BD does not compile breakdown statistics on the number of UBWs cases substantiated by BD’s site investigation with unascertainable construction time.
- 4) The target of “responding to reports within 48 hours” for non-emergency reports on UBWs under construction includes time outside office hours and holidays.
- 5) Having regard to the effective deployment of resources and the need to prioritise various enforcement actions, the target of “responding to reports within 48 hours” for non-emergency reports on UBWs under construction is considered appropriate.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)067

(Question Serial No. 0659)

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

Question:

Regarding the removal orders issued for unauthorised building works in New Territories Exempted Houses, please advise this Committee of the following:

- 1) Among the removal orders issued in each of the past three years, how many had been complied with by the specified time limits? How many were granted extension of time for compliance?
- 2) What were the numbers of prosecutions instigated against non-compliance with removal orders in each of the past three years? Please provide the outcomes of these prosecutions if available.
- 3) Had any default works been undertaken by government contractors as a result of non-compliance with removal orders in each of the past three years? If yes, what were the numbers of such cases?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 32)

Reply:

- 1) As at 31 December 2023, among the removal orders issued against unauthorised building works (UBWs) in New Territories Exempted Houses in the past three years, the numbers of removal orders complied with and those complied with within the specified time limits are tabulated below –

Year	Number of removal orders issued	Number of complied orders ⁽¹⁾	
		Number of removal orders complied with (including within and outside the time limits specified in removal order)	Number of removal orders complied with within the specified time limits
2021	883	507	118
2022	1 264	566	111
2023	1 633	380	185
Total	3 780	1 453	414

Note ⁽¹⁾: The figures correspond to the number of removal orders issued in the same year.

The Buildings Department (BD) does not compile statistics on the number of cases granted with extension of time for compliance.

- 2) The numbers of prosecutions instigated against non-compliance of removal orders and the outcomes of prosecutions in the past three years are tabulated below –

Year	Number of prosecutions instigated	Number of convictions ⁽²⁾	Number of acquittals ⁽²⁾	Number of summonses withdrawn ⁽²⁾	Total amount of fine ⁽²⁾ (approx.) (\$)	Number of cases in which imprisonment was imposed ⁽²⁾
2021	193	136	0	19	1,300,000	2 (involving 2 removal orders and 2 defendants, each being sentenced to 8 months' imprisonment)
2022	223	156	0	48	1,500,000	0
2023	225	146	0	57	1,800,000	0
Total ⁽³⁾	641	438	0	124	4,600,000	2

Note ⁽²⁾: The figures do not necessarily correspond to the prosecutions instigated in the same year.

Note ⁽³⁾: As at 31 December 2023, the number of cases pending trial hearing was 87.

- 3) It is the owner's responsibility to remove the UBWs as required under the removal order. If the owner fails to comply with the order, BD will consider instigating prosecution action against the owner under the Buildings Ordinance (Cap. 123). BD did not carry out any default works undertaken by government contractor as a result of non-compliance with removal orders in the past three years.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)068****(Question Serial No. 0660)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (Ms Clarice YU)

Director of Bureau: Secretary for Development

Question:

With regard to mandatory building inspection, please advise this Committee of the following:

- 1) What were the actual numbers of buildings issued with inspection notices in each of the past three years? What is the number of buildings inspected from which the estimate of 5 000 notices to be issued in 2024 is derived?
- 2) To date, what is the number of buildings reaching the threshold of the Mandatory Building Inspection Scheme (MBIS) but have yet to be issued with MBIS notices? What is the estimated increase in the number of buildings that will reach the said threshold each year?
- 3) To date, what is the number of buildings that have not complied with the investigation/repair orders within the period specified in MBIS notices?
- 4) Has expenditure been earmarked for launching a new phase of Operation Building Bright in the coming year? If not, what are the reasons?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 33)

Reply:

- 1) The numbers of buildings issued with notices under the Mandatory Building Inspection Scheme (MBIS) in the past three years are set out below –

	2021	2022	2023
Number of buildings issued with MBIS notices	601	608	603

Under the MBIS, the Buildings Department (BD) selects annually about 600 target buildings aged 30 years or above, on a risk-based approach, for issuance of MBIS

notices based on the building score system and advice of a selection panel, comprising representatives from BD, professional institutions, relevant non-government organisation, property management professionals and District Councils. The 5 000 notices to be issued in 2024 are estimated from the some 600 target buildings selected in 2023.

- 2) As of end-2023, there were about 19 800 MBIS-eligible buildings. Among which, about 7 800 have been issued or targeted for issuance of MBIS notices, and about 12 000 buildings have yet to be issued with MBIS notices. BD does not compile projection statistics on the estimated increase in number of MBIS-eligible buildings each year.
- 3) As of end-2023, there were some 3 900 buildings with expired MBIS notices for common parts that have not been complied with. Among which, BD has proactively selected 1 200 buildings on a risk basis under the Operation Building Bright 2.0 (OBB 2.0) (as Category 2 buildings), and will exercise its statutory power to carry out the necessary inspection and repair works on behalf of the owners, with the cost to be recovered from them afterwards. Details for the remaining 2 700 buildings are as follows –

Number of buildings (Approximately)	
Appointed with Register Inspector	Not yet appointed with Register Inspector
1 900 (of which 1 400 had completed inspection)	800

BD will continue to step up enforcement actions, initiate prosecutions, as well as sustaining the tripartite efforts with the Home Affairs Department and the Urban Renewal Authority (URA) to collaboratively assist owners to comply with the MBIS notices.

- 4) The third round of OBB 2.0 applications was closed on 30 September 2023. URA will issue approval-in-principle letters in batches starting from May 2024. The Government will decide whether to launch another round of applications, taking into account factors such as actual needs and financial situation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)069

(Question Serial No. 0661)

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

Question:

Regarding the continued large scale operation on comprehensive clearance of unauthorised building works on rooftops, flat roofs, yards and lanes, as well as unauthorised basements in target buildings, please advise this Committee of the following:

- 1) What was the expenditure on the special drone inspection of 180 buildings conducted by the Buildings Department (BD) between August and December 2023? How many of these buildings required emergency works carried out for owners by government contractors to eliminate obvious danger posed to the public?
- 2) Starting from the first quarter of 2024, BD will regularise the special inspection operation to inspect 360 buildings across the territory each year and arrange for government contractors to carry out necessary emergency repair works. What is the estimated expenditure for the regularised special inspection operation? Is there a need to increase the number of staff on permanent establishment or contract staff for the inspection operation?
- 3) In the past three years, what were the respective numbers of buildings in which emergency works were carried out by government contractors in default of owners; and the respective administrative costs incurred in arranging for contractors to commence, supervise and accept the works, and recovering the expenses from owners, etc.? Will such administrative costs be fully recovered based on the "user pays" principle to offset the expenses?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 34)

Reply:

- 1) To reduce the risk to public safety from buildings with outstanding Mandatory Building Inspection Scheme notices and registered inspectors yet to be appointed, the Buildings Department (BD) conducted special inspections from August to December 2023 of

external walls of some 180 buildings with potentially higher risks (such as older buildings, buildings facing major roads, buildings with reports of dilapidation, “three-nil” buildings, and buildings with balconies/canopies of cantilevered slab structures). About 160 buildings were found to pose obvious danger to the public, and emergency works were carried out by government contractor (for about 60 buildings), or voluntarily completed by owners/owners’ corporations (for about 100 buildings) upon BD’s notification. The above inspections, including the flying of drones where needed, the supervision of emergency works by government contractor and liaison with owners/owners’ corporations were 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 this operation.

- 2) In light of the experience gained, the government has put in place a regular inspection programme to inspect the external walls of 360 buildings across the territory and carry out any necessary emergency works by government contractors. Apart from engaging drone service providers and outsourced consultants to conduct the inspections and subsequent follow-up work, BD will also consider tapping into the artificial intelligence (A.I.) technology for generation of inspection reports based on images collected by drone inspections. In addition to redeploying existing manpower of BD, three time-limited professional and three time-limited technical posts will be created in 2024-25 for the operation. The estimated expenditure in 2024-25 for employing drone/A.I. service providers and outsourced consultants is \$7.5 million.
- 3) Apart from the emergency works mentioned in paragraph 1 above, BD arranged government contractors to carry out emergency works for 45, 32 and 103 buildings in 2021, 2022 and 2023 respectively. The cost of works and supervision charge will be fully recovered from the owners along with a surcharge in accordance with the provisions of the Buildings Ordinance (Cap. 123). The supervision charge is calculated based on time spent by BD officers on site in dealing with the emergencies. BD does not compile statistics on the administrative costs incurred.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)070

(Question Serial No. 1600)

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

Question:

Discretion over the enforcement against unauthorised building works in small houses

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

It is common for multiple households of the same family to live in the same NTEH with UBWs as families grow in rural areas. Moreover, small houses in many villages of the New Territories are interconnected. From a pragmatic perspective, the removal of UBWs in such houses is no easy task as it may give rise to a series of problems at any time. For occupants in NTEHs of four storeys or more, will the Government consider putting in place a discretion mechanism which caters for the actual circumstances of various villages?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 24)

Reply:

Owners have the responsibility to ensure that their properties are free from unauthorised building works (UBWs) and should, in their own interest, take the initiative to arrange for demolition of UBWs in their buildings. They should also comply with the removal orders issued by the Buildings Department (BD) and remove the UBWs within the specified period. Under the enhanced enforcement strategy against UBWs in New Territories Exempted Houses (NTEHs) implemented since 1 April 2012, apart from taking immediate enforcement action against (i) UBWs constituting obvious hazard or imminent danger to life or property to safeguard structural safety; and (ii) UBWs under construction or built on or after 28 June 2011 to curb new UBWs, BD first focuses and takes proactive progressive enforcement actions against UBWs which constitute serious contravention of the law and pose higher potential risks to building safety including NTEHs of four storeys or above.

The Government recognises that some owners may have difficulties in fulfilling their responsibility due to the lack of technical knowledge or other special circumstances. In this connection, BD proactively provides technical advice to owners explaining the requirements of the removal orders and of appointing building professionals and contractors. Where necessary, BD will also liaise with and conduct joint inspections with consultants/contractors appointed by owners to provide comments on their rectification proposals. In case the owners encounter genuine difficulties in arranging the works, an extension of time may be granted on a case-by-case basis where justified to allow them more time to comply with the orders. If the enforcement action involves relocation of occupants, BD will closely liaise with the relevant departments to provide appropriate assistance to those affected. BD will also arrange in-house social services teams to provide assistance, including helping to co-ordinate among owners/occupants of NTEHs to carry out the required removal works, assisting them to apply for financial assistance as appropriate and providing necessary social and emotional support.

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

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)071

(Question Serial No. 2599)

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

Question:

The establishment ceiling of 2024-25 represents an estimated 2 103 non-directorate posts as at 31 March 2024 rising by 14 posts to 2 117 posts as at 31 March 2025. In this connection, will the Government provide this Committee with the establishment of the relevant posts to be created, a breakdown of the work of such posts and a breakdown of the expenditure on the average annual salaries involved?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.:17)

Reply:

The net increase of 14 posts in the Buildings Department (BD) in 2024-25 involves creation of 30 non-directorate posts and deletion of 16 posts. The 30 posts to be created in 2024-25 comprise 16 professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer), 12 technical posts (Senior Survey Officer/Senior Technical Officer/Survey Officer/Technical Officer) and two posts of other grade.

Among the 30 posts, 20 posts will be engaged in enhancing building safety and enforcement actions including carrying out more default works to ensure public safety, conducting external wall drone surveys and necessary emergency works to remove obvious danger, and stepping up prosecutions against non-compliant notices; three posts will be engaged in supporting the operation of the Dedicated Processing Units to expedite the processing of plans for high-yield residential developments; two posts will be engaged in taking forward the adoption of Building Information Modelling and development of Electronic Submission Hub for statutory submissions; one post will be engaged in overseeing the implementation of default works mechanism and the stepping up of enforcement action against non-compliant Fire Safety Directions, and the remaining four posts will be engaged in supporting the implementation of the strategic railway projects.

The notional annual mid-point salary value of the net increase of the 14 posts in BD in 2024-25 is \$19,165,140.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)072

(Question Serial No. 2600)

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

Question:

Regarding Matters Requiring Special Attention in 2024-25, please advise this Committee of the following:

- (a) In response to violations of the Buildings Ordinance (BO) (including erection of unauthorised building works), the Buildings Department (BD) will work with the Development Bureau to review the BO, with a view to putting forward legislative proposals. What is the planned timetable for the completion of the review and the formulation of proposals?
- (b) Additionally, BD will review practices under the Mandatory Building Inspection Scheme and put forward proposals. What is the planned specific timetable for the completion of the review?
- (c) Will BD consider focusing its manpower and resources on the establishment of a dedicated unit to carry out building inspections and prosecutions to address safety issues in aged building clusters in the future? If yes, what are the details? If not, what are the reasons?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 18)

Reply:

- (a) The Buildings Department (BD) and the Development Bureau (DEVB) are working together on the review of the Buildings Ordinance (Cap. 123) (BO), with a view to empowering BD to take enforcement actions more effectively so as to ensure building safety and enhance construction safety. On the side of building safety, apart from streamlining prosecution procedures, lowering the prosecution threshold and increasing the penalties, we will consider prioritising enforcement and setting penalty levels according to the risk and severity of offences, in order to enhance deterrence against violations of the BO (including carrying out unauthorised building works) and boost early

compliance with statutory notices/orders. On the side of construction safety, we propose to raise the penalties and to strengthen the registration and disciplinary systems of contractors in order to enhance the quality and safety of building works. DEVB/BD will put forward the amendment proposals for consultation with the public and stakeholders in 2024, with a view to kick-starting the legislative amendment exercise as soon as possible.

- (b) Under the Mandatory Building Inspection Scheme (MBIS), BD selects annually about 600 private buildings aged 30 years or above on a risk-based approach, for issuance of MBIS notices based on a building score system (BSS) and advice of a selection panel. BD has completed review of the BSS and briefed the Legislative Council Panel on Development on the refinement proposal in February 2024. Under the refined BSS, high-risk buildings can be identified in a more precise manner. The proposals include putting greater emphasis on the exterior elements of buildings as they pose a greater safety risk to the public, according higher scores to “three-nil” buildings which are more likely to be lacking proper building management or maintenance, and capturing more relevant data from the findings under BD’s regular inspections of buildings and Urban Renewal Authority’s Condition Surveys. The revised BSS will be put into effect starting from the second quarter of 2024 for selecting buildings under the MBIS.
- (c) BD has put in place a new regularised inspection programme and will inspect in 2024 the external walls of 360 buildings of potentially higher risk across the territory and carry out any necessary emergency works by government contractors. Apart from engaging drone service providers and outsourced consultants to conduct the inspections and subsequent follow-up work, BD will also consider tapping into the artificial intelligence (A.I.) technology for generation of inspection reports based on images collected by drone inspections. Through redeployment of existing manpower, and creation of three time-limited professional and three time-limited technical posts in 2024-25, a total of 12 teams, each consisting of one professional officer and one technical officer, have been set up to oversee the operation in the first half of 2024 during which about 240 buildings will be inspected. In the latter half of 2024 when the remaining 120 buildings will be inspected, BD will deploy eight teams to continue the operation and one senior professional officer for better post-inspections and follow-up organisation works. The estimated expenditure in 2024-25 for employing drone/A.I. service providers and outsourced consultants is \$7.5 million.

Prosecutions under the BO are handled by a dedicated team of professional and technical staff of the Legal Services Section of BD. For effective use of manpower and resources, we have no plan to form a separate team of staff solely for instigating prosecutions against non-complied orders/notices.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)073

(Question Serial No. 1324)

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

Question:

According to the figures provided by the Buildings Department (BD), 146 831 minor works submissions were received in 2023, among which 5 124 were selected for auditing. In this connection, will the Government inform this Committee of the following:

- Among the submissions (a) received and (b) selected for auditing in 2023, what were (i) the numbers of cases involving sub-divided flats? Among them, what were the respective numbers of cases associated with (ii) Class I, (iii) Class II and (iv) Class III minor works items (please provide the numbers in the table below)?

	(a)	(b)
(i) [= (ii)+(iii)+(iv)]		
(ii)		
(iii)		
(iv)		

- (a) How many cases mentioned in item (1)(b)(i) did BD conduct site inspections for? Among them, what were the numbers of cases (b) identified with irregularities; (c) issued with (i) removal orders, (ii) fire safety directions, (iii) repair orders; and (d) instigated with prosecutions?
- Please provide (i) the manpower dedicated, (ii) expenditure on emoluments and (iii) expenditure on equipment in respect of BD's audit checks on cases under the Minor Works Control System in (a) 2023-24 and (b) expected for 2024-25.
- The number of minor works submissions selected for auditing in 2023 was lower than that of 7 033 in 2022, the explanation given being an increase in site audit checks and a reduction of document audit checks. Please provide the numbers of cases for which (i) site audit checks and (ii) document audit checks (a) were conducted in 2023 and (b) are expected to be conducted in 2024.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 29)

Reply:

1. & 2. Among the 187 items of minor works (MW) regulated under the Minor Works Control System (MWCS), some MW items may be related to subdivision of a flat, e.g. erection of non-load bearing block walls, laying of solid floor screeding, and erection or alteration of drainage in a flat. If a residential flat is subdivided 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 works fall under the Class I MW item 1.41. However, documents submitted to the Buildings Department (BD) may not specify that the works are related to the subdivision of a flat. BD does not compile statistics on the MW items which may be related to the subdivision of a flat.

In 2023, BD received 46 MW submissions involving Class I MW item 1.41, which included 23 notices of commencement and 23 certificates of completion ⁽¹⁾. Three MW submissions were selected for document audit check (DAC) and two of them were also selected for site audit check (SAC).

It was found in one case that the information provided in the submitted plans was insufficient. BD issued an advisory letter to the prescribed building professional (PBP) concerned requiring clarification and the PBP has rectified the plans subsequently. No removal order/repair order/fire safety direction was issued and no prosecution was instigated for this case.

Note ⁽¹⁾: The number of certificates of completion received may not necessarily correspond to the number of notices of commencement received in the same year.

3. The Minor Works Unit (MWU) of BD is responsible for the implementation of the MWCS, including replying to public enquiries, operating the Minor Works Management System, reviewing and updating the guidelines on MWCS, etc. The audit checks on MW submissions are carried out by the professional and technical staff of MWU as part of their overall duties. BD does not compile a breakdown of manpower, expenditure on emoluments and equipment involved solely for audit checks under MWCS.
4. Starting from 2023, the number of MW submissions selected for auditing are determined systematically in accordance with ISO 2859-1 (Sampling Procedures for Inspection by Attributes), with more focus on the quality of MW carried out on site. The percentage of submissions selected for SAC is increased to ensure that the MW are carried out generally in accordance with the provisions of the Buildings Ordinance (Cap. 123) and its subsidiary regulations and in line with the prescribed plans. The numbers of DAC and SAC selected in 2023 and to be selected in 2024 are as follows –

Year	Number of MW Submissions Selected/to be Selected for DAC	Number of MW Submissions Selected/to be Selected for SAC
2023 (Actual)	3 113	2 011
2024 (Estimate)	3 000	2 100

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)074

(Question Serial No. 0472)

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

Question:

Regarding the various measures to enhance building safety covering enforcement, support and assistance for owners, as well as publicity and public education, will the Government give an account of the estimated expenditure, staff establishment and the details of these measures?

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 20)

Reply:

The Buildings Department (BD) has been adopting a multi-pronged package of measures to enhance building safety. In addition to following up public reports on building defects, BD conducts large scale operations and proactively selects target buildings for taking actions against dilapidated or defective buildings and unauthorised building works. Investigation or repairs orders are issued to require owners to carry out investigations and repair works if necessary. Prosecution may be instigated if owners fail to comply with the investigation or repair orders without reasonable excuse. In case of immediate public danger, BD will also arrange government contractors to undertake emergency works and recover costs from owners afterwards.

To strengthen its efforts in dealing with aged buildings and promoting building safety, BD has implemented the Mandatory Building Inspection Scheme (MBIS) since 2012, which tackles building dilapidation at its root through upholding the concept of “prevention is better than cure”. Under the MBIS, BD selects annually about 600 private buildings on a risk-based approach for issuance of MBIS notices based on a building score system (BSS) and advice of a selection panel. Owners of buildings served with statutory MBIS notices are required to carry out prescribed inspections and repairs for their buildings. BD has completed review of the BSS and briefed the Legislative Council Panel on Development on the refinement proposal in February 2024. Under the refined BSS, high-risk buildings can be identified in a more precise manner, by putting greater emphasis on the exterior elements of buildings as they pose a greater safety risk to the public, according higher scores to

“three-nil” buildings which are more likely to be lacking proper building management or maintenance and capturing more relevant data from BD’s inspection findings under the new regular inspections programme (see paragraph below) and Urban Renewal Authority (URA)’s Condition Survey. The revised BSS will be put into effect starting from the second quarter of 2024 for selecting buildings under the MBIS.

To reduce the risk to public safety, BD conducted special inspections from August to December 2023 of external walls of some 180 buildings with potentially higher risk. About 160 buildings were found to pose obvious danger to the public, and emergency works were carried out by government contractor or voluntarily completed by owners/owners’ corporations (OC) upon BD’s notification. In light of the experience gained, the BD will continue the operation in 2024 as a regular inspection programme to inspect the external walls of 360 buildings across the territory and carry out any necessary emergency works by government contractors. Apart from engaging drone service providers and outsourced consultants to conduct the inspections and subsequent follow-up work, BD will also consider tapping into the artificial intelligence (A.I.) technology for generation of inspection reports based on images collected by drone inspections. In addition to redeploying existing manpower of BD, three time-limited professional and three time-limited technical posts will be created in 2024-25 for the operation. The estimated expenditure in 2024-25 for employing drone/A.I. service providers and outsourced consultants is \$7.5 million.

Since July 2023, the tripartite standing communication mechanism amongst BD, the Home Affairs Department and the URA under the leadership of the Development Bureau has been providing information and support to owners by organising district briefings and proactively approaching owners or OC to explain the procedures for complying with notices under the MBIS, formation of OC and application for subsidies from URA. To strengthen compliance with the MBIS, BD will continue to step up public education and publicity (PEP) to promote building safety and cultivate the culture of regular building inspection and maintenance in the community, including:

- (i) conducting briefings, events, visits etc.;
- (ii) organising the Building Safety Week including a wide variety of activities such as exhibitions and seminars and a symposium;
- (iii) operating an e-learning centre to promulgate an online Building Safety Certificate Course;
- (iv) broadcasting Announcements in the Public Interest (API) on television, radio, buses, trains and online media; and
- (v) producing short video films, infographics and disseminating them on BD’s website and social media.

The estimated expenditure for the printing of publicity materials, producing and broadcasting API and short films, and employing outsourced contractors and service providers to carry out PEP activities on building safety for 2024-25 is about \$13.2 million.

The above works are carried out by the professional and technical staff of the various sections in BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD is unable to provide a breakdown of the expenditure and manpower incurred solely for enhancing building safety.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)075

(Question Serial No. 1484)

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

Question:

Regarding the processing of plans for new buildings by the Buildings Department, please advise this Committee of the following:

1. How many first submissions of building plans were received in each of the past three years? Please provide a breakdown of the numbers of submissions approved, rejected, to be processed subject to minor amendments, and withdrawn before the processing time limit.
2. How many re-submissions of buildings plans were received in each of the past three years? Please provide a breakdown of the numbers of submissions approved, rejected, to be processed subject to minor amendments, and withdrawn before the processing time limit.
3. How many applications for consent to commence building works were received in each of the past three years? Please provide a breakdown of the numbers of applications approved, rejected, to be processed subject to minor amendments, and withdrawn before the processing time limit.
4. How many applications for occupation permits were received in each of the past three years? Please provide a breakdown of the numbers of applications approved, rejected, and withdrawn before the processing time limit.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 12)

Reply:

1. to 4. The numbers of submissions/applications received, approved, disapproved or withdrawn related to new building development proposals in 2021-22, 2022-23 and 2023-24 are set out below –

		2021-22	2022-23	2023-24 ⁽⁴⁾
No. of first submissions of building plans ⁽¹⁾ (including major revisions) of new building proposals	Received	390	341	189
	Approved ⁽²⁾⁽³⁾	131	160	89
	Disapproved ⁽²⁾	180	174	106
	Withdrawn ⁽²⁾	57	24	7
No. of re-submissions of building plans ⁽¹⁾ for new building proposals	Received	1 942	1 825	1 378
	Approved ⁽²⁾⁽³⁾	1 423	1 492	1 192
	Disapproved ⁽²⁾	106	88	67
	Withdrawn ⁽²⁾	421	202	129
No. of applications for first consent to commence building works ⁽⁵⁾	Received	717	636	441
	Granted ⁽²⁾⁽³⁾	487	449	337
	Refused ⁽²⁾	32	35	18
	Withdrawn ⁽²⁾	201	146	94
No. of applications for occupation permits (OP)	Received	570	606	407
	Issued ⁽²⁾	193	244	160
	Refused ⁽²⁾	193	225	139
	Withdrawn ⁽²⁾	171	152	102

Note ⁽¹⁾: Included general building plans only.

Note ⁽²⁾: The number of submissions/applications processed in a year does not necessarily correspond to the number of submissions/applications received in that year.

Note ⁽³⁾: Included those which were subject to minor amendments.

Note ⁽⁴⁾: Statistics up to 31 December 2023.

Note ⁽⁵⁾: Included applications for first consent to commence demolition, site formation, foundation and general building and superstructure works.

The Buildings Department (BD) is committed to adopting an open and positive attitude towards building developments and has all along adopted measures to facilitate applicants in obtaining approval of building plans, consent to commence building works and OP. 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 without rejecting the application.

BD established Dedicated Processing Units (DPU) in March 2023 to process general building plans (GBP) submissions for high-yield private residential projects with 500 units or more, with a target to approve about 80 per cent of GBP submissions of these projects upon their first or second submission, provided that the projects have no planning, major land or fire safety issues. From the establishment of DPU in March 2023 to 31 December 2023, DPU received applications for approval of GBP for 16 new high-yield residential projects and transitional housing projects. The average number of days for obtaining approval was approximately 83 days and the target of approving about 80 per cent upon first or second submission was achieved.

BD has also put in place a pre-submission enquiry mechanism to facilitate registered building professionals in confirming the design principles of their projects at an early stage so that they may avoid abortive preparation work. In addition, BD streamlined the approval requirements for GBP in 2023 by significantly reducing the information required in the first GBP submission by about 30 per cent, allowing applicants to save time and resources and obtain the first approval more expeditiously in order to proceed to the next stage.

While the statutory requirements are clearly set out in the relevant regulations, codes of practice, practice notes, etc. published by BD and relevant government departments, and authorized person (AP) should ensure compliance with all the requirements before submitting the plans to BD, at times submissions of building plans may be rejected due to non-compliance with the Buildings Ordinance (Cap. 123) (BO) and/or other enactments. To facilitate APs in understanding the reasons of disapproval, BD would list out the disapproval grounds explicitly in the disapproval letter. In addition, AP may make use of the pre-submission enquiry service available throughout the entire development process to seek clarifications on disapproval grounds and/or compliance requirements under the BO for better preparation of the re-submissions.

For an OP application, to facilitate applicants to prepare applications for OP, BD issued a revised practice note in 2022 to promulgate a checklist listing out all essential works that should be completed and all required documents that should be submitted such as fire certificates, water certificates, certificates for accessible and fireman's lifts, etc. prior to or together with the submission of OP applications. BD will continue to work with building stakeholders to identify opportunities for further streamlining of the development process and early approval of plans and applications.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)076

(Question Serial No. 1485)

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

Question:

As part of its ongoing work, the Department reviews various building regulations, standards and codes of practice with a view to modernising building design and construction standards. Please advise this Committee of the following:

1. Which building regulations were reviewed by the Department with updates and amendments proposed to the Development Bureau in each of the past three years? What are the details?
2. Which building standards were reviewed by the Department with guidelines on new standards issued or proposals of amendments to building regulations made to government departments and the industry in each of the past three years? What are the details?
3. How many codes of practice are currently effective? How many new codes of practice were issued by the Department in each of the past three years?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 13)

Reply:

The Buildings Department (BD) reviews the various building regulations, standards, codes of practice (CoP) and design manual (DM) from time to time with a view to keeping abreast of the latest international building technological advancements and enhancing the standards of building construction. The reviews may make reference to relevant standards in other jurisdictions and may involve commissioning of consultancy studies, stakeholders' consultation and seeking comments from technical committees set up for the review of various CoP. The replies to specific questions raised are set out below.

1. In the past three years, the following legislative amendments were made –
 - (a) the Building (Construction) Regulation (Cap. 123Q), which came into operation on 1 February 2021, has stipulated performance-based provisions for facilitating innovation and advancement in building technology as well as providing flexibility in building design;
 - (b) amended Schedule 8 of the Buildings Ordinance (Cap. 123) (BO) and the Building (Minor Works) (Amendment) Regulation 2021, which came into operation on 1 September 2021, have expanded the coverage of validation scheme under the Minor Works Control System to incorporate more lower risk amenity features that may continue to be used after safety inspection, strengthening and certification by a prescribed building professional or a prescribed registered contractor;
 - (c) amended Schedule 5 of the BO, which came into operation on 3 September 2021, have updated the list of railway protection areas;
 - (d) the Building (Administration) (Amendment) Regulation 2021, Building (Minor Works) (Amendment) (No. 2) Regulation 2021, Building (Inspection and Repair) (Amendment) Regulation 2021, Electronic Transactions Ordinance (Amendment of Schedule 3) (No. 2) Order 2021 and Electronic Transactions (Exclusion) (Amendment) (No. 2) Order 2021, which came into operation on 31 March 2022 and 31 March 2023 upon the launching of Stages 1 and 2 of the Electronic Submission Hub respectively, have enabled the acceptance of electronic applications submitted under the BO; and
 - (e) in the past three years, BD has also been working on the legislative amendments to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) to transform the existing prescriptive requirements to performance-based standards, as well as rationalise and update the relevant statutory provisions.
2. In the past three years, the lists of CoP and DM reviewed by BD with guidelines on new standards issued are as follows –

CoP/DM	Details of New Standards
In 2021	
CoP on Access for External Maintenance 2021	Guidelines on provision of adequate means of access for maintenance of the external building elements of a building
CoP for Site Supervision 2009 (2021 Edition)	Inclusion of “natural terrain hazard mitigation” works as building works with significant geotechnical content, Technically Competent Persons (TCP) to have their own copy of site supervision report with their identities recorded (for example, full name, post and signature) and new qualification requirements for TCP with academic background in geology

CoP/DM	Details of New Standards
CoP for the Structural Use of Steel 2011 (2021 Edition)	Updated relevant reference design and material standards
DM: Barrier Free Access 2008 (2021 Edition)	Updated European Standard for keypad design of destination control system of lift control, considerations for setting duration of sensors of additional lighting, provision of resting places with resting facilities in long corridors and passageways
In 2022	
CoP for Structural Use of Concrete 2013 (2020 Edition)	Design requirements for plain concrete linings and general guidelines and reference standard on monitoring early compressive strength of in-situ concrete by maturity method
In 2023	
CoP for the Structural Use of Steel 2011 (2023 Edition)	Design guidelines, standards, references and testing requirements for high strength steels, guidelines for galvanising and welding on high strength steels and design parameters for bolts of higher grade
CoP for Structural Use of Concrete 2013 (2020 Edition)	Reference standard for testing of mechanical coupler splice and alternative fixing details of links/ties for reinforced concrete beam
CoP for Fire Safety in Buildings 2011 (June 2023 Edition)	Testing standard on durability of laminated glass assemblies and clarification of fire safety requirements for means of escape, fire resisting construction and means of access
CoP for Foundations 2017	Presumed allowable bearing pressure and bond or friction for foundations on marble bedrock according to Geotechnical Engineering Office Technical Guidance Note No. 26
CoP for Demolition of Buildings 2004	New propping requirement for light-weight mechanical plant of maximum 5 800 kg, requirement on the provision of precautionary measures at the interface between two adjacent demolition/construction sites and enhanced requirements of safety precautionary measures for floor openings and free edges at buildings and structures and control on conveying debris through floor openings
CoP for Site Supervision 2009 (2021 Edition)	Registered Professional Engineer (Building) as an acceptable qualification for RC-T4-FW(O), recognition of qualified supervision experience outside Hong Kong for fulfilment of the conditions and requirements imposed upon granting approval and consent as relevant local experience, passport number as an alternative mean of personal identification and

CoP/DM	Details of New Standards
	obtaining consent from the appointed TCP to transfer their personal data to the Construction Industry Council for promoting the Technically Competent Persons Registration Scheme
CoP on Wind Effects in Hong Kong 2019	Guidelines for determination of fundamental frequency for assessing new wind effects and design net pressure for hoarding and covered walkway associated with construction site

3. As of end-December 2023, BD had published in total 18 CoP and one DM. One new CoP on Access for External Maintenance 2021 was issued in 2021, and no new CoP or DM was issued in 2022 and 2023. In addition to the reviews on CoP and DM, numerous practice notes and circular letters were updated/issued in the past three years to promulgate revised requirements or standards on the application and administration of the BO.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)077

(Question Serial No. 1486)

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

Question:

Regarding the processing of building plans for new buildings and the issuance of consent to commence building works by the Buildings Department, the Government once set the three target achievement rates at 100% 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”, but subsequently lowered the rates to 90% to reflect the practice of “allowing an applicant to make minor amendments/supplements to a submission instead of rejecting the application within the target time frame so as to facilitate applicants in obtaining approval”. The adjustment concerned has been made for many years. Will the Government consider revising this performance measure by re-adjusting the target achievement rates to 100%? If not, what are the reasons?

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

Reply:

The Buildings Department (BD) has all along adopted 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 for streamlining the processing of applications, 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's accommodation mentioned above in response to the industry's needs will inevitably lower the target rates. That said, in view of the need to facilitate the industry, we consider it pragmatic and appropriate to maintain the current practice and thus the target rates.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)078

(Question Serial No. 1487)

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

Question:

The Department has set the target rate for “approving general building plan submissions of high-yield residential projects on the first or second submission” at 80%. Please advise this Committee of the following:

1. How many building plan submissions of high-yield residential projects have been received since such target was set? Among these submissions, how many were withdrawn after the first or second submission?
2. Will the Department consider gradually extending the scope of the working target to cover general building plans of other projects? If yes, what are the details? If not, what are the reasons?
3. What are the staff establishment and expenditure of Dedicated Processing Units responsible for processing submissions of high-yield residential projects for this year?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 15)

Reply:

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

Since the establishment of DPU up to 31 December 2023, DPU received applications for approval of GBP for 16 new high-yield residential projects and transitional housing

projects. Apart from processing the GBP submissions of these projects, DPU also handled 70 pre-submission enquiries related to 60 high-yield private residential projects and transitional housing projects. For the submitted GBP that have been or are being processed by DPU, no submissions were withdrawn after the first or second submission.

2. As part of the multi-pronged approach to enhance speed and efficiency in the supply of land and housing, DPU is established to expedite the approval of GBP for high-yield private residential projects including projects with 500 residential units or more as well as transitional housing projects. These projects are more complicated in nature and massive in scale, thus requiring more liaison and co-ordination with the applicants and relevant government departments to resolve issues of concern. We currently have no plan to extend the scope to cover other projects.

Apart from setting up DPU, BD has been adopting pragmatic measures to facilitate approval of plans. For example, BD has put in place a pre-submission enquiry mechanism to facilitate registered building professionals in confirming the design principles of their projects at an early stage so that they may avoid abortive preparation work. In addition, BD streamlined the approval requirements for GBP in 2023 by significantly reducing the information required in the first GBP submission by about 30 per cent, allowing applicants to save time and resources and obtain the first approval more expeditiously in order to proceed to the next stage. These facilitation measures are applicable to the GBP submissions for all kinds of projects. BD will continue to explore further room for streamlining of building plan processing.

3. Through redeployment of existing manpower and the creation of six time-limited professional posts in 2023-24, DPU has since been expanded to comprise 18 professional posts working under seven Chief Professional Officers. In 2024-25, three time-limited technical posts will be created to provide additional technical support to DPU.

The processing of plan submissions by DPU forms part of the overall duties of the two New Buildings Divisions of BD in scrutinising and approving building plans, carrying out audit checks on construction works and site safety, and issuing occupation permits upon completion of new buildings under the Buildings Ordinance (Cap. 123). BD does not have a breakdown of the expenditure involved solely for handling submissions for high-yield residential projects by DPU.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)079

(Question Serial No. 2980)

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

Question:

Provision for 2024-25 is \$104.6 million (5.2%) higher than the revised estimate for 2023-24, which is mainly due to the increased requirement for salaries and personnel related expenses and a net increase of 14 posts. In this connection, will the Government inform this Committee of the anticipated staff establishment and the estimated total expenditure for 2024-25?

Asked by: Hon LEUNG Tsz-wing, Dennis (LegCo internal reference no.: 24)

Reply:

The anticipated staff establishment of the Buildings Department (BD) will be 2 149. The estimated total expenditure of Personal Emoluments and Personnel Related Expenses for BD in 2024-25 is \$1,806.6 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)080

(Question Serial No. 0016)

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

Question:

The Buildings Department (BD) has established Dedicated Processing Units (DPUs) to expedite the processing of general building plan (GBP) submissions for residential projects with 500 units or more. Will the Government inform this Committee of the following:

1. What are the staff establishment and the expenditure involved in the operation of DPUs?
2. For residential projects of a smaller scale with fewer than 500 units, will BD lower the requirement on the number of units, so as to expedite the processing of their GBP submissions? If not, what are the reasons?
3. What are the number of GBP submissions processed, as well as the average processing time and the approval rate for first submissions by DPUs since their establishment?

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

Reply:

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

Through redeployment of existing manpower and the creation of six time-limited professional posts in 2023-24, DPU has since been expanded to comprise 18 professional posts working under seven Chief Professional Officers. In 2024-25,

three time-limited technical posts will be created to provide additional technical support to DPU.

The processing of plan submissions by DPU forms part of the overall duties of the two New Buildings Divisions of BD in scrutinising and approving building plans, carrying out audit checks on construction works and site safety, and issuing occupation permits upon completion of new buildings under the Buildings Ordinance (Cap. 123). BD does not have a breakdown of the expenditure involved solely for handling submissions for high-yield residential projects by DPU.

2. As part of the multi-pronged approach to enhance speed and efficiency in the supply of land and housing, DPU is established to expedite the approval of GBP for high-yield private residential projects including projects with 500 residential units or more as well as transitional housing projects. These projects are more complicated in nature and massive in scale, thus requiring more liaison and co-ordination with the applicants and relevant government departments to resolve issues of concern. We currently have no plan to lower the requirement on the number of units for projects to be handled by DPU.

Apart from setting up DPU, BD has been adopting pragmatic measures to facilitate approval of plans. For example, BD has put in place a pre-submission enquiry mechanism to facilitate registered building professionals in confirming the design principles of their projects at an early stage so that they may avoid abortive preparation work. In addition, BD streamlined the approval requirements for GBP in 2023 by significantly reducing the information required in the first GBP submission by about 30 per cent, allowing applicants to save time and resources and obtain the first approval more expeditiously in order to proceed to the next stage. These facilitation measures are applicable to the GBP submissions for all kinds of projects including residential projects with less than 500 units.

3. Since the establishment of DPU in March 2023 up to 31 December 2023, DPU received applications for approval of GBP for 16 new high-yield residential projects and transitional housing projects. Among these projects, the processing of seven projects has been completed, with four projects approved in their first submission and three projects approved in their second submission. The average number of days to obtain approval was approximately 83 days. GBP for remaining projects are under processing or pending second submission. Apart from processing the GBP submissions of these projects, DPU also handled 70 pre-submission enquiries related to 60 high-yield private residential projects and transitional housing projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)081

(Question Serial No. 0017)

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

Question:

It is stated under Matters Requiring Special Attention in 2024-25 that the Buildings Department (BD) will continue the development of the Electronic Submission Hub Stage 3 for accepting electronic submissions under the Buildings Ordinance. In this connection, will the Government inform this Committee of the following:

1. the current work progress, as well as the staff establishment and the expenditure involved;
2. the publicity programmes to be implemented by BD for the promotion of electronic submissions and approval of plans; and
3. the number of users in the past two stages.

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 6)

Reply:

1. The Electronic Submission Hub (ESH) is being implemented in three stages. Following the launch of Stages 1 and 2 of ESH on 30 June 2022 and 31 March 2023 respectively, the Buildings Department (BD) will advance the launching of final stage, i.e. Stage 3 from the second quarter of 2025 to the second quarter of 2024, which will accept all types of plan submissions including general building plans and plans for alteration and addition works under the Buildings Ordinance (Cap. 123).

A sum of \$214.39 million was approved by the Finance Committee of the Legislative Council in February 2019 for the development of ESH. The development of ESH is carried out by professional and technical staff of the Information Technology Unit (ITU) and the New Buildings Divisions of BD as part of their overall duties. To strengthen the manpower support of ITU, 11 time-limited civil service posts including three professional posts (Building Surveyor/Structural Engineer), five technical posts (Survey Officer (Building)/Technical Officer (Structural)), one Systems Manager post

and two Analyst/Programmer II (APII) posts created previously will be extended with effect from 1 April 2024 up to 2028-29 to support ESH and Building Information Modelling initiatives. BD is not able to provide a breakdown of the staff establishment solely for the implementation of ESH.

2. BD has been arranging publicity activities to promote and facilitate the use of ESH by the industry, and will continue to do so. Examples include:
 - (a) conducting briefings and workshops for industry practitioners;
 - (b) promulgating circular letters, practice notes and user guides on the operation and requirements of the system; and
 - (c) posting videos and social media feeds to promote the use of ESH.
3. As at 29 February 2024, 527 external users including registered building professionals and their collaborators, authorised signatories of registered contractors and owners of the development projects have registered under the ESH. With the launching of the final stage of ESH in the second quarter of 2024 and accumulation of experience, we expect the number of users will increase progressively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)082

(Question Serial No. 0428)

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

Question:

According to the key performance indicators under this Programme, the estimated number of New Territories exempted houses inspected under the village by village (V-by-V) surveys for identification of unauthorised building works that constitute serious contravention of the law and pose higher potential risks for priority enforcement action in 2024 is 6 500, which is higher than the actual number in 2023 by more than 50%. According to the Controlling Officer's explanation, the higher estimated number in 2024 is due to "enhanced use of drones and streamlined workflow in carrying out the V-by-V surveys". In this connection, will the Government inform this Committee of:

- (a) the manpower and resources allocated for 2024-25 in conducting the V-by-V surveys;
- (b) the number of trained staff for operating drones and provision for relevant training; and
- (c) the measures to streamline the workflow in carrying out the V-by-V surveys?

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

Reply:

- (a) & (b) Enforcement against unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) is carried out in accordance with an enhanced enforcement strategy adopted since April 2012 (Note). The Buildings Department (BD) will engage outsourced consultants for conducting village by village (V-by-V) surveys for identification of UBWs that constitute serious contravention of the law and pose higher potential risks for priority enforcement action (classified as First Round Targets (FRTs)). The estimated expenditure for engaging consultants in 2024-25 is about \$4.6 million. Overseeing the consultants and enforcement of UBWs identified from V-by-V surveys is carried out by the professional and technical staff of the Village Houses Section of BD as part of their overall duties in implementing the enhanced enforcement strategy

against UBWs in NTEHs. BD does not compile a breakdown of the manpower and resources incurred solely for conducting V-by-V surveys or for operating drones.

- (c) In addition to the use of drones, various enhancement measures have been adopted to streamline the workflow in carrying out the V-by-V surveys and subsequent enforcement against FRTs including reducing the number of site visits by consolidating the operation and inspection procedures; setting up an electronic submission platform for receiving, processing and monitoring the submissions and work of consultants; launching separate operations for FRTs and non-FRT UBWs so that dedicated consultants can focus on one type of operation only, thereby increasing the efficiency of both operations; enhancing co-ordination with the Lands Department on special cases and streamlining procedures on seeking information on land status to expedite issuance of removal orders; and simplifying the procedures to speed up the issuance of warning letters against non-compliant orders.

Note: The enhanced enforcement strategy includes (i) immediate enforcement actions against UBWs in NTEHs which constitute imminent danger or newly erected or found under constructions and (ii) progressive enforcement action against FRTs and non-FRT not reported in the Reporting Scheme via large scale operations in phases.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)083

(Question Serial No. 0429)

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

Question:

In Matters Requiring Special Attention in 2024-2025, the Government states that it will “continue the publicity and public education campaign to disseminate building safety messages to building owners, occupants, building professionals, contractors, workers, property management personnel, students and the general public, and foster a building safety culture”. In this connection, will the Government inform this Committee of:

- (a) the manpower and resources allocated for 2024-25 to execute this task; and
- (b) information on the publicity and public education campaign launched in 2023-24 and 2024-25?

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 9)

Reply:

- (a) The estimated expenditure for the printing of publicity materials, producing and broadcasting Announcements in the Public Interest (APIs) and short films, and employing outsourced contractors and service providers to carry out public education and publicity (PEP) activities on building safety for 2024-25 is about \$13.2 million.

The PEP work will be handled by eight staff of the Public Education and Publicity Unit, and three staff of the Information Unit as part of their overall duties in undertaking PEP activities and providing information services for the Buildings Department (BD). BD is not able to provide a breakdown of the manpower expenditure involved solely for PEP activities.

- (b) The BD undertook, among others, the following PEP activities in 2023-24 to promote building safety and foster a building safety culture:

- (i) conducting over 50 briefings, events, visits, etc. for the building industry, students and the general public;
- (ii) revamping BD's website to improve its usability and uploading relevant guidelines onto BD's website on building safety regularly;
- (iii) organising an annual large-scale publicity event, namely the Building Safety Week, which included a wide variety of activities such as roadshows, comic drawing competition for students, exhibitions and seminars for the general public and a symposium for building professionals, registered contractors and property management practitioners;
- (iv) maintaining the mobile applications for Mandatory Building Inspection Scheme, Mandatory Window Inspection Scheme and Minor Works Control System;
- (v) operating an e-learning centre to promulgate an on-line Building Safety Certificate Course targeting building owners and the general public;
- (vi) broadcasting APIs on television, radio, buses, trains and online media;
- (vii) producing short video films, infographics and disseminating them on BD's website and social media; and
- (viii) collaborating with building professional institutions on various PEP activities.

In 2024-25, BD will continue to undertake the above PEP activities to promote building safety and foster a building safety culture.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)084

(Question Serial No. 2684)

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

Question:

For the item “continuing to follow up pursuant to the Special Inspection Scheme” under Matters Requiring Special Attention, will the Government inform this Committee of the following:

1. What were the manpower and expenditure involved in following up on the Special Inspection Scheme in the past year? What was the completion status of the scheme?
2. What are the manpower and expenditure estimates for the coming year? What are the specific indicators for the follow-up actions?
3. Is there an expected completion date for the follow-up actions in respect of the “Special Inspection Scheme”? If yes, when will it be? If not, what are the reasons?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 28)

Reply:

1. With funding from the Anti-epidemic Fund (AEF), the Buildings Department (BD) engaged consultancy firms in June 2020 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 Special Inspection Scheme). The Special Inspection Scheme was completed in 2022. Pursuant to the Buildings Ordinance (Cap. 123), BD issued 18 732 statutory orders against defective drainage systems in some 5 300 buildings in 2021 and 2022. So far, 10 356 orders have been complied with. As at end-February 2024, BD has exercised its statutory power to carry out drainage repairs and rectification works in default of owners of some 1 850 orders and has instigated 921 prosecutions against owners of non-complied orders.

The funding for the Special Inspection Scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account.

In the past year, a total of 38 BD staff comprising professional, technical and clerical grade officers were deployed to follow up on the orders issued.

2. After the AEF funding runs out in June 2024, outstanding orders issued under the Special Inspection Scheme will be followed up 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 unable to provide a breakdown of the manpower and expenditure involved solely for this task.
3. The time required for enforcing the orders is affected by a number of factors, such as filing of appeals by owners against the orders, requests for extension of time for compliance, practical difficulties encountered in complying with the orders and time taken for legal proceedings. Therefore, the time required for BD to enforce an order or to instigate prosecution against failure to comply with an order will depend on the complexity and circumstances of the case, and BD is unable to provide an expected completion date for the follow-up actions in respect of the Special Inspection Scheme.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)085

(Question Serial No. 3155)

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

Question:

It is stated in Matters Requiring Special Attention in 2024-25 that the Buildings Department (BD) will continue the publicity and public education campaign to disseminate building safety messages to various parties and foster a building safety culture. In this connection, will the Government inform this Committee of the following:

1. What kinds of publicity activities did BD launch in the past year? Please list (i) the forms of publicity, and for each of the aforesaid form of publicity (ii) the number of times launched and (iii) the expenditure.
2. What kinds of public education activities did BD launch in the past year? Please list (i) the forms of public education activities, (ii) the number of participants in each of the aforesaid activities and (iii) the expenditure on public education activities.
3. In light of media reports in recent years of structural wall removal during renovations as well as renovation companies' misinformation provided to owners about arbitrary alterations to interior structures as found in a survey by the Consumer Council, will BD consider introducing more varied and more targeted forms of publicity to enhance the understanding and awareness of building safety among relevant parties such as owners, property management personnel and contractors? If yes, what are the details? If not, what are the reasons?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 40)

Reply:

1. & 2. The Buildings Department (BD) undertook, among others, the following public education and publicity (PEP) activities in 2023-24 to promote building safety and foster a building safety culture:

- (i) conducting over 50 briefings, events, visits, etc. for the building industry, students and the general public;
- (ii) revamping BD's website to improve its usability and uploading relevant guidelines onto BD's website on building safety regularly;
- (iii) organising an annual large-scale publicity event, namely the Building Safety Week, which included a wide variety of activities such as roadshows, comic drawing competition for students, exhibitions and seminars for the general public and a symposium for building professionals, registered contractors and property management practitioners;
- (iv) maintaining the mobile applications for Mandatory Building Inspection Scheme, Mandatory Window Inspection Scheme and Minor Works Control System;
- (v) operating an e-learning centre to promulgate an on-line Building Safety Certificate Course targeting building owners and the general public;
- (vi) broadcasting Announcements in the Public Interest (APIs) on television, radio, buses, trains and online media;
- (vii) producing short video films, infographics and disseminating them on BD's website and social media; and
- (viii) collaborating with building professional institutions on various PEP activities.

The total expenditure for the printing of publicity materials, producing and broadcasting APIs and short films, and employing outsourced contractors and service providers to carry out PEP activities on building safety for 2023-24 was about \$13.3 million.

3. In 2023-24, BD collaborated with professional institutions (the Hong Kong Institute of Architects, the Hong Kong Institution of Engineers and the Hong Kong Institute of Surveyors) to launch publicity of lawful and safe execution of alteration and addition (A&A) works in domestic premises, including holding public seminars, producing short educational videos presented by representatives of these professional institutions, producing and distributing pamphlets focusing on common types of A&A works, and setting up an enquiry hotline. The target audience of these PEP activities included, in addition to the general public, property management practitioners, interior designers, contractors and building professionals. In 2024-25, BD will broadcast an API specifically on the illegal removal of structural walls, and continue to undertake PEP activities to enhance public awareness of building safety and requirements on carrying out A&A works.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)086

(Question Serial No. 3156)

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

Question:

It is stated in Matters Requiring Special Attention in 2024-25 that the Buildings Department (BD) will commence two consultancy studies to (i) “review the overall strategy on adoption of Building Information Modelling for statutory plan submissions” and (ii) “review the Design Manual: Barrier Free Access 2008 (2021 Edition) and relevant legislation”. In this connection, will the Government inform this Committee of the following:

1. the respective estimates of manpower and expenditure involved in each of the two studies mentioned above;
2. the work timetable for the study mentioned in item (i) above, and whether phased work targets are set;
3. for the study mentioned in item (ii) above, it is stated in the document that the first batch of recommendations will focus on elderly-friendly building designs, for announcement in 2024. In this connection, can BD advise the overall timetable, number of phases, target subjects of each phase, as well as the anticipated time for completion and announcement of the study?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 41)

Reply:

1. to 3. Concerning (i), the Buildings Department (BD) will commission a consultancy study to support the formulation of technical framework for full adoption of Building Information Modelling by the private sector for preparation of plans for statutory submissions and approval under the Buildings Ordinance (Cap. 123) (BIM Consultancy Study). BD plans to kick-start the BIM Consultancy Study within the first half of 2024, which will take 15 months to complete. As the procurement process is still in progress, the estimated expenditure of the consultancy study cannot be disclosed.

Concerning (ii), as follow up of the initiative to promote elderly-friendly building design as announced in the Chief Executive's 2023 Policy Address, BD has engaged a consultant to conduct a comprehensive review of the Design Manual: Barrier Free Access 2008 (2021 Edition), so as to better cater for the needs of the elderly and other people with frailty or impaired mobility, as well as to ensure the accessibility standards for private buildings are kept abreast with the latest needs and international trends embracing the universal design concepts while being feasible and pragmatic for implementation in the local context. The consultancy study commenced in end-February 2024 and the estimated expenditure is about \$3.83 million.

The target is to have initial recommendations focusing on elderly-friendly building designs ready for consulting stakeholders in 2024 for finalising the proposals.

Both of the above consultancy studies are overseen by the professional and technical staff of the New Buildings Divisions of BD as part of their overall duties. No breakdown of the manpower and corresponding expenditure is available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)087

(Question Serial No. 2049)

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

Question:

The Government will continue the large scale operations on the removal of unauthorised building works (UBWs), unauthorised basements and large unauthorised signboards, as well as the implementation of the Signboard Validation Scheme. In this connection, will the Government inform this Committee of the following:

- (a) What were the expenditure and staff establishment involved in the above removal operations in each of the past three years?
- (b) Please provide the locations of the removed UBWs and signboards by the 18 districts.
- (c) Has the Government reviewed the effectiveness of the Signboard Validation Scheme in signboard control since its implementation in 2013? Are there any specific measures to enhance the effectiveness of signboard control in the future?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 7)

Reply:

- (a) Enforcement action against unauthorised building works (UBWs) and large signboards under large scale operations (LSOs) are carried out by professional and technical staff of the two Existing Buildings Divisions (EBDs) and Signboard Control Unit (SBCU) of the Buildings Department (BD) respectively as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. The numbers of professional and technical staff of EBDs in 2021-22, 2022-23 and 2023-24 were 437, 419 and 423 respectively, and those of SBCU maintained at 57 in those three years. BD does not compile a breakdown of the manpower and expenditure involved solely for enforcement action against UBWs and large signboards under LSOs.

- (b) The numbers of UBWs removed under LSOs in the past three years by districts are tabulated below –

District	Year		
	2021	2022	2023
Central and Western	1 209	708	1 264
Eastern	2 011	1 636	1 697
Islands	0	0	3
Kowloon City	2 030	2 143	2 283
Kwai Tsing	383	588	547
Kwun Tong	2 665	1 354	1 166
North	125	108	135
Sai Kung	14	4	5
Sham Shui Po	2 223	1 805	1 744
Shatin	600	784	1 391
Southern	408	117	706
Tai Po	471	647	406
Tsuen Wan	896	997	1 575
Tuen Mun	255	205	391
Wan Chai	1 242	1 036	1 239
Wong Tai Sin	680	1 054	480
Yau Tsim Mong	2 382	2 764	1 694
Yuen Long	518	340	272
Total	18 112	16 290	16 998

The numbers of large signboards removed under LSOs in the past three years by districts are tabulated below –

District	Year		
	2021	2022	2023
Central and Western	11	3	15
Eastern	10	5	5
Islands	0	0	0
Kowloon City	26	27	13
Kwai Tsing	0	0	0
Kwun Tong	7	2	3
North	1	6	0
Sai Kung	0	0	0
Sham Shui Po	15	9	42
Shatin	0	8	2
Southern	3	3	1

District	Year		
	2021	2022	2023
Tai Po	7	4	2
Tsuen Wan	12	2	7
Tuen Mun	7	1	5
Wan Chai	14	16	28
Wong Tai Sin	7	6	9
Yau Tsim Mong	70	52	90
Yuen Long	7	18	19
Total	197	162	241

- (c) For unauthorised signboards that have existed before 2 September 2013 and are relatively small in scale and pose less potential risk, the signboard owners may join the Signboard Validation Scheme (SVS) by appointing prescribed building professionals and/or prescribed registered contractors to inspect, strengthen (if required) and certify the structural safety of the eligible unauthorised signboards. The signboards validated are allowed to be retained subject to a safety check every five years or the signboards should be removed.

BD has been monitoring the implementation and effectiveness of SVS since its introduction in 2013. While most signboard owners tend to choose to remove and re-erect signboards under the Minor Works Control System, the ongoing receipt of validation submissions by BD reflects that some signboard owners opt to retain their existing signboards through SVS due to cost and business-related considerations. In the past three years, BD received a total of 223 validation submissions.

BD will continue to take enforcement action against unauthorised signboards in response to public reports and through its LSOs.

BD will step up the application of new technologies to regulate, including continuing to develop a defective signboard diagnostic system using three-dimensional images and artificial intelligence for identification and detection of defective signboards, regularly updating the legal/validated signboards database to assist the general public to search for signboards which are legal/validated, and using big data in the public realm to identify new businesses that may require erection of signboards so that BD may actively approach them for publicity.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)088

(Question Serial No. 2052)

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

Question:

According to the figures provided by the Buildings Department (BD), BD attended to 29 914 reports on unauthorised building works (UBWs) from members of the public, issued 9 109 removal orders, instigated 4 395 prosecutions against failure to comply with removal orders, and handled 29 585 cases of removal of unauthorised structures and rectification of irregularities in 2023. In this connection, will the Government inform this Committee of the following:

1. Did BD initiate inspections on UBWs in 2023? If yes, what was (a) the number of cases, (b)(i) the manpower dedicated, (ii) expenditure on emoluments and (iii) expenditure on equipment? If not, what are the reasons?
2. Among the (a) 29 914 reports and inspections initiated (if any) on UBWs in item (1)(a), (b) 9 109 removal orders issued, and (c) 4 395 prosecutions instigated against failure to comply with removal orders, what were the respective numbers of cases involving sub-divided flats?
3. After receiving reports on UBWs from members of the public, or identifying UBWs in inspections initiated (if any), what was the average time required to (a) issue removal orders, and (b) remove/rectify unauthorised structures/irregularities?
4. Please provide (a) the manpower dedicated, (b) expenditure on emoluments and (c) expenditure on equipment in respect of BD's audit checks on cases under the Minor Works Control System in (a) 2023-24 and (b) expected for 2024-25.

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 10)

Reply:

1. In addition to attending to public reports on unauthorised building works (UBWs), the Buildings Department (BD) has been taking proactive enforcement actions against UBWs

through large scale operations (LSOs) in target buildings or street sections in the urban areas as well as by conducting village by village surveys of New Territories Exempted Houses. The numbers of buildings/signboards/street sections subject to inspections under various LSOs in 2023 are tabulated below –

LSOs	Buildings/signboards/ street sections subject to inspections
(a) LSOs on comprehensive clearance of UBWs on rooftops, flat roofs, yards, lanes and basements	95 buildings ^(Note 1)
(b) LSOs on rectification of irregularities associated with sub-divided flats	100 buildings ^(Note 1)
(c) LSO on village by village surveys of New Territories Exempted Houses	4 221 buildings
(d) LSOs on removal of large unauthorised signboards	190 large signboards ^(Note 2)
(e) LSOs on removal of unauthorised signboards on target street sections	20 street sections ^(Note 2)

The enforcement actions against UBWs and unauthorised signboards under LSOs are carried out by the professional and technical staff of the two Existing Buildings Divisions and the Signboard Control Unit of BD respectively as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD does not compile a breakdown of the manpower and expenditure involved solely for inspections on UBWs and unauthorised signboards under LSOs.

Note 1: Some of the buildings subject to LSOs under (a) and (b) may be overlapping.

Note 2: Some of the large signboards subject to LSOs under (d) may be within the 20 target street sections under (e).

2. In 2023, the numbers of public reports attended to, flats inspected in response to public reports and LSOs, removal orders issued and prosecutions instigated against failure to comply with removal orders involving sub-divided flats were 1 548, 1 719, 287 and 169 respectively.
3. When attending to public reports on UBWs, BD will investigate and identify whether the UBWs are actionable under the existing enforcement policy (Note 3). For those actionable UBWs constituting obvious hazard or imminent danger, and those which are newly constructed or under construction, etc., BD will accord priority enforcement action and issue removal orders to the concerned owners. For other types of actionable UBWs such as those existing on rooftops and podiums, in yards, lanes and basements, BD will follow up when the buildings are selected under LSOs for enforcement action in one go. Before issuing a removal order, BD may need to collect further information to verify the status and ownership of the UBWs, arrange for further inspections, and obtain ownership details from the Land Registry. If the owner takes positive action to rectify the irregularities, BD may not resort to issuing removal orders in the first instance. After removal orders are issued, if they have not been complied with after the specified period, BD will issue warning letters to the owners to urge them to comply with the orders. The time required for enforcing the orders is affected by a number of factors, such as appeals

by owners against the orders, requests for extension of time for compliance, practical difficulties encountered in complying with the orders and time taken for legal proceedings. Therefore, the time taken for BD to issue a removal order and effect removal of UBWs or rectification of irregularities depends on the complexity and circumstances of the case. BD does not compile statistics on the average time taken for the above tasks.

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

4. Audit checks of minor works submissions are carried out by the professional and technical staff of the Minor Works Unit of BD as part of their duties in implementation of the Minor Works Control System. BD does not compile a breakdown of the manpower and expenditures on emolument and equipment solely for this task.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)089

(Question Serial No. 2053)

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

Question:

According to the figures provided by the Buildings Department (BD), 1 719 sub-divided flats (SDFs) were inspected in 2023, while 323 SDFs were rectified of irregularities. In this connection, will the Government inform this Committee of the following:

1. Among the 1 719 SDFs inspected, what were the numbers of (a) buildings involved and (b) inspections involved? (c) Among them, what were the numbers of joint inspections with (i) the Rating and Valuation Department or (ii) the Water Supplies Department?
2. Among the 1 719 SDFs inspected, (a) how many were identified with actionable irregularities? Among them, what were the numbers of (b)(i) removal orders, (ii) fire safety directions, (iii) repair orders issued; and (c) prosecutions instigated?
3. The number of SDFs rectified of irregularities in 2023 was lower than that of 501 in 2022, the explanation given being the large number of removal orders discharged arising from the redevelopment of the buildings concerned. Among the 501 cases, what were the numbers of cases in which (a) the irregularities had actually been rectified of before the demolition of the buildings and (b) the irregularities had been removed (not "rectified") due to the redevelopment of the buildings?
4. Please provide the (i) manpower, (ii) expenditure on emoluments and (iii) expenditure on equipment in respect of BD's inspections on SDFs in (a) 2023-24 and (b) earmarked for 2024-25.

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 11)

Reply:

1. & 2. Sub-divided flats (SDFs) are not defined under the Buildings Ordinance (Cap. 123). For the purpose of the Buildings Department (BD)'s enforcement operations, the term generally refers to cases where a unit is subdivided into two or more smaller

self-contained domestic units. Pursuant to the prevailing enforcement policy, BD takes enforcement actions against building irregularities associated with SDFs through large scale operations and by acting on public reports. Where actionable building irregularities associated with SDFs are identified (such as overloading caused by erection of partition walls and fire safety contraventions), BD will issue removal orders to the owners concerned and instigate prosecution against the owners who fail to comply with the orders.

In 2023, BD inspected 1 719 units (Note) with SDFs found, which involved 612 buildings. Among these SDFs, 129 were identified with actionable building irregularities and enforcement actions are ongoing. As at end-February 2024, the number of removal orders issued against actionable building irregularities associated with these SDFs was 98 and so far no prosecution has been instigated against failure to comply with these removal orders. BD does not compile statistics on fire safety directions and repair orders issued against SDFs.

3. Among the 501 SDFs, 124 SDFs were located in buildings that were redeveloped in 2023. The irregularities were not rectified before the demolition of these buildings but was discharged due to redevelopment.
4. Enforcement action against building irregularities associated with SDFs is carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. The number of professional and technical staff in these two divisions for the year 2023-24 was 423, and the number for the year 2024-25 is 429. BD does not compile a breakdown of the manpower and expenditures on emoluments and equipment involved solely for inspection and enforcement actions against building irregularities associated with SDFs.

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

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)090

(Question Serial No. 0491)

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

Question:

Regarding the consultancy study on the use of information technology to enhance the enforcement against dangerous or abandoned signboards, will the Government inform this Committee of the following:

1. Regarding the removal of dangerous and abandoned signboards by means of information technology, is there an implementation timetable? What are the districts to be covered and the estimated expenditure?
2. Has the Government explored the use of such means in the handling of other unauthorised building works?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 21)

Reply:

1. & 2. The consultancy study to develop a defective signboards diagnostic system (DSDS) was completed in May 2023 with a project funding of \$4.06 million. DSDS was a pilot project utilising artificial intelligence and other advanced technology to identify defective signboards. It unleashed the possibility of using new technologies and vehicle-based patrolling in signboard survey and laid the technical foundation for subsequent development for actual application. Three rounds of trial run were completed with promising result in identifying signboards. However, the detection of specific types of defects on a signboard including its supporting frame need to be further improved. Based on the review findings, the Buildings Department will commence a project in Q2 2024 to further develop DSDS with a view to enhancing accuracy and effectiveness in identification and detection of defective signboards in actual application. The new consultancy study will be funded with a project provision of \$8.56 million. The implementation timetable will be reviewed accordingly. Given such, it is

premature to consider if the system can be applied to the handling of other unauthorised building works.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)091

(Question Serial No. 0492)

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

Question:

Regarding the enforcement against unauthorised building works (UBWs) under this programme, will the Government inform this Committee of the following:

1. Has the Department analysed the average handling time of a UBW case in the recent three years? What are the manpower and expenditure involved?
2. Has the Government studied the provision of incentives (e.g. monetary incentives) to encourage the public to report cases of UBWs under construction in order to curb the emergence of new UBWs?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 22)

Reply:

1. When attending to public reports on unauthorised building works (UBWs), the Buildings Department (BD) will investigate and identify whether the UBWs are actionable under the existing enforcement policy (Note). For those actionable UBWs constituting obvious hazard or imminent danger, and those which are newly constructed or under construction, etc., BD will accord priority enforcement action by issuing removal orders to the concerned owners. For other types of actionable UBWs such as those existing on rooftops and podiums, in yards, lanes and basements, BD will follow up when the buildings are selected under large scale operations (LSOs) for enforcement action in one go. Before issuing a removal order, BD may need to collect further information to verify the UBWs' status and ownership, arrange for further inspections, and obtain ownership details from the Land Registry. If the owner takes positive action to rectify the problem, BD may not resort to issuing removal orders in the first instance. After removal orders are issued, if they have not been complied with after the specified period, BD will issue warning letters to the owners to urge them to comply with the orders. The time required for enforcing the orders is affected by a number of factors, such as filing of appeals by owners against the orders, requests for extension of time for compliance, practical

difficulties encountered in complying with the orders and time taken for legal proceedings. Therefore, the need and time taken for BD to handle a report on UBWs depends on the complexity and circumstances of the case, and BD does not compile statistics on the average time taken.

The enforcement actions against UBWs are 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 does not compile a breakdown of the manpower and expenditure involved solely for enforcement actions against UBWs.

2. BD accords priority in handling reports from the public through various channels such as 1823 hotline, electronic reporting form and e-mail. Meanwhile, BD will continue to promote building safety and remind the public of the problems associated with UBWs through its public education and publicity programmes using various channels, including televisions, radios, newspapers, pamphlets, webpages, social media and public transport.

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

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)092

(Question Serial No. 0496)

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

Question:

Regarding buildings subject to the improvement of fire safety measures under this Programme, will the Government inform this Committee of the following:

1. In the recent three years, what were the numbers of non-compliant fire safety directions (FSDn) issued by the Fire Services Department and the Buildings Department (BD) for carrying out specified fire safety improvement works, and their proportion in the total numbers of FSDn issued?
2. Will BD consider including the improvement of fire safety measures in the scoring system of the Mandatory Building Inspection Scheme (MBIS) with a view to identifying high-risk buildings for issue of MBIS notices more precisely? If not, what are the reasons?

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

Reply:

1. The Buildings Department (BD) and the Fire Services Department (FSD) issue Fire Safety Directions (FSDn) and/or Fire Safety Improvement Directions (FSIDn) to the owners and/or occupiers of different types of buildings regulated by the Fire Safety (Commercial Premises) Ordinance (Cap. 502) (FS(CP)O), Fire Safety (Buildings) Ordinance (Cap. 572) (FS(B)O) and Fire Safety (Industrial Buildings) Ordinance (Cap. 636) (FS(IB)O). The numbers of non-compliant FSDn/FSIDn and their proportion in relation to the total numbers of FSDn/FSIDn by building types issued in the past three years are tabulated below –

Type of buildings ⁽¹⁾	Number of non-compliant ⁽²⁾ FSDn/FSIDn					
	As of end-2021		As of end-2022		As of end-2023	
	BD	FSD	BD	FSD	BD	FSD
Prescribed commercial premises (PCP) ^{(definition (i))}	1 260 (31%)	919 (5%)	1 248 (30%)	855 (4%)	1 221 (28%)	1 453 (7%)
Specified commercial buildings (SCB) ^{(definition (ii))}	4 780 (16%)	2 072 (2%)	4 620 (15%)	2 609 (3%)	4 340 (14%)	2 594 (3%)
Composite/domestic buildings	51 876 (71%)	148 095 (61%)	53 136 (70%)	159 529 (61%)	54 236 (67%)	170 773 (61%)
Industrial buildings ⁽³⁾	821 (100%)	2 373 (100%)	2 349 (95%)	5 345 (86%)	4 128 (91%)	9 451 (83%)

() Indicates the proportion in relation to the total numbers of FSDn/FSIDn issued.

Definition (i): A building or part of a building is PCP under the scope of FS(CP)O if:

- (a) the building or part is used, or proposed to be used, for carrying on any of the following commercial activities:
 - (i) banking (other than merchant banking);
 - (ii) conduct of off-course betting;
 - (iii) conduct of a jewelry or goldsmith's business on premises that have a security area;
 - (iv) use as a supermarket, hypermarket or department store;
 - (v) use as a shopping arcade; and
- (b) the total floor area of the building or part exceeds 230m².

Definition (ii): A building is a SCB under the scope of the FS(CP)O if:

- (a) the building was constructed to be used or is being used for the purposes of office, business, trade or any entertainment; and
- (b) the building either was constructed on or before 1 March 1987 or the plans of the building works of which were first submitted to the Building Authority for his approval on or before 1 March 1987.

Note ⁽¹⁾: FS(CP)O on PCP and SCB, FS(B)O and FS(IB)O came into operation on 2 May 1997, 1 June 1998, 1 July 2007 and 19 June 2020 respectively.

Note ⁽²⁾: Including those that have not expired, the extension of time are granted, the improvement works are in progress or preparations are underway, etc.

Note ⁽³⁾: FS(IB)O took effect in June 2020 and inspection of target industrial buildings commenced in the fourth quarter of 2020.

2. Under the Mandatory Building Inspection Scheme (MBIS), BD selects annually about 600 private buildings aged 30 years or above on a risk-based approach, for issuance of MBIS notices based on a building score system (BSS) and advice of a selection panel. BD has completed review of the BSS and briefed the Legislative Council Panel on Development on the refinement proposal in February 2024. Under the refined BSS, high-risk buildings can be identified in a more precise manner by putting greater emphasis

on the exterior elements of buildings as they pose a greater safety risk to the public, according higher scores to “three-nil” buildings which are more likely to be lacking proper building management or maintenance and capturing more relevant data from regular inspections of buildings. The purpose of FS(CP)O, FS(B)O and FS(IB)O is to provide better protection for occupants, users and visitors from the risk of fire in premises and buildings by enhancing fire safety measures. These buildings are not necessarily in disrepair or in dilapidated conditions. Therefore, we have not included the requirement of improvement of fire safety measures under the FS(CP)O, FS(B)O and FS(IB)O in the BSS for selection of target buildings for MBIS.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)093

(Question Serial No. 1255)

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

Question:

Given the substantial backlog of cases involving unauthorised building works (UBWs), the Buildings Department pointed out in 2000 that it would take a century to clear the backlog cases.

- 1) Has the Hong Kong Special Administrative Region (HKSAR) Government assessed the revenue to be brought to the Treasury if owners of UBWs “posing no serious or imminent danger” handle their UBWs by way of land premium after certain “repair works with professional certification” have been carried out?
- 2) Given the limited additional sources of revenue amid the severe “structural” deficit, will the HKSAR Government explore the above proposal of charging land premium to resolve the substantial backlog of UBW cases, fiscal deficit as well as wastage of resources and environmental pollution arising from across-the-board mandatory removal of UBWs?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 32)

Reply:

- 1) & 2) Under the Buildings Ordinance (Cap. 123) (BO), any person intending to carry out building works is required to appoint an authorized person and, where necessary, a registered structural engineer and/or a registered geotechnical engineer to prepare and submit building plans for approval by the Buildings Department (BD), unless the works fall within the scope of designated minor works that can be carried out under the simplified requirements of the Minor Works Control System or such works are exempted works under the BO. The system ensures that all building works as well as the completed building/structure comply with the requisite building standards on safety and health. Building works carried out or any structures completed not in compliance with the BO are unauthorised and their building safety cannot be ascertained. There is also the question of fairness – it would be unfair to those

owners who have adhered to the BO or those without financial means or who have voluntarily removed their unauthorised building works (UBWs) upon receiving advisory letters or removal orders issued by BD. As evident from the UBW problems unfolded in the Redhill Peninsula and other luxury estates, there is strong call in the community that Government should take robust enforcement actions against UBWs posing danger to public safety and/or with serious legal contraventions. Hence, the Government has not considered the proposal of exempting UBWs from removal by way of payment of a premium.

Notwithstanding this, for UBWs which are relatively small in scale and pose less potential risk, BD has implemented two validation schemes in urban areas, namely Household Minor Works Validation Scheme and Minor Amenity Feature Validation Scheme, under the Minor Works Control System to facilitate members of the public to retain, after validation, minor household installations/unauthorised minor amenity features (e.g. retractable awnings or trellises) which existed or completed before the implementation of the respective validation schemes. Building owners joining the validation schemes must appoint a prescribed building professional and/or prescribed registered contractor to inspect, strengthen (if required) and certify the structural safety of the minor household installations/unauthorised minor amenity features. BD will not take enforcement action against such validated building works unless they have become dangerous.

BD will continue to take a multi-pronged approach to tackle the problems of UBWs in a pragmatic manner, including taking enforcement action, instigating prosecution, imposing surcharge on default works, implementing the validation and financial assistance schemes, providing support to owners through its in-house Social Services Teams, and enhancing its public education and publicity campaigns against the erection of UBWs. In the longer term, as announced in the Chief Executive's 2023 Policy Address, the Government will put forth proposals on amendments to the BO in 2024 with a view to streamlining prosecution procedures, lowering the prosecution threshold and increasing penalties so as to effectively combat UBWs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)094

(Question Serial No. 1403)

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

Question:

Regarding the “Mandatory Building Inspection Scheme” (MBIS) and the “Mandatory Window Inspection Scheme” (MWIS), will the Government inform this Committee of the following:

1. What are the number and ranks of staff, the proportions of permanent establishment posts and supernumerary posts and the relevant expenditure for the implementation of MBIS and MWIS?
2. What were the number of units comprised in some 600 target buildings under MBIS in the past three years?
3. What were the number of windows comprised in some 600 target buildings under MWIS in the past three years?
4. The Government estimated that the number of notices to be issued to owners of target buildings under MBIS in 2024 is only 5 000, representing a decrease compared with 13 647 notices in 2022 and 8 374 notices in 2023, the explanation being that it was due to the decrease in the number of projections on the exteriors of the selected target buildings. Despite the significant decrease in the number of notices to be issued, the Government estimated that the number of notices to be discharged in 2024 is 12 000, which is comparable to 12 022 notices in 2022 and 14 070 notices in 2023. What are the reasons for that?
5. It is stated that the Government will conduct a comprehensive review on MBIS and the workflow of various stages of Operation Building Bright 2.0. Please provide the details and the implementation timetable.

Asked by: Hon YUNG Hoi-yan (LegCo internal reference no.: 5)

Reply:

1. The staff establishment and expenditure for the implementation of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) in 2024-25 are set out below –

	Number of professional and technical staff	Number of clerical staff	Staff cost and departmental expenses (\$ million)	Expenditure for engaging outsourced consultants (\$ million)
Permanent Establishment	185	39	228.6 (estimate)	23.5 (estimate)
Non-civil Service Contract	14	0		

2. The total number of units comprised in some 600 target buildings (TB) for issuance of MBIS notices in the past three years are set out below –

	2021	2022	2023
Total number of units in TB under MBIS (approximate)	42 300	32 500	36 000

3. The Buildings Department (BD) does not maintain statistics on the number of windows comprised in some 600 target buildings for issuance of MWIS notices in the past three years.
4. The notices discharged in a particular year does not necessarily correspond to notices issued in the same year. The 12 000 notices to be discharged in 2024 includes some notices not yet complied as of end 2023 after stepped-up enforcement action and prosecutions against the non-compliance.
5. As a follow-up to the Chief Executive's 2023 Policy Address, the Development Bureau together with BD and the Urban Renewal Authority (URA) have reviewed the implementation arrangements of building inspection and maintenance, with a view to achieving better policy outcomes. As briefed to the Panel on Development in February 2024, the following improvement measures will be implemented –
 - (a) refine the scoring system of the MBIS so that high-risk buildings can be identified in a more precise manner for issue of MBIS notices;
 - (b) put in place a regular programme to inspect with the aid of technology, and if necessary, carry out emergency works for potentially higher-risk buildings among those MBIS-eligible buildings not yet issued with MBIS notices; and
 - (c) strengthen procurement support with stepped-up monitoring for owners joining the Operation Building Bright 2.0 (OBB 2.0) to speed up appointment of registered inspectors and contractors so that inspection and repair works can be undertaken in a more timely manner.

For (a) and (b), BD will put into effect the revised scoring system starting from the second quarter of 2024 for selecting buildings and start the regular inspection programme from the first quarter of 2024 to inspect the external walls of 360 buildings across the territory and carry out any emergency works by Government contractors. For (c), URA will implement the measures for applications received under the third round of OBB 2.0, for which URA will issue approval-in-principle letters in batches starting from May 2024.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)095

(Question Serial No. 3200)

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

Question:

Regarding the handling of unauthorised building works (UBWs) in buildings, please inform this Committee of the following:

1. Please provide the respective numbers of UBWs cases of detached houses/New Territories Exempted Houses handled in the past three years, including the numbers of removal orders issued, compliant cases, prosecutions, as well as UBWs removed and rectified.
2. The Buildings Department has responded that it will make wider use of innovative technologies, such as drones and street view cars, to assist in the inspection of UBWs. What specific resources have been allocated and what are the expected results? Will 3D digital maps or survey maps be employed to facilitate proactive monitoring of UBWs, with a view to shortening the enforcement cycle?

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 36)

Reply:

1. As regards the enforcement action against unauthorised building works (UBWs) in single-family houses of not more than three storeys (single-family houses) and New Territories Exempted Houses (NTEHs), the numbers of removal orders issued, removal orders complied with, UBWs removed or rectified, and prosecutions instigated in the past three years are tabulated below –

Single-family houses

Year	Number of removal orders issued	Number of removal orders complied with ⁽¹⁾	Number of UBWs removed or rectified ⁽¹⁾	Number of prosecutions instigated ⁽¹⁾
2021	89	68	158	38
2022	116	82	227	22
2023	178	89	110	25

NTEHs

Year	Number of removal orders issued	Number of removal orders complied with ⁽¹⁾	Number of UBWs removed or rectified ⁽¹⁾	Number of prosecutions instigated ⁽¹⁾
2021	883	620	967	193
2022	1 264	718	1 027	223
2023	1 633	1 229	1 606	225

Note ⁽¹⁾: The figures do not necessarily correspond to the removal orders issued in the same year.

- The Buildings Department (BD) has engaged consultants to use drones for identifying UBWs in NTEHs under the village by village surveys. A pilot project for using photogrammetry ⁽²⁾ technology coupled with drones for producing three-dimensional (3D) model images of NTEHs for two target villages was completed in 2023 with an expenditure of about \$0.32 million. This technology can derive measurement of buildings or UBWs which may assist BD's follow-up action. When handling public reports on UBWs, the images and data captured during drone surveys will assist BD staff in making professional judgment and determining the appropriate follow-up enforcement actions. BD will continue explore the effectiveness of new technologies in its enforcement actions against UBWs.

Overseeing the consultants and enforcement of UBWs are carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties in implementing the building safety and maintenance enforcement programme. BD is not able to provide a breakdown of the manpower resources solely for these tasks.

Note ⁽²⁾: Photogrammetry is to use oblique aerial images capturing all sides of an object at different angles to achieve 3D models and to work out the dimension and size of the buildings/UBWs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)096

(Question Serial No. 3286)

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

Question:

In respect of upholding building safety, please inform this Committee of the following:

1. In view of the frequent concrete falling incidents in Hong Kong last year, the Government stated that about 1 000 buildings in urgent need of repairs had been identified. Please provide the specific numbers of these high-risk buildings, their geographical distribution, building ages, whether they are domestic or non-domestic buildings, numbers of households, etc. What are the progress, the amount of resources allocated and the average cost of the relevant repair works?
2. Will the Government consider allocating resources to strengthen the monitoring of concrete condition of buildings by testing the salinity level of concrete and establishing a database, so as to accurately estimate the ageing rate of buildings in Hong Kong?

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 35)

Reply:

1. Since 2020, the Buildings Department (BD) has proactively selected about 300 buildings each year on a risk basis under the Operation Building Bright 2.0 (OBB 2.0) (namely Category 2 buildings), and exercises its statutory power to carry out the requisite inspection and repair works under the Mandatory Building Inspection Scheme (MBIS) in default of owners, with the cost to be recovered from them afterwards. All the selected Category 2 buildings are residential or composite buildings.

As of end-2023, the geographical distribution of the numbers of Category 2 buildings, their building age and the numbers of household units are set out below –

District	Building Age (years)					Number of household units
	40-49	50-59	60-69	70 or above	Total	
Central and Western	19	42	24	4	89	1 696
Eastern	6	8	22	3	39	1 193
Kowloon City	14	33	135	29	211	7 204
Kwai Tsing	0	3	0	0	3	82
Kwun Tong	0	12	1	0	13	804
North	0	21	0	7	28	244
Islands	0	0	0	0	0	0
Sai Kung	1	0	0	0	1	61
Sham Shui Po	30	67	165	17	279	7 313
Sha Tin	3	0	0	0	3	156
Southern	3	4	4	0	11	196
Tai Po	13	9	0	1	23	514
Tsuen Wan	2	19	11	0	32	1 136
Tuen Mun	4	2	0	0	6	279
Wan Chai	5	25	24	3	57	1 210
Wong Tai Sin	5	18	5	0	28	766
Yau Tsim Mong	29	108	175	23	335	8 427
Yuen Long	1	5	0	3	9	189
Total	135	376	566	90	1 167	31 470

As of end-2023, among the above 1 167 buildings, the inspections and repairs for 277 buildings have been completed; inspections have been completed but repairs are ongoing for 494 buildings; and inspections are ongoing for the remaining 396 buildings.

The work performed under OBB 2.0 is 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 resources allocated solely for OBB 2.0. As regards the cost of repair works, it depends on the actual condition of buildings, as well as the scope and extent of the required repair works. BD does not compile statistics on the costs of the above repair works.

2. Owners of private buildings are responsible for regularly inspecting and repairing their buildings to ensure building safety. The Government has been adopting multi-pronged measures to require owners to discharge their responsibility and enhance building safety. As part of the measures, the MBIS was fully implemented in 2012. Founded on the principle of “prevention is better than cure”, MBIS requires owners of private buildings aged 30 years or above, to carry out prescribed inspections and repairs for their buildings. Under the MBIS, Registered Inspectors will, based on the actual conditions of the buildings, exercise their professional judgment to determine whether detailed investigation and testing, such as sampling for tests on concrete for chloride, cement content and carbonation, are required so as to comprehensively assess the concrete condition and formulate the relevant repair proposals. Apart from MBIS, during follow-up on reports on building dilapidation or defects, or in the course of Large Scale Operations, if the structural integrity of certain elements of the building is in doubt which requires detailed investigation to be carried out, BD will issue investigation orders to the owners concerned, requiring them to appoint an authorized person to carry out

investigation and, depending on the actual condition of the buildings, to conduct necessary testing on a sampling basis (including test on chloride content of concrete).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)097

(Question Serial No. 1580)

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:

Unlawful Occupation of Land and Law Enforcement

According to news reports, a considerable number of Tso/Tong land, agricultural land and government land in the New Territories is under unlawful occupation, and unauthorised operations or even converting the land to partitioned flats for letting is seen. In this connection, will the Government inform this Committee of the following:

- 1 Does the Government have any figures on cases of unlawful occupation of land in the New Territories in the past year, along with a profile of the sources of such land and their respective percentages?
- 2 It is understood that some Tso/Tong land is held by Mainland villages due to historical reasons. If the matter in question involves the occupation of Tso/Tong land held by Mainland villages, what is the general mechanism for handling such cases?
- 3 At present, the Special Duties Task Force set up by the Lands Department in 2019 is responsible for enforcement and control. Is it necessary to allocate additional resources to step up cross-departmental efforts in enforcement and control, such as collaborating with the Water Supplies Department to suspend water supply to unlawful occupiers of government land, so as to directly combat unauthorised operations?
- 4 There are views that the penalties imposed by the Government are far lower than the revenue generated from unlawful occupation, thus failing to achieve sufficient deterrent effect. Will consideration be given to reviewing the penalties under the existing legislation and adjusting the levels of fines in line with the revenue generated?

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

Reply:

- 1 In 2023, the Lands Department (LandsD) identified about 5 180 cases involving unlawful occupation of government land in the New Territories. LandsD has no readily available information on the private land in the New Territories being occupied by a third party without permission of the landowner as it is the responsibility of landowners to safeguard their rights on their land and manage their land properly.
- 2 While private landowners are responsible for taking appropriate actions to reclaim ownership of land occupied by a third party against their wish, they still have to comply with the conditions stipulated in their land leases. Any breach of lease conditions, if confirmed, will result in lease enforcement actions by LandsD in its capacity as the landlord, which does not involve prosecution. LandsD will take appropriate lease enforcement actions against unauthorised structures on private agricultural land, which is in breach of the lease condition, including issuing warning letters to the owners requiring them to rectify the breach. If the breach is not rectified within a specified period, LandsD will register warning letters in the Land Registry (LR), commonly known as “imposing an encumbrance”, and when necessary, proceed with re-entry of the land under the lease and in accordance with the Government Rights (Re-entry and Vesting Remedies) Ordinance (Cap. 126). The land will become government land after registration of the instrument of re-entry in LR. The above enforcement arrangements are applicable irrespective of the identity of the landowner.
- 3 In view of the large number (more than ten thousand cases a year) and varied nature of cases of unlawful occupation of government land, LandsD adopts a pragmatic “risk-based” approach to prioritise its enforcement actions, with priority given to cases of larger scale, more serious contraventions, or cases involving safety or environmental hygiene risks. To enhance the efficiency of enforcement work, LandsD has been collaborating with relevant government departments such as the Buildings Department and Planning Department to step up enforcement against targeted cases with unlawful occupation of government land involving safety risks and/or serious lease breaches involving private agricultural land. When suspected contraventions are identified under other regimes, LandsD will refer to the relevant departments for follow-up as appropriate.
- 4 To enhance the deterrent effect against unlawful occupation of government land, the Government amended the Land (Miscellaneous Provisions) Ordinance (Cap. 28) (the Ordinance) in 2015 to significantly increase the penalties and introduce a progressive system of maximum fines for repeated offenders as well as a system of daily fine against such unlawful acts. Upon conviction, an offender is liable to a maximum penalty of a fine of \$500,000 and imprisonment for six months on the first occasion (the maximum penalty was a fine of \$10,000 and imprisonment for six months before the amendment), and to a further daily fine of \$50,000 for non-compliance with a statutory notice (new penalty). The offender, if convicted on each subsequent occasion, is liable to a fine of up to \$1 million (new penalty) and imprisonment for six months (new penalty), and to a further daily fine of \$100,000 for non-compliance with the statutory notice (new penalty). Besides, a heavier penalty amounting to a fine of \$2.5 million and imprisonment for one year has been introduced against erection of structures on unleased land for the gain of the offender or another (gainful purpose).

After the legislative amendments came into effect in 2015, the penalties imposed by the court increased accordingly. In the past three years, one case was fined at \$137,000 and in another three cases, the court imposed suspended imprisonment sentences. As the level of maximum fines that can be imposed by the court under the law is already significantly higher than the fines actually imposed by the court in recent years, further raising the penalties allowable under the law at this stage may not be an effective way to strengthen deterrence.

The Development Bureau and LandsD will continue to monitor the implementation situation of the Ordinance and whether unlawful occupation of government land has deteriorated. Depending on the situation, we may consider ways to enhance deterrence where necessary, including streamlining the process of prosecution (e.g. by introducing other easier means for prosecution of such offences.)

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)098

(Question Serial No. 1601)

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

Question:

Government Legal Instruments Involved in the Redevelopment of Small Houses

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

- 1 What was the number of small house redevelopment cases with instruments processed by the DoJ in 2023? How many cases are pending processing at present?
- 2 Regarding legal instruments for small house redevelopment, to provide predictability for applicants, will the Government set a time limit for processing a case and a ceiling on extension of processing time?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 25)

Reply:

The Lands Department (LandsD) is responsible for processing applications for redevelopment of New Territories Exempted Houses (NTEHs) (including small houses), including preparation of the necessary legal instruments after consulting its Legal Advisory and Conveyancing Office where necessary. In 2023, LandsD completed the processing of legal documentations of 300 NTEH redevelopment cases. As at the end of December 2023, there were 365 NTEH redevelopment cases pending completion of the legal instruments.

LandsD implemented new guidelines for processing applications for redevelopment of NTEHs in October 2021 and January 2023 respectively with a view to streamlining the application process and approval procedures. The legal documentation procedures involve scrutinising legal instruments, checking land titles and ascertaining whether the requirements/conditions imposed by other regulatory authorities, etc. are in order. As the complexity of each redevelopment case varies considerably and legal documentation work is

only part of the application process, the processing time for handling the relevant legal documentation work alone will vary according to the specific issues of each redevelopment case. Nevertheless, LandsD will continue to review the overall processing procedures and consider the need for further streamlining as necessary.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)099

(Question Serial No. 1558)

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 respect of sites under the management of the Lands Department which are available for community, institutional or non-profit-making uses on a short-term basis, will the Government inform this Committee of the following:

1. the average time required for processing a case from the receipt of an application to the grant of a tenancy by either tender or direct grant;
2. the current number of applications under processing;
3. it is reported that there have been cases in which the land was left vacant for a long time and the committed works project did not commence after the grant of a tenancy. Regarding the afore-mentioned situation, will the Government conduct a review so as to ensure the effective use of valuable land resources? If yes, what are the details; if no, what are the reasons?

Asked by: Hon CHU Kwok-keung (LegCo internal reference no.: 19)

Reply:

1. To optimise the use of land pending long-term disposal/development, Lands Department (LandsD) makes available vacant government sites (VGSs) (including sites of vacant school premises) that are suitable for short-term uses for application by non-governmental organisations or social enterprises for community, institutional or non-profit-making purposes. The list of such sites available for application is published on the Government's GeoInfo Map web page (https://www.map.gov.hk/gm/map/search/faci/_VGS?!g=en). If policy support from the relevant policy bureaux can be secured for the application, LandsD will let out the VGS by way of direct grant short-term tenancy (STT) to the applicant.

Since the nature of the applications varies and some of the sites may be subject to technical issues to be resolved, the processing time of such applications by LandsD varies depending on the specific circumstances of each case. From January 2019 to December 2023, LandsD approved a total of 84 applications for this type of STTs, and the average processing time upon receipt of a valid application till approval is about 14 months.

2. As at end-December 2023, a total of 34 STT applications for use of VGSs for community, institutional or non-profit-making purposes were being processed by LandsD.
3. The tenancy terms of an STT usually contain, inter alia, a provision to require the tenant to commence operation on the site within a specified period (normally ranging from six months to two years upon commencement of tenancy based on the advice of the relevant supporting policy bureaux having regard to the scale of project and the extent of works required to make the site/premises fit for the use, etc.) and continue to operate on a scale to the satisfaction of the Government. LandsD may, as the landlord, terminate the STT and repossess the site if the tenant fails to comply with this requirement. LandsD may only consider extending the deadline if there are reasonable justifications from the STT tenant and policy support from the relevant bureaux. We consider that the existing mechanism works well to ensure that the land is put to gainful use in a timely manner. We will continue to keep the situation under review.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)100

(Question Serial No. 0969)

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 provide this Committee with the following information:

- (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 (2019-20 to 2023-24), with a breakdown in table form 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 (2019-20 to 2023-24), 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 the LandsD in each of the past five years (2019-20 to 2023-24); if there were rejected applications, the reasons for that;
- (d) the average and longest processing time for these applications in the past five years (2019-20 to 2023-24); 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 (2019-20 to 2023-24), with a breakdown in table form 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 breakdown in table form by

the SCO responsible, and the respective numbers of agricultural structures which were cancelled or demolished for the same reasons mentioned above with a breakdown by district, in each of the past five years (2019-20 to 2023-24).

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 22)

Reply:

- (a) From 2019 to 2020, there were seven regional Squatter Control Offices (SCOs) undertaking squatter control duties in the Lands Department (LandsD), i.e. (i) Hong Kong and Lei Yue Mun (HK & LYM) Office, (ii) Kowloon, Tsuen Wan and Kwai Tsing (K, TW & KT) Office, (iii) Islands (Is) Office, (iv) New Territories East(1) (NTE1) Office, (v) New Territories East(2) (NTE2) Office, (vi) New Territories West(1) (NTW1) Office and (vii) New Territories West(2) (NTW2) Office.

Starting from 2021, all SCOs were progressively subsumed into 12 District Lands Offices (DLOs) according to the latter's geographical boundaries with a view to enhancing land control work of LandsD. Squatter control duties in the districts had thereby been taken up by the newly formed Squatter Control Teams (SCTs) of the DLOs. With effect from 3 April 2023, Land Control Teams (LCTs), Lease Enforcement Teams and SCTs in the New Territories DLOs have been merged to form a new Land Enforcement Team (LDET) while LCTs and SCTs in the Urban DLOs were combined to form a new Land Control Team (LDCT) so as to further enhance the efficiency and effectiveness of land control work of LandsD.

Owing to this organisational restructuring, the figures required are provided through two sets of tables for the above two respective periods, i.e. "From 2019 to 2020" and "From 2021 to 2023", as shown below –

From 2019 to 2020

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

		Number of surveyed domestic squatter structures			
Year		2019		2020	
SCO		PAL	GL	PAL	GL
HK & LYM		781	2 624	781	2 617
K, TW & KT		2 112	3 159	2 099	3 156
Is		1 672	5 162	1 658	5 150
NTE1		4 881	7 742	4 878	7 736
NTE2		16 132	6 721	16 108	6 721
NTW1		8 391	5 053	8 372	5 045
NTW2		17 094	1 709	17 020	1 677
Total		51 063	32 170	50 916	32 102

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

		Number of surveyed non-domestic squatter structures			
Year		2019		2020	
		PAL	GL	PAL	GL
SCO					
HK & LYM		341	1 830	341	1 830
K, TW & KT		2 930	2 600	2 919	2 598
Is		2 888	13 179	2 864	13 143
NTE1		15 405	28 061	15 365	28 034
NTE2		62 351	23 201	62 231	23 190
NTW1		34 208	16 839	34 136	16 824
NTW2		89 216	6 651	88 808	6 467
Total		207 339	92 361	206 664	92 086

From 2021 to 2023

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

		Number of surveyed domestic squatter structures					
Year		2021		2022		2023	
		PAL	GL	PAL	GL	PAL	GL
DLO							
Hong Kong East (HKE)		3	82	3	80	3	79
Hong Kong West and South (HKW&S)		625	1 939	625	1 929	614	1 927
Kowloon East (KE)		254	1 103	252	1 097	252	1 097
Kowloon West (KW)		0	2	0	2	0	2
Islands (Is)		1 603	5 116	1 559	5 107	1 553	5 092
North (N)		13 747	5 172	13 732	5 167	13 712	5 149
Sai Kung (SK)		1 279	2 023	1 277	1 997	1 262	1 975
Sha Tin (ST)		1 045	1 669	1 042	1 669	1 042	1 664
Tai Po (TP)		2 431	3 833	2 393	3 825	2 381	3 819
Tsuen Wan and Kwai Tsing (TW&KT)		1 990	2 627	1 984	2 585	1 979	2 554
Tuen Mun (TM)		5 108	3 069	4 981	3 052	4 972	3 047
Yuen Long (YL)		22 650	5 317	22 445	5 261	22 405	5 250
Total		50 735	31 952	50 293	31 771	50 175	31 655

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

DLO \ Year	Number of surveyed non-domestic squatter structures					
	2021		2022		2023	
	PAL	GL	PAL	GL	PAL	GL
HKE	11	115	11	115	11	114
HKW&S	242	1 373	242	1 368	238	1 366
KE	187	473	187	470	183	469
KW	0	26	0	26	0	13
Is	2 721	13 036	2 565	12 978	2 557	12 924
N	46 767	17 594	46 663	17 535	46 567	17 462
SK	5 103	9 318	5 087	9 150	4 928	8 952
ST	2 229	4 030	2 219	4 030	2 219	4 028
TP	7 604	13 988	7 542	13 976	7 498	13 950
TW&KT	2 807	2 427	2 806	2 372	2 794	2 341
TM	18 077	8 890	17 642	8 797	17 596	8 792
YL	119 936	20 383	119 232	20 179	118 999	20 078
Total	205 684	91 653	204 196	90 996	203 590	90 489

- (b) From 2019 to 2023, relevant statistics on applications for repairs by surveyed squatter structures on PAL and GL are set out below –

Year ^(Note 1)	Number of applications/ notification forms ^(Note 2) received		Number of applications approved		Number of applications rejected/ withdrawn ^(Note 3)	
	PAL	GL	PAL	GL	PAL	GL
2019	16	17	11	16	5	1
2020	6	28	3	25	3	3
1 January 2021 – 27 June 2021	2	17	1	11	1	6
28 June 2021 – 31 December 2021	21	29	(Note 2)	(Note 2)	(Note 2)	(Note 2)
2022	36	37	(Note 2)	(Note 2)	(Note 2)	(Note 2)
2023	16	34	(Note 2)	(Note 2)	(Note 2)	(Note 2)

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

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

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

- (c) From 2019 to 2023, relevant statistics on applications for Letters of Approval for Agricultural Structures on PAL are set out below –

Year^(Note 1)	Number of applications received	Number of applications approved	Number of applications rejected/ withdrawn^(Note 2)
2019	31	18	9
2020	28	9	10
2021	33	7	20
2022	49	17	36
2023	25	19	8

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

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

- (d) From 1 January 2019 to 27 June 2021, the average processing time for applications for repairs of surveyed squatter structures on PAL/GL was around 25 days and the longest processing time was 100 days. The relatively long processing time of a particular case was due to the applicant's failure to obtain consent of the registered owners of PAL for repairs of the surveyed squatter structure. The application was eventually rejected. With effect from 28 June 2021, occupiers of surveyed squatter structures are no longer required to submit applications to LandsD for prior approval for repairing or rebuilding surveyed squatter structures. Under the new streamlined arrangement implemented by LandsD since then, occupiers of surveyed squatter structures can commence repair or rebuilding works after submitting a completed Notification Form to LandsD in accordance with the requirements stated therein without the need for prior approval. For processing applications for Letters of Approval for Agricultural Structures on PAL, LandsD in general takes around four months to issue such approvals. For complicated cases such as those with land title or boundary problems or with requirements imposed by other regulatory authorities to be resolved, the processing time will generally be longer.

- (e) From 2019 to 2023, the numbers of non-compliant structures (including surveyed squatter structures) on GL demolished and cancelled by LandsD is set out below –

Year	Number of non-compliant structures on GL demolished and cancelled by LandsD
2019	130
2020	184
2021	292
2022	290
2023	280

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

NDA	Year				
	2019-20	2020-21	2021-22	2022-23	2023-24*
Kwu Tung North and Fanling North NDAs	0	309	782	103	0
Hung Shui Kiu/Ha Tsuen NDA	0	0	5	13	0
Yuen Long South Development Area	0	0	0	59	80
*As at 29 February 2024					

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)101

(Question Serial No. 0970)

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 (2021-22 to 2023-24).
- (b) The figures on unlawful occupation of government land detected by the Government in the past three years (2021-22 to 2023-24).
- (c) The respective figures on prosecution by the Government and successful convictions, as well as the highest and lowest fines imposed for convicted cases, in the past three years (2021-22 to 2023-24).

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 23)

Reply:

- (a) Inspection of government sites is part of the overall land control work of the Lands Department (LandsD). From 2021-22 to 2022-23, about 250 staff on average (excluding posts performing general administrative and clerical support duties) were involved in land control work. After the restructuring of the relevant teams in District Lands Offices (DLOs) on 3 April 2023^{Note}, about 610 staff were involved in LandsD's various land enforcement tasks including land control on government land, squatter control and lease enforcement in 2023-24. LandsD does not have readily available information on the number of inspections conducted in the past three years.

Note : To enhance the overall operational efficiency and achieve synergies through streamlining workflow within DLOs, the Land Control Team, Lease Enforcement Team and Squatter Control Team in respective New Territories DLOs were merged to form a single enforcement team, namely the Land Enforcement Team and the respective Land Control Team and Squatter Control

Team in urban DLOs were merged to form a single enforcement team, namely the Land Control Team.

- (b) From 2021 to 2023, LandsD identified about 12 150, 9 690 and 12 570 cases respectively involving unlawful occupation of government land. LandsD has been following up on these cases in accordance with the established practices.
- (c) LandsD will initiate prosecution actions when unlawful occupation of government land does not cease following the expiry of deadline specified in the statutory notices requiring the occupier to cease occupation, and there is sufficient evidence to ascertain the identity of the occupier for instituting prosecution. From 2021 to 2023, 14, 18 and 24 prosecutions were instituted respectively for unlawful occupation of government land. Among them, 14, 17 and 23 cases were convicted respectively and the fine imposed by the court ranged from \$1,000 to \$137,000.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)102

(Question Serial No. 0971)

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 of the following:

- (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 (2021-22 to 2023-24)? What were the respective numbers of applications? Please provide a breakdown of the figures by development project.
- (b) What are the respective numbers of applications for ex-gratia allowance under and pending processing? Please advise when the processing of all applications is expected to be completed and payments to be disbursed.
- (c) What were the number of applications for ex-gratia allowance processed and the total amount of ex-gratia payments disbursed by the Government in each of the past three years (2021-22 to 2023-24)?
- (d) What are the respective numbers of applications for ex-gratia allowance under and pending processing? Please advise when the processing of all applications is expected to be completed and payments to be disbursed.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 24)

Reply:

- (a) & (c) The total amount of ex-gratia payments disbursed to farmers, fishermen and mariculturists affected by various types of development projects and the number of relevant applications from 2021-22 to 2023-24 are tabulated below –

Nature of projects	2021-22 (\$ million) [Number of applications involved]	2022-23 (\$ million) [Number of applications involved]	2023-24 (up to end February 2024) (\$ million) [Number of applications involved]
Sewerage works	1.58 [16]	0.20 [25]	0.10 [30]
Road works	22.51 [205]	16.43 [100]	8.22 [55]
Land supply	37.07 [177]	34.89 [179]	9.04 [61]
Marine works	0 [27]	14.87 [179]	0 [43]
Other public works	9.11 [53]	10.56 [32]	0.66 [19]
Total	70.27 [478]	76.95 [515]	18.02 [208]

- (b) & (d) About 970 applications for ex-gratia payments from farmers, fishermen and mariculturists were being processed as at end-February 2024. The processing of these applications is expected to be progressively completed with payment to be disbursed to the eligible applicants within 2024-25.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)103

(Question Serial No. 1488)

Head: (91) Lands Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

How many applications for the issuance of a Certificate of Compliance were received from private residential, commercial and New Territories small house (built under the Buildings Ordinance (Application to the New Territories) Ordinance) projects respectively over the past three years? In each of the above three project categories, what are the average number of days required for processing an application, the number of applications withdrawn during processing and the number of projects approved? Will the Government consider drawing up a performance measure in respect of the issuance of Certificates of Compliance and include it in the annual estimates? If no, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 16)

Reply:

The Lands Department (LandsD) received a total of 98 Certificate of Compliance (C of C) applications for private residential and commercial developments (excluding New Territories small house cases) from 2021 to 2023. All of them were approved during the same period from 2021 to 2023, comprising the following: for private residential developments^{Note 1}, 24 C of C were issued in 2021, 24 in 2022 and 29 in 2023 respectively; for commercial developments^{Note 2}, five C of C were issued in 2021, nine in 2022 and seven in 2023 respectively. No application was withdrawn during the period. The yearly average processing time^{Note 3} for issuance of C of C for these developments ranged from about 34 days to 60 days.

Note 1: Private residential developments exclude New Territories small houses. Composite developments comprising residential unit(s) are classified under the “private residential” category.

Note 2: New Territories small houses, industrial developments, schools, religious institutions, electricity substations and developments designated for high-tier data centre are excluded from the “commercial” category.

Note 3: The average processing time does not include “non-counting days”, which refer to the processing time that cannot be controlled by LandsD, e.g. the time taken by applicants applying for approval or consent from the relevant government departments regarding their development schemes.

According to LandsD’s current performance pledge for processing of C of C applications (excluding New Territories small house cases), upon the receipt of C of C applications, the relevant District Lands Office will, within ten weeks, either issue the C of C or a letter indicating the reasons of non-compliance. From 2021 to 2023, LandsD fully met the performance pledge in processing these C of C applications.

From 2021 to 2023, LandsD issued a total of 1 695 C of C in respect of new New Territories small houses built under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121). LandsD does not have readily available statistics on the number of applications received and withdrawn.

Upon receipt of C of C applications for small houses, LandsD will generally either issue the C of C or a letter indicating the reasons for non-compliance within ten weeks. For complicated cases, the processing time may be longer depending on the nature and complexity of the issues involved such as requirements imposed by other departments. Given the diverse and varied circumstances of these applications, it may not be appropriate to set a general performance pledge on the issuance of C of C in respect of small houses. Nonetheless, LandsD will continue to enhance and streamline the processing workflow for C of C applications for small houses where possible.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)104

(Question Serial No. 1489)

Head: (91) Lands Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2024-25, it is mentioned that the Department will streamline processes for land disposal and lease modifications/land exchanges. In this regard:

1. What are the reasons for setting the target of “issuance of letter of offer of provisional basic terms/rejection/indicating in-principle agreement from receipt of application” at “within 22 weeks”? Will consideration be given to streamlining this part of the work to shorten the time for the issuance of letters of offer of basic terms/rejection/indicating in-principle agreement? If no, what are the reasons?
2. In general, the Department has to consult other government departments before issuing the above documents. During the process, is there any specified time limit set for other departments' replies? If yes, what are the time limit and the Department's approach in handling late comments? If no, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 17)

Reply:

At present, the Lands Department (LandsD)'s performance pledge regarding lease modification and land exchange applications is to provide a provisional offer with basic terms, a rejection or an indication of in-principle agreement to the applicant within 22 weeks upon the receipt of a valid application.

The processing time^(Note) of 22 weeks involves various procedures, including the time required for circulating the applicant's proposal to relevant bureaux/departments (B/Ds) for comments and enabling the applicant to address B/D's comments as necessary, making a submission to the District Lands Conference and preparing for details in a provisional basic terms offer. To expedite the processing of land disposal and major lease modification/land exchange applications, a dedicated team, namely the Land Supply Section (LSS), has been established

in LandsD since 2019 to process such cases. LSS closely liaises with the applicants and arranges inter-departmental meetings with the applicants to resolve problematic issues expeditiously. From April 2023 to February 2024, the average processing time for lease modification/land exchange cases handled by LSS was less than 18 weeks, as compared with the performance pledge of 22 weeks.

Note: The processing time does not include “non-counting days” which are the time taken for processing that cannot be controlled by LandsD, e.g. applicants applying for planning permission for their proposed development schemes and arranging for the necessary technical assessments.

Regarding the circulation of the applicant’s proposal, relevant B/Ds are usually requested to provide their views and comments to LandsD within three weeks. LandsD will follow up on the comments and views from B/Ds to ensure timely processing of the applications. For some complex technical issues, B/Ds understandably might need additional time to consider the proposal and liaise with the applicant. Hence, it is impractical to impose an absolute deadline when processing the applications, as the circumstances of each case vary considerably. LandsD will continue to enhance and streamline the processing mechanism where possible.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)105

(Question Serial No. 1490)

Head: (91) Lands Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2024-25, it is mentioned that the Department will streamline processes for land disposal and lease modifications/land exchanges. In this regard:

1. What are the reasons for setting the target of “issuance of legal document for execution from receipt of a binding acceptance of the final basic terms and premium offer” at “within 12 weeks”? Will consideration be given to streamlining this part of the work to shorten the time for land disposal? If not, what are the reasons?
2. What are the work priorities or plans for “streamlining processes for land disposal and lease modifications/land exchanges” in the coming financial year?

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

Reply:

1. At present, the Lands Department (LandsD)’s performance pledge in relation to lease modification/land exchange applications is to issue the legal document for execution within 12 weeks from the receipt of a binding acceptance of the final basic terms and premium offer from the applicant. The processing time of 12 weeks involves different procedures, including but not limited to the time required for checking any subsequent change of ownership particulars that affects the substance of the transaction, checking evidence to prove unification of title or rectifiable title (if applicable), proof-reading and certifying the land document, and arranging issuance of demand note for payment of fees and balance of premium. LandsD welcomes views from the industry on the possibility of further streamlining the procedures for lease modification/land exchange applications and will continue to enhance the procedures where practicable.
2. To expedite the approval of development submissions under lease and the processing of land disposal and major lease modification/land exchange cases, two dedicated teams,

i.e., the Development Control Section and Land Supply Section, have been established in LandsD since 2019.

Under the leadership of the Development Bureau, development-related requirements on building height, sustainable building design, site coverage and plot ratio/gross floor area restrictions, etc., have been streamlined in recent years. In 2023, LandsD introduced and promulgated a series of streamlining measures in respect of tree preservation and removal proposal (TPRP), including approval of TPRP submission by self-certification, de-bundling the approval of TPRP from approved general building plans, introducing self-certificate of compliance for completion of tree works outside lot boundary, shortening processing time of TPRP submission, etc.

Since March 2021, a pilot scheme has been introduced on charging land premium at standard rates for lease modification applications involving redevelopment of industrial buildings (IBs) constructed before 1987. Such an arrangement serves as an alternative to the conventional premium assessment and receives a good response from the market. Up to the end of February 2024, 13 executed lease modifications for redevelopment of IBs opted for the standard rates, comprising 11 cases for commercial use and two cases for residential-cum-commercial uses upon redevelopment, which would generate about 4 300 flats in total.

In pursuance of the Chief Executive's 2023 Policy Address, LandsD in December 2023 regularised the standard rates arrangement for applicants of lease modifications for redevelopment of pre-1987 IBs and expanded the scope to include pre-1987 IBs for special industrial uses. A new set of standard rates has been promulgated by LandsD on 2 April 2024 for implementation in 2024-25.

In March 2022, LandsD announced the arrangement of providing an option of charging land premium at standard rates for lease modification, including land exchange, under the "Enhanced Conventional New Town Approach" to enhance certainty on the premium amount and expedite the processing of the applications for land exchange within Fanling North and Kwu Tung North New Development Areas. A new pilot scheme was introduced to extend the arrangement of providing an option of charging land premium at standard rates in phases to the development of agricultural land in the New Territories outside the New Development Areas. The implementation framework was announced in December 2023 with the level of standard rates announced on 2 April 2024 for implementation in 2024-25.

The standard rates applicable to these initiatives will be reviewed annually to reflect the changing market situation. In general, the time taken from the date of issuing the first premium offer to the date of reaching an agreement has been shortened from seven months under the conventional assessment approach to one month under the standard rates approach as no premium negotiation is necessary.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)106

(Question Serial No. 1491)

Head: (91) Lands Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

Regarding compensation payments for land acquisition, please inform this Committee of the following:

1. What were the numbers of cases involving an offer of compensation and invitation to claims issued by the Department arising from land resumption in each of the past three years? Please provide a breakdown by government, railway and Urban Renewal Authority (URA) projects.
2. Among the cases mentioned in Question 1, how many of them involved no compensation offered due to the claimant's failure to provide proof of legal title or the claimant's proof of legal title not accepted by the Department?
3. How many written claims for compensation not invited by the Department were received in each of the past three years?
4. What was the total number of claims referred to the Lands Tribunal for decision in the past three years? Please provide a breakdown by government, railway and URA projects.
5. At present, how many cheques made available for collection still remain uncollected for over a year and what is the total amount of compensation involved?

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

Reply:

1. The Lands Department (LandsD) issued 2 176 compensation offers and invitations to claims arising from land resumption in the past three financial years for government development, railway and Urban Renewal Authority (URA) projects. Details are set out below –

Financial year	Number of compensation offers and invitations to claims issued by LandsD		
	Government development projects	Railway projects	URA projects
2021-22	601	Nil	23
2022-23	309	14	45
2023-24 (up to 29 February 2024)	1 144	3	37

Note: The figures cover projects launched within or before that financial year.

2. Among the cases mentioned in (1) above, the number of cases where no compensation was released due to failure of providing proof of legal titles by the claimants are set out below –

Financial year	Number of cases where no compensation was released by LandsD due to failure of providing proof of legal titles by the claimants		
	Government development projects	Railway projects	URA projects
2021-22	55	Nil	1
2022-23	38	Nil	7
2023-24 (up to 29 February 2024)	6	Nil	4

Note: The figures cover projects launched within or before that financial year.

3. LandsD received six, 53 and 39 written claims in 2021-22, 2022-23 and 2023-24 (up to 29 February 2024) respectively for compensation not invited by LandsD. The figures cover projects launched within or before that financial year.
4. A total of 11 claims were referred to the Lands Tribunal for decision in the past three financial years (from 2021-22 to 2023-24 up to 29 February 2024), of which four were government development projects and seven were URA projects.

5. Up to 29 February 2024, compensation on two claims remained uncollected for over a year because the claimants were out of Hong Kong. The total amount of compensation involved is about \$0.18 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)107

(Question Serial No. 0012)

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 its estimation, the Lands Department will resume 330 hectares and clear 530 hectares of land required for public works projects in 2024, representing a substantial increase over 2023. In this connection, will the Government inform this Committee of:

1. the manpower and expenditure involved in the resumption and clearance of land in 2023-24;
2. the estimated manpower and expenditure to be involved in 2024-25 in the light of the substantial increase in the work on resumption and clearance of land; whether recruitment of additional staff is required; if yes, the estimated additional provision required; and
3. the target completion dates of the public works projects for which land was cleared in 2023; the present work progress and whether the projects are proceeding as planned.

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

Reply:

1. About 340 officers in the Lands Department (LandsD) are involved in land resumption and clearance work in 2023-24. The relevant staff cost is about \$210 million.
2. LandsD will continue to cope with the work on resumption and clearance of land with existing manpower and resources. In order to maintain the sustainability of our public finances, the Government has strictly controlled the civil service establishment since 2021-22. The Government will continue to implement this initiative, and maintain the target of zero-growth in the civil service establishment in 2024-25, with the aim of containing the establishment at a level no exceeding that as at end-March 2021. LandsD will continue to enhance its effectiveness and efficiency through re-prioritisation, internal redeployment and streamlining of work processes.

3. Land resumption and clearance primarily aim to facilitate relevant departments to implement public works projects and deliver their policy programmes. LandsD does not have readily available information on the expected completion dates nor the latest progress of these public works projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)108

(Question Serial No. 0430)

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 2023, the Department helped resume three hectares and clear 282 hectares of land required for public works projects. The numbers of land resumed and cleared in 2024 are estimated to increase to 330 hectares and 530 hectares respectively. However, the non-directorate posts under this Programme will be reduced by 55 posts in 2024-25. In this connection, will the Government inform this Committee of:

- (a) the basis on which the estimation for 2024 is made;
- (b) the justification for reduction of staffing provision in 2024-25; and
- (c) the impacts of reduction of staffing provision on the work under this Programme and the measures to mitigate the impacts?

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 10)

Reply:

- (a) The estimate of area of land to be resumed and cleared for 2024 is mainly based on the implementation programme of public works projects provided by the relevant works departments. About 85% of the land area are for projects relating to the Development of Kwu Tung North New Development Area and Fanling North New Development Area - Remaining Phase as well as the Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area.

- (b) and (c)

In order to maintain the sustainability of our public finances, the Government has strictly controlled the civil service establishment since 2021-22. The Government will continue to implement this initiative, and maintain the target of zero-growth in the civil service establishment in 2024-25, with the aim of containing the establishment at a level not exceeding that as at end-March 2021. The change in establishment of the Lands

Department (LandsD) in 2024-25 is in line with this Policy. In addition, some time-limited posts are deleted every year upon expiry of the duration for which the posts are created or upon completion of the relevant tasks.

LandsD will continue to enhance its effectiveness and efficiency through re-prioritisation, internal redeployment and streamlining of work processes, so that its various new policies and initiatives can be taken forward.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)109

(Question Serial No. 2691)

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

Question:

The estimated establishment as at 31 March 2025 will be 4 645 posts, a decrease of 61 posts compared with that of 4 706 posts as at 31 March 2024. However, the establishment ceiling for 2024-25 is \$2,520 million, representing an increase compared with that of \$2,438 million for 2023-24. In this regard, will the Government inform this Committee of the following:

1. The reasons for the increase in the establishment ceiling despite the decrease in the estimated establishment;
2. What are the projects or work originally handled by the 61 posts to be reduced on the establishment? Will there be any impact on efficiency by the substantial decrease, thus causing adverse effects to the service recipients?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 35)

Reply:

1. The slight increase in establishment ceiling in notional annual mid-point salary value for the Lands Department (LandsD) from \$2,438 million in 2023-24 to \$2,520 million in 2024-25 is mainly to reflect the civil service pay increase for 2023-24.
2. The net decrease of 61 posts for LandsD in 2024-25 is mainly related to posts responsible for land administration duties. The establishment change of LandsD in 2024-25 is in line with the Government's aim to strictly control the civil service establishment since 2021-22 and continue maintaining the target of zero-growth in civil service establishment in 2024-25, with a view to containing the establishment at a level not exceeding that as at end-March 2021 and maintaining the sustainability of public finances. LandsD will continue to enhance its effectiveness and efficiency through re-prioritisation, internal redeployment and streamlining of work processes, so that various new policies and initiatives of the Government can be taken forward.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)110

(Question Serial No. 1276)

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 society has returned to normalcy after the Coronavirus Disease 2019 pandemic, the Government plans to start re-tendering short-term tenancies (STTs) in 2024, with the number of cases expected to rise from 27 in 2023 to 60. When a site is put up for re-tendering, the current tenant will have no choice but to bid up in order to secure the site. Though a means of raising government revenue, re-tendering will undermine the competitiveness of Hong Kong. Moreover, tenants have to move out when they fail to renew the tenancies of the sites but there is not enough land supply to meet such needs, especially when as many as 60 cases of re-tendering are expected in 2024. In this connection, please inform this Committee of the following:

- 1) details of the sites which will be put up for re-tendering in 2024, including the use, tenancy term granted, and size;
- 2) given the large number of STTs to be re-tendered and the lack of alternative land supply on the market, whether the Government will consider deferring the re-tendering of STTs, particularly for trades that cannot be easily relocated, such as container yards;
- 3) whether the Government will conduct a review of the “highest bid wins” approach in granting STTs as it is not beneficial to industry development; and
- 4) the resources involved in the tendering work of STTs.

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 18)

Reply:

- 1) About 60 short-term tenancies (STTs), including both new and re-tendering cases, with a total area of about 20 hectares are expected to be let by tender in 2024. These STTs will cover a wide range of uses, including fee-paying car parks, open/covered storage, container storage/handling, workshops for recycling and other miscellaneous uses.

The actual number and area of STTs to be tendered will hinge on various factors, such as the availability of relevant sites and market response. We are therefore unable to provide detailed information of the individual sites at this stage.

Under the prevailing practice, the Lands Department (LandsD) will publish the particulars of individual sites to be let by tender in a six-month STT tender forecast on its website (<http://www.landsd.gov.hk/en/stt/forecast.htm>). This STT tender forecast is generally updated on a monthly basis as and when the relevant sites are ready to be tendered. The tender results will also be published by Government Gazette and available on the department's website (<http://www.landsd.gov.hk/en/stt/records.htm>).

- 2) According to the established land administration policy, STTs let by tender will be put up for re-tender upon expiry or termination of the tenancy so as to provide a level playing field for prospective or interested parties to submit tenders for using the sites concerned.

Between October 2019 and December 2023, the Government implemented various measures in support of enterprises during the pandemic, including suspending the re-tender of STTs (except where STTs are terminated by the tenants themselves or by the Government on policy grounds). These measures aim to relieve the operating pressure faced by enterprises and to provide certainty and stability to tenants. In view of the progressive resumption of social normalcy, the Government will formulate the plan and timetable for gradually resuming re-tendering and ensure that re-tendering will be carried out in an orderly manner.

- 3) According to the established land administration policy, STTs in general are let by tender and awarded to the highest bidder under the Abbreviated Tender System. This arrangement, as compared to other tendering means such as technical assessment of tender proposals, has the merit of being clear and objective. It also enables tender assessment to be completed efficiently with a view to granting the sites for the proposed short-term use in the shortest time possible to meet the demand of the local community. When preparing the tender documents and STT terms, LandsD will consult relevant bureaux/departments (B/Ds). If B/Ds have alternative suggestions on the tendering means to better achieve certain policy objectives, LandsD may implement accordingly on B/Ds' policy directive. Any change to the established arrangement requires careful consideration of its impact on the market operation and government revenue on a case-by-case basis.
- 4) The land administration work for letting of STTs by tender is carried out by staff of LandsD as part of their overall land administration duties. We are unable to provide a breakdown of the expenditure solely involved for handling this task.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)111

(Question Serial No. 1282)

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 330 and 530 hectares of land estimated to be resumed and cleared respectively for Public Works Programme projects in 2024, please set out the area of land (in hectare) that involves logistics-related industries, such as vehicle maintenance, yards and warehouses; and the expenditure to be involved in the resumption and clearance of such land.

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 24)

Reply:

The Lands Department (LandsD) will resume and clear 330 and 530 hectares of land respectively for public works projects in 2024. Amongst these land, about 150 hectares are being used by business undertakings. The estimated ex-gratia allowance for the affected business undertakings is about \$700 million.

Among the land to be resumed and cleared in 2024, around 317 hectares will be resumed and 406 hectares will be cleared for two major development projects of Hung Shui Kiu/Ha Tsuen New Development Area Second Phase development and Kwu Tung North/Fanling North New Development Area Remaining Phase development. Out of the 677 business operators affected by the two projects, 521 involve brownfield operations including warehouse, construction, recycling, vehicle repair, workshops, carparks, etc., covering a total area of about 126 hectares. The number and types of business undertakings to be cleared are subject to further verification, while the exact date of resumption and clearance of land and hence individual operators' departure would be proceeded in batches subject to the needs of the works programme.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)112

(Question Serial No. 1384)

Head: (118) Planning Department
Subhead (No. & title): (000) Operating Expenses
Programme: (2) District Planning
Controlling Officer: Director of Planning (Ivan CHUNG)
Director of Bureau: Secretary for Development

Question:

With a view to increasing housing, commercial and other land supply, the Department worked on different land use reviews, including the development of Tseung Kwan O Area 137 and Area 132 as well as the vacant and to-be vacant school premises. During the year, the Department completed a latest round of review of government, institution or community sites earmarked for standalone public facilities.

In the Budget Speech, the Government mentioned that vacant government sites and vacant school premises can be leased to non-governmental organisations through short-term tenancies. In this regard, how much time does the Government need to renovate the vacant school premises and put them on the market? Vacant government sites and vacant school premises can be provided to non-profit-making organisations for organising community activities or setting up social enterprises.

The Government is making every effort for enactment of legislation in accordance with Article 23 of the Basic Law and promotion of The Law of the People's Republic of China on Safeguarding National Security in the Hong Kong Special Administrative Region (the National Security Law). Would the Government please inform this Committee if there is any consideration on converting a number of vacant government sites and vacant school premises into national security education centres for the purpose of promoting the National Security Law?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 14)

Reply:

According to Article 10 of the Hong Kong National Security Law, the Hong Kong Special Administrative Region shall promote national security education in schools and universities and through social organisations, the media, the internet and other means to raise the awareness of Hong Kong residents of national security and of the obligation to abide by the

law. While the Government has no plan at this stage to make use of vacant government sites or vacant school premises (VSPs) to promote the National Security Law, we welcome various sectors of the community to provide national security education in different ways, thereby enabling citizens in understanding the importance of safeguarding national security.

To make gainful use of our scarce land resources, while pending implementation of the long-term uses, individual vacant government sites (including VSPs on government land) can be provided for short-term uses by government departments as well as non-government organisations (NGOs) for various community, institutional or non-profit-making purposes. As at 29 February 2024, 467 vacant government sites (including 61 VSPs) are available for short-term applications by NGOs. A list of vacant government sites under Lands Department's management and available for NGOs to apply for short-term use is uploaded onto the department's "GeoInfo Map" website (www.map.gov.hk/gm/map/search/faci/VGS).

When processing applications for short-term uses of these sites, the relevant policy bureau(x) would be consulted on whether policy support and/or concessionary rentals are granted for the proposed short-term uses involved. To make vacant government sites (including VSPs) fit for use, basic renovation and other enabling works may first be required before they can be put to use. The time required for the work would depend on the actual condition of the site and the nature and requirements of the proposed use. The Development Bureau currently runs a funding scheme that may subsidise successful NGO-applicants with one-off basis and essential restoration works required to make the vacant government sites including VSPs fit for use.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)113

(Question Serial No. 0440)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Town Planning Information Services
Controlling Officer: Director of Planning (Ivan CHUNG)
Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2024-25, the Government states that it will continue to “organise activities and thematic exhibitions to reach out to the community in promoting Hong Kong’s planning and development, and produce publications to enhance public awareness of town planning in Hong Kong and to facilitate dissemination of planning information”. According to the key performance indicators under this Programme, the estimated number of information pamphlets/booklets published in 2024 will be 110, which is considerably higher than the actual number of information pamphlets/booklets published in 2023 by 44%. In this connection, will the Government inform this Committee of:

- (a) the number of visitors to the City Gallery and the Mobile Exhibition Centre in 2023;
- (b) whether the Department will formulate key performance indicators in respect of the work of the City Gallery and the Mobile Exhibition Centre;
- (c) the manpower and resources allocated for 2024-25 to the work of the City Gallery and the Mobile Exhibition Centre; and
- (d) the basis on which the estimation of an increase in number of information pamphlets/booklets to be published in 2024 is made?

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 20)

Reply:

- (a) In 2023, the total numbers of visitors to the City Gallery (CG) and the Mobile Exhibition Centre (MEC) were 96 067 (including 83 455 on-site and 12 612 online visitors) and 13 147 (at 36 venues) respectively.
- (b) The CG showcases the achievements of Hong Kong’s planning and infrastructure development. It provides a venue for permanent exhibits and thematic exhibitions, and acts as a platform for collaboration and exchange of planning ideas as well as public engagement. The MEC is an exhibition van of the Planning Department (PlanD) to reach out to the schools and the general public to promote town planning in Hong Kong.

To achieve our aim of enhancing public awareness of planning matters and facilitating dissemination of planning information to the public, we are committed to organising more thematic exhibitions, seminars, workshops and activities at CG in collaboration with other government departments, professional institutes and tertiary institutions, on top of the permanent exhibits. We will also explore the possibility of visiting more venues by the MEC to engage different sectors of the public.

- (c) The allocated financial provisions for the operation and maintenance of CG and MEC for 2024-25 are \$14.79 million and \$71,500 respectively. For CG, an outsourced management contractor is deployed for provision of management and supporting services, which involves manpower of 23 on-site staff, with supervision by a team of three professionals from PlanD. For MEC, its work is mainly overseen by another team of two professionals of PlanD, with a non-civil service contract staff serving as vehicle driver and activity assistant. The professionals of PlanD responsible for supervising CG and MEC are also involved in other duties under their respective purviews.
- (d) PlanD is committed to promoting awareness of town planning and providing town planning information services to the public, under which PlanD informs and consults the public on the latest planning proposals. In 2024, the estimated number of information pamphlets/booklets to be published is anticipated to be 45% higher than that of 2023 (i.e. from 76 to 110) mainly because more public engagement activities, including publication of publicity leaflets/booklets, exhibitions and social media campaigns, are planned to be conducted in 2024 for various development proposals under the Northern Metropolis.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)114

(Question Serial No. 0965)

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): ()

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development
(Michael H S FONG)

Director of Bureau: Secretary for Development, Secretary for Transport and Logistics,
Secretary for Culture, Sports and Tourism

Question:

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

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

Proposed or existing development plan	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)	(xii)	(xiii)	(xiv)	(xv)	(xvi)
Kwu Tung North and Fanling North New Development Areas (NDAs)																
Northern Metropolis																
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.: 18)

Reply:

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

Table 1

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (ha)
Kwu Tung North/Fanling North (KTN/FLN) New Development Area (NDA)	First Phase Works: commenced progressively since September 2019 for completion in 2026 Remaining Phase Works: detailed design commenced progressively since December 2019; subject to approval of funding application, construction targets to commence progressively from mid-2024 for completion in 2031	612	Nil	58	128 (Note 3)	87.6	28
Ma Tso Lung Development	Feasibility study commenced in October 2022 for completion by Q4 2024	68	Nil	Subject to further study	Subject to further study	Subject to further study	Subject to further study

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (ha)
Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA	<p>First Phase development: commenced works progressively since July 2020 for completion in 2025</p> <p>Second Phase development: detailed design commenced progressively since September 2020; construction targets to commence progressively from the first half of 2024 for substantial completion by 2030.</p> <p>Remaining Phase development: subject to study findings of the land use review for Lau Fau Shan</p>	714 (part of the Remaining Phase development is covered by the development area of Lau Fau Shan (Note 6))	Nil	Nil (Note 4)	54 (Note 4 & 5)	27 (Note 4)	7 (Note 4)
Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas (Lau Fau Shan)	Subject to further study	411 (Note 6)	Nil	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Yuen Long South (YLS) NDA	<p>First Phase Development: Site formation and engineering infrastructure works commenced progressively since August 2022 for completion in 2028</p> <p>Full completion of YLS NDA by 2038 (subject to review)</p>	224	Nil	10 (Note 7)	10 (Note 7)	12 (Note 7)	5 (Note 7)

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (ha)
Site formation and infrastructure works for the Initial Sites at Kam Tin South	Advance works: commenced in 2018 and was substantially completed in 2022 Phase 1 Works: commenced in mid 2021 for completion in 2026	19	Nil	Nil	Nil	5.9	4.8
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan and Tuen Mun West, Ma Liu Shui, Kau Yi Chau Artificial Islands) (Note 8)	Sunny Bay: engineering feasibility study commenced in May 2023 for completion in mid-2025 Lung Kwu Tan and Tuen Mun West: Subject to further study Ma Liu Shui: subject to further study Kau Yi Chau Artificial Islands: strive to commence the reclamation works within the term of the current government	Sunny Bay: about 60-100 Lung Kwu Tan: 210 Tuen Mun West: 175 Ma Liu Shui: subject to further study Kau Yi Chau Artificial Islands: about 1 000	Sunny Bay: about 60-100 Lung Kwu Tan: about 145 Tuen Mun West: about 40 Ma Liu Shui: about 60 Kau Yi Chau Artificial Islands: about 1 000	Nil	Nil	Nil	Nil

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (ha)
Tung Chung New Town Extension (Note 9)	Reclamation: commenced in end 2017 and substantially completed in January 2023 Site formation and infrastructure: (Phase 1): commenced progressively from May 2021 for completion by phases from 2024 to 2027 Site formation and infrastructure (Phase 2 and Remaining Phase): detailed design in progress	250	130	Nil	12	4.5	0.7
Wang Chau Public Housing Development	Phase 1 Works: commenced in May 2020 for completion in end 2024 Remaining Phases: detailed design in progress	Phase 1 Works: 5.6 Remaining Phases: 12	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: 3.5 Remaining Phases: 2.2	Phase 1 Works: 0.1 Remaining Phases: 0.8
Tuen Mun Area 54	Previously completed contracts: commenced from 2011 and 2015 and completed in phases between 2016 and 2020 Remaining contract: contract commenced in 2020 for completion by 2025 tentatively	Previous contracts : 11.5 Remaining contract: 3.0	Nil	Nil	Nil	Previous contracts : 11.6 Remaining contract: 2.1	Previous contracts : 2.9 Remaining contract: Nil

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (ha)
Partial Development of Fanling Golf Course Site (for Public Housing)	Review of development scale and layout of proposed public housing development in progress	9.5	Nil	Nil	Nil	Nil	Nil
San Tin Technopole	Investigation study commenced in October 2021 for completion in 2024	539	Nil	Nil	Nil	27.4	9.5
New Territories North New Town	Planning and Engineering study commenced in October 2021 for completion in 2025	About 1 500 (Subject to review)	Nil	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Contaminated Sediment Disposal Facility to the West of Lamma Island	Subject to further study	Nil	Nil	Nil	Nil	Nil	Nil
Ngau Tam Mei (NTM) Development	Land use review and feasibility study commenced in November 2021 for completion in 2025	129	Nil	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Development of Lok Ma Chau Loop	Land Decontamination and Advance Engineering Works: Commenced in June 2018 and completed in end 2021 Main Works Package 1: Commenced in July 2021 for completion in 2027	87.7	Nil	Nil	Nil	Nil	Nil

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha) (Note 2)	(v) (ha)	(vi) (ha)	(vii) (ha)
Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132	Investigation study commenced in November 2023. Subject to capital works resources to be sought in accordance with established procedures, our aim is to commence related works by phases in 2025.	126 (subject to review)	45 (subject to review)	Nil	Nil	Nil	Nil

Table 2

Proposed or Existing Development Planning	(viii) (ha)	(ix) (ha)	(x) (ha)	(xi) (no.)	(xii) (no.)
KTN/FLN NDA	Nil	Nil	Nil	3 (about 360 m ²)	1
Ma Tso Lung Development	Subject to further study	Subject to further study	Subject to further study	Subject to further study	Subject to further study
HSK/HT NDA	Nil	Nil	Nil (Note 4)	1 (about 60 m ²) (Note 4 and Note 10)	Nil (Note 4)
Lau Fau Shan	Subject to further study	Subject to further study	Subject to further study	Subject to further study	Subject to further study
YLS NDA	Nil	Nil	Nil	1 (about 175 m ²) (Note 11)	3
Site formation and infrastructure works for the Initial Sites at Kam Tin South	Nil	Nil	Nil	Nil	Nil
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan and Tuen Mun West, Ma Liu Shui, Kau Yi Chau Artificial Islands) (Note 8)	Subject to further study	Subject to further study	Subject to further study	Nil	Nil
Tung Chung New Town Extension (Note 9)	150	200	Nil	Nil	Nil
Wang Chau Public Housing Development	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil
Tuen Mun Area 54	Nil	Nil	Nil	Nil	Nil
Partial Development of Fanling Golf Course Site (for Public Housing)	Nil	Nil	Nil	Nil	Nil

Proposed or Existing Development Planning	(viii) (ha)	(ix) (ha)	(x) (ha)	(xi) (no.)	(xii) (no.)
San Tin Technopole	92	Nil	Nil	2	7
New Territories North New Town	Subject to further study	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Contaminated Sediment Disposal Facility to the West of Lamma Island	Nil	Up to 120 ha at any one time, subject to further study (Note 12)	Nil	Nil	Nil
NTM Development	Nil	Nil	Nil	Subject to further study	Subject to further study
Development of Lok Ma Chau Loop	Nil	Nil	Nil	Nil	Nil
Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132	Subject to further study	Subject to further study	Nil	Nil	Nil

Table 3

Proposed or Existing Development Planning	(xiii) (no.)	(xiv) (no.)	(xv) (\$ million)	(xvi) (no.)
KTN/FLN NDA	Nil	First Phase: about 30 Remaining Phase: subject to survey	First Phase: about \$ 13,664.2 (Note 13) Remaining Phase: about \$20,798.7 (Note 14)	15
Ma Tso Lung Development	Subject to further study	Subject to further study	Subject to further study	Subject to further study
HSK/HT NDA	Nil (Note 4)	Subject to survey	First Phase development: about \$1,970.3 (Note 15) Second Phase development: about \$33,718.9 (Note 16) Remaining Phase development: relevant information not yet available	12 (Note 4)
Lau Fau Shan	Subject to further study	Subject to further study	Subject to further study	Subject to further study
YLS NDA	2	Subject to survey	First Phase Development: about \$3,427.2 (Note 17) Second Phase Development: about \$10,238 (Note 18) Third Phase Development: relevant information not yet available	11

Proposed or Existing Development Planning	(xiii) (no.)	(xiv) (no.)	(xv) (\$ million)	(xvi) (no.)
Site formation and infrastructure works for the Initial Sites at Kam Tin South	Nil	Relevant information not yet available	Advance works: about \$7.1 Phase 1 works: about \$2,033.6	25
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan and Tuen Mun West, Ma Liu Shui, Kau Yi Chau Artificial Islands) (Note 8)	Nil	Nil	Subject to further study	Sunny Bay: Subject to further study Lung Kwu Tan and Tuen Mun West, Ma Liu Shui and Kau Yi Chau Artificial Islands: Nil
Tung Chung New Town Extension (Note 9)	Nil	Relevant information not yet available	Site formation and infrastructure (Phase 1): about \$1,381.7 (Note 19) Site formation and infrastructure (Phase 2 and Remaining Phase): Relevant information not yet available	Nil
Wang Chau Public Housing Development	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Subject to further study	Phase 1 Works: About \$311.1 Remaining Phases: Subject to further study	Phase 1 Works: Nil Remaining Phases: Nil

Proposed or Existing Development Planning	(xiii) (no.)	(xiv) (no.)	(xv) (\$ million)	(xvi) (no.)
Tuen Mun Area 54	Nil	Nil	Previous contracts: About \$1,444 (subject to finalisation) Remaining contract: About \$363 (subject to finalisation)	Nil
Partial Development of Fanling Golf Course Site (for Public Housing)	Nil	Nil	Nil	1
San Tin Technopole	2	Subject to further study	Subject to further study	Subject to further study
New Territories North New Town	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Contaminated Sediment Disposal Facility to the West of Lamma Island	Nil	Nil	Subject to further study	Nil
NTM Development	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Development of Lok Ma Chau Loop	Nil	Nil	Land Decontamination and Advance Engineering Works: \$0.2 (Note 20) Main Works Package 1: \$343.9 (Note 21)	Nil
Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132	Nil	Nil	Nil	Nil

- Note 1 The Northern Metropolis (NM) covers a number of development projects including KTN/FLN NDA, HSK/HT NDA, Lau Fau Shan, YLS NDA, NTM Development, San Tin Technopole, Lok Ma Chau Loop, New Territories North New Town, Ma Tso Lung, sites at Kam Tin South, and partial development of Fanling Golf Course site, the relevant information of which has been given in the tables above.
- Note 2 The area of land within the planning scope that will (continue to) be used for agricultural purposes under column (iv) does not include the area of the green belt within the planning scope that will (continue to) be used for agricultural purposes under column (v).
- Note 3 This is the total area of “Green Belt” zones according to the KTN and FLN Outline Zoning Plans.
- Note 4 This is subject to study findings of the land use review for Lau Fau Shan.
- Note 5 This is the total area of “Green Belt” zones according to the Revised Recommended Outline Development Plan (Revised RODP) of HSK/HT NDA.
- Note 6 This is the total development area under the land use review for Lau Fau Shan covering part of area under the Remaining Phase development of HSK/HT NDA.
- Note 7 This is subject to the outcome of the intensification review for YLS Third Phase Development.
- Note 8 The information does not include reclamation at Siu Ho Wan and Tsing Yi Southwest as there is no large scale reclamation planning at the moment.
- Note 9 The information does not include Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island.
- Note 10 There are two vegetable marketing co-operative societies/vegetable depots in the HSK/HT NDA. According to the Revised RODP, one of them would not be affected, while the retention of the other one at the southern edge of the NDA is subject to further review.
- Note 11 There were originally one vegetable marketing co-operative society and one vegetable depot in the YLS NDA. According to the Planning Department’s site visit in August 2017, the vegetable depot had already moved out of the NDA.
- Note 12 The facility will be developed by phases with a total plan area of about 235 ha.
- Note 13 The total estimated cost of land acquisition and clearance for the First Phase development of KTN/FLN NDA.
- Note 14 The total estimated cost of land acquisition and clearance for the Remaining Phase Development of KTN/FLN NDA

- Note 15 The total estimated cost of land acquisition and clearance for the First Phase development of HSK/HT NDA.
- Note 16 The total estimated cost of land acquisition and clearance for the Second Phase development of HSK/HT NDA.
- Note 17 The total estimated cost of land acquisition and clearance for the First Phase development of YLS NDA.
- Note 18 The total estimated cost of land acquisition and clearance for the Second Phase development of YLS NDA.
- Note 19 The total estimated cost of land acquisition and clearance for Site Formation and Infrastructure Works (Phase 1) of Tung Chung New Town Extension.
- Note 20 The total estimated cost of land acquisition and clearance for the Development of Lok Ma Chau Loop – Land Decontamination and Advance Engineering works.
- Note 21 The total estimated cost of land acquisition and clearance for the Development of Lok Ma Chau Loop – Main Works Package 1.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)115

(Question Serial No. 0120)

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): ()

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development
(Michael H S FONG)

Director of Bureau: Secretary for Development

Question:

In August 2022, the Civil Engineering and Development Department converted a section of approximately one-kilometre-long promenade between Central Pier 10 and west of the Hong Kong Convention and Exhibition Centre into a “shared path” for pedestrians and cyclists, and launched a 12-month trial scheme, which has been subsequently extended. In this connection, will the Government inform this Committee of:

1. the current duration of the extension of the trial scheme;
2. the estimated or actual expenditure of the original 12-month trial scheme, and the estimated expenditure of extending the trial scheme;
3. the total number of persons who have borrowed bicycles so far, and the respective number of borrowers each month;
4. the number of accidents recorded so far, as well as complaints related to the trial scheme;
5. whether non-borrowed bicycles are allowed to travel on the “shared path”, and how it is ensured that bicycles adhere to the speed limit of the “shared path”; and
6. whether there are plans to extend the trial scheme again or convert the “shared path” for permanent use in the near future.

Asked by: Hon LAI Tung-kwok (LegCo internal reference no.: 7)

Reply:

1. The Civil Engineering and Development Department (CEDD) launched a trial scheme on “*Incremental Implementation of Shared-use Cycle Tracks at Central to Wan Chai Waterfront – Feasibility Study*” (Trial Scheme) on 29 August 2022 with an original duration of 12 months for collecting data to assess implementation of shared-use cycle track (Shared Path). The Trial Scheme was subsequently extended by six months to facilitate data collection taking into account the situation that various precautionary/social distancing measures for COVID-19 had been put in place during the first six months of the trial. The extended 18-month data collection stage of the Trial Scheme and the free bicycle borrowing

service, which had been provided to facilitate collection of data on the use of Shared Path, ended on 29 February 2024.

2. The estimated costs of the original 12-month Trial Scheme and the subsequent 6-month extension were \$12.28 million and \$6 million respectively. The estimated costs covered the consultants’ fees for the study, associated site works, publicity and safety promotion activities conducted during the Trial Scheme.

3. Over the 18-month trial period, the total number of persons who borrowed bicycles from the two bicycle stations provided under the Trial Scheme is 34 612. The respective number of borrowers each month is listed below:

<u>Month/year</u>	<u>Number of Bicycle Borrowers</u>
August 2022	175
September 2022	2 097
October 2022	2 792
November 2022	2 403
December 2022	2 884
January 2023	3 128
February 2023	2 611
March 2023	2 255
April 2023	2 224
May 2023	1 611
June 2023	1 347
July 2023	1 614
August 2023	1 666
September 2023	1 002
October 2023	996
November 2023	1 433
December 2023	1 516
January 2024	1 610
February 2024	1 248
Total	34 612

Note: Bicycle borrowing service was suspended in the event of inclement weather and thunderstorm warning. Inclement weather affecting the borrowing service was mostly observed during the summer months. Besides, bicycle borrowing service was suspended when other large-scale events, for example open concerts and charity runs, were being held at or near the promenade.

4. There were two accidents and 17 complaints related to the Trial Scheme recorded during the 18-month trial period.

5. Apart from borrowed bicycles from the two bicycle stations, users were also welcomed to use the Shared Path with their own bicycles. As recommended in the “Cyclist’s Code on Shared Path” posted at various locations along the Shared Path and published on the web site, the cycling speed should not exceed 10 km/hr. Ambassadors were deployed to patrol the Shared Path during opening hours to remind all users of proper Shared Path etiquette, including adhering to the recommended speed and cycling with care.

6. Upon recent completion of the data collection stage of Trial Scheme, CEDD is reviewing the data collected and will make recommendations in Q3 of 2024 on the long term arrangement for the Shared Path at its present location and the experience which could be drawn for other shared paths along the harbourfront. Pending completion of the above review and a decision on the way forward, the Shared Path would continue to be open for use.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)116

(Question Serial No. 1502)

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
(Michael H S FONG)

Director of Bureau: Secretary for Development

Question:

It is stated that the Civil Engineering and Development Department will commence the construction of land formation and infrastructure works for a number of new development areas in the Northern Metropolis. In this connection, please advise:

1. the reason for the decrease of 1.3% in the 2024-25 Estimate of the financial provision for the provision of land and infrastructure as compared with the 2023-24 Revised Estimate;
2. the expenditures on infrastructure works, and the specific projects (to be listed in a table) in the Northern Metropolis over the past three years;
3. the expenditures on the construction of land formation and infrastructure works, as well as the related administrative costs in the Northern Metropolis for the coming year;
4. whether the Government will study ways to expedite the progress of the infrastructure works and draw up a timetable for the works in the coming year; if yes, the details; if not, the reasons.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 36)

Reply:

1. The decrease of 1.3% in the 2024-25 Estimate of the financial provision for the provision of land and infrastructure as compared with the 2023-24 Revised Estimate is mainly due to the decreased provision for relevant departmental operating expenses.

2. The expenditures on infrastructure works in the Northern Metropolis (NM) in the past three years as follows:

Project	Expenditure (\$M)			
	FY21/22	FY22/23	FY23/24*	Total
(i) Development of Lok Ma Chau Loop — Main Works Package 1 — site formation and infrastructure works	311.347	451.419	858.453	1,621.219
(ii) Yuen Long South development — stage 1 works	-	72.495	261.250	333.745
(iii) Yuen Long South development — stage 2A works — site formation and engineering infrastructure	-	72.742	345.843	418.585
(iv) Hung Shui Kiu/Ha Tsuen New Development Area advance works phases 1 & 2 — site formation and engineering infrastructure	34.586	41.643	44.096	120.325
(v) Hung Shui Kiu/Ha Tsuen New Development Area stage 1 works — site formation and engineering infrastructure	49.313	116.826	89.203	255.342
(vi) Advance site formation and engineering infrastructure works at Kwu Tung North new development area and Fanling North new development area	1,752.901	2,419.895	2,243.210	6,416.006
(vii) First stage of site formation and engineering infrastructure at Kwu Tung North new development area and Fanling North new development area	121.366	171.711	144.867	437.944

**Figures refers to Revised Estimate in the 2024-25 Budget*

3. The expenditures on the construction of land formation and infrastructure works in the NM for the coming year are as follows:

Project	Estimated Expenditure in FY24/25 (\$M)
(i) Development of Lok Ma Chau Loop — Main Works Package 1 — site formation and infrastructure works	846.557
(ii) Yuen Long South development — stage 1 works	426.244
(iii) Yuen Long South development — stage 2A works — site formation and engineering infrastructure	557.130
(iv) Hung Shui Kiu/Ha Tsuen New Development Area advance works phases 1 & 2 — site formation and engineering infrastructure	19.297
(v) Hung Shui Kiu/Ha Tsuen New Development Area stage 1 works — site formation and engineering infrastructure	154.173

Project	Estimated Expenditure in FY24/25 (\$M)
(vi) Advance site formation and engineering infrastructure works at Kwu Tung North new development area and Fanling North new development area	1,688.350
(vii) First stage of site formation and engineering infrastructure at Kwu Tung North new development area and Fanling North new development area	31.897
(viii) Hung Shui Kiu/Ha Tsuen New Development Area advance works phases 3 and stage 2 works — site formation and engineering infrastructure	899.177*
(ix) Remaining phase of site formation and engineering infrastructure works at Kwu Tung North New Development Area and Fanling North New Development Area — construction	675.529*
(x) Development of San Tin Technopole phase 1 stage 1 works — site formation and engineering infrastructure	8.888*

*Subject to funding approval of the Finance Committee and the actual commencement time of the respective project.

Government staff overseeing the works projects/studies also undertake other duties. There is hence no separate breakdown for the emoluments of the staff involved.

4. We will continue to press ahead with the various New Development Area (NDA) projects under construction. We plan to seek funding approval from the Legislative Council in 2024 to commence the site formation and engineering infrastructure works of Second Phase of Hung Shui Kiu/Ha Tsuen NDA, Remaining Phase of Kwu Tung North/Fanling North NDA and the first batch of land in San Tin Technopole. As for the planning of other NDAs, the Government has announced the development proposal for the Lau Fau Shan area in February 2024 and public engagement is ongoing. The development proposals for New Territories North New Town, Ngau Tam Mei and Ma Tso Lung will also be progressively rolled out in 2024. Laws were amended in 2023 to streamline the development-related statutory procedures, enabling us to shorten the lead time required before commencing works in NDAs. We will continue to look for ways to speed up the development process. When formulating the works schedules and phasing arrangements, the Government will fully consider such factors as project priority, financing arrangements, implications on public finance and manpower capacity of the market, etc.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)117****(Question Serial No. 1503)**Head: (33) Civil Engineering and Development DepartmentSubhead (No. & title): (000) Operational ExpensesProgramme: (3) Provision of Land and InfrastructureControlling Officer: Director of Civil Engineering and Development
(Michael H S FONG)Director of Bureau: Secretary for DevelopmentQuestion:

It is stated in Matters Requiring Special Attention in 2024-25 that the Development Bureau (Planning and Lands Branch) will continue to co-ordinate and oversee the work relating to the Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen and Yuen Long South New Development Areas, as well as Tung Chung New Town Extension. In this connection, please advise:

1. the amount of construction expenditure paid and the respective projects among the above-mentioned projects which have commenced at present, with a breakdown in table form;
2. the construction costs over the past 3 years; the changes as compared with the average of the past 10 years; the Government's measures to effectively control the construction costs; whether the Government will consider including relevant requirements in the tendering of future projects to reduce costs. If yes, the details; if not, the reasons;
3. whether the Government will consider the introduction of innovative construction technologies, techniques and materials, such as Modular Integrated Construction (MiC), or the use of new materials, etc., to reduce construction costs. If yes, the estimated costs of introduction and manpower training; if not, the reasons.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 39)Reply:

1. The actual expenditures of the projects are as follows:

Works project	Actual expenditure as at 31 March 2023 (\$ million)
Advance site formation and engineering infrastructure works at Kwu Tung North new development area and Fanling North new development area — detailed design and site investigation	201.528
Advance site formation and engineering infrastructure works at Kwu Tung North new development area and Fanling North new development area	5,164.767

Works project	Actual expenditure as at 31 March 2023 (\$ million)
First stage of site formation and engineering infrastructure at Kwu Tung North new development area and Fanling North new development area	461.167
Remaining phase of site formation and engineering infrastructure works at Kwu Tung North new development area and Fanling North new development area — detailed design and site investigation	244.174
Hung Shui Kiu/Ha Tsuen new development area advance works phases 1 & 2 — site formation and engineering infrastructure and phase 3 — detailed design and site investigation	133.634
Hung Shui Kiu/Ha Tsuen New Development Area stage 1 works — site formation and engineering infrastructure	166.139
Hung Shui Kiu/Ha Tsuen new development area stage 2 works — detailed design and site investigation	86.941
Yuen Long South development — stage 1 works	72.495
Yuen Long South development — stage 2A works — site formation and engineering infrastructure and stages 2B and 3 works — detailed design and site investigation	84.168
Tung Chung New Town Extension — detailed design and site investigation	365.453
Tung Chung New Town Extension — reclamation and advance works	10,516.254
Tung Chung New Town Extension — site formation and infrastructure works	2,690.880

2. The construction cost of a public works project mainly covers the expenses for labour, machinery and materials, and varies from project to project depending on different factors such as the scale, complexity and technical requirements of individual projects. Taking the index numbers of the costs of labour and materials published monthly by the Census and Statistics Department alone as reference, the relevant index numbers have generally increased over the past 10 years.

The Government has always been concerned about construction costs, and cost control of public works has been one of our key focuses.

In terms of project governance initiatives, the Development Bureau (DEVB) established the Project Strategy and Governance Office (PSGO) in 2019 to further enhance the performance of infrastructure works projects by implementing various strategic initiatives to enhance capabilities in cost surveillance and project governance.

The main task of the PSGO is to vigorously scrutinise cost estimates of major projects under planning and design stage. While not compromising the functionality, quality and safety of works, the PSGO follows up on project development and optimises design from the initiation of the projects in accordance with the principle of “fitness-for-purpose and no frills”. It also continuously monitors the performance of the projects during the construction phase and adopts suitable initiatives to reduce construction costs.

The PSGO is conducting a strategic study to analyse the main reasons for high construction costs and to review our existing arrangements for consultancy studies and tendering, as well as making reference to successful practices in the Mainland and overseas, with a view to formulating strategic measures to reduce construction costs.

Regarding contract management, traditional contracts focus on the obligations and responsibilities of both parties, leading to confrontations and disputes when problems arise. The DEVB has therefore introduced the New Engineering Contract (NEC) form for public works, which emphasises the principle of mutual trust and co-operation between contractual parties, and reduces disputes, claims and the risk of cost overruns and delays through joint risk management. Since 2009, there have been over 500 public works contracts adopting the NEC form, of which over 90 works contracts have been completed with the accounts finalised. There have been no contract disputes, which is a remarkable achievement. The adoption of NEC form in all public works contracts has been increasing year by year, and all major capital works that commenced in 2023 have adopted the NEC form. We, in accordance with relevant Technical Circulars and Technical Guidance Notes, have adopted the NEC form to implement works.

3. The DEVB is actively promoting the digitalisation of public works. In accordance with the Technical Circulars issued by the DEVB, we will adopt the digital works supervision systems and connect and integrate various smart site applications, including data of the Internet of Things, remote monitoring, artificial intelligence, and the Smart Site Safety System, etc., to further improve the performance of public works projects. In addition, we will apply the integrated digital platform to continuously monitor and review the performance of different projects in various aspects, allowing the management to comprehensively grasp the latest development of each project and foresee the potential problems and challenges, so as to intervene in a timely manner, and to plan and implement mitigation solutions, thereby enhancing the management efficiency of the projects and the entire Capital Works Programme.

Since the Policy Address in 2017, the DEVB has been actively promoting Modular Integrated Construction (MiC) to enhance the industry's productivity and cost-effectiveness. In 2023, an inter-departmental steering committee was established for co-ordinating the development of high productivity construction methods such as MiC and Multi-trade Integrated Mechanical, Electrical and Plumbing. We will also actively use this technology in our works projects.

According to the research conducted by the University of Hong Kong on 2 MiC pilot projects (i.e. the InnoCell by the Hong Kong Science & Technology Parks Corporation and the Married Quarters for the Fire Services Department at Pak Shing Kok in Tseung Kwan O), the construction time using MiC was reduced by 30-50% compared to traditional construction methods. Construction costs were reduced by at least 10%, and site productivity increased by 100-400%. Moreover, the performance in terms of quality, environmental protection, and safety was better than that of traditional construction methods.

Nevertheless, the nature of each project is different, and the extent of application of innovative technologies, including MiC, varies. Therefore, the cost savings and social benefits

resulting from the use of this technology cannot be generalised. As for the related costs and budget for manpower training, we are also unable to provide relevant statistical data.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)118****(Question Serial No. 1284)**Head: (33) Civil Engineering and Development DepartmentSubhead (No. & title): ()Programme: (3) Provision of Land and InfrastructureControlling Officer: Director of Civil Engineering and Development
(Michael H S FONG)Director of Bureau: Secretary for DevelopmentQuestion:

Regarding the area of land formation, please advise on the following:

1. the actual area of land formed by the Government in 2023 is 106.9 hectares. Please list out the land use;
2. the estimated area of land to be formed by the Government in 2024 is 31.1 hectares. Please list out the anticipated land use.

Asked by: Hon MA Fung-kwok (LegCo internal reference no.: 23)

1. Details of the land formed by the Civil Engineering and Development Department (CEDD) in 2023 are as follows:

Location of Project	Area of Land Formed in Hectare (Approx.)	Land Use
Tung Chung New Town Extension (Tung Chung East)	72.5	Road, open space, public residential development, private residential development, commercial development and Government, Institution or Community facilities
Tung Chung New Town Extension (Tung Chung West)	2.5	Public residential development
Pok Fu Lam South	0.3	Public residential development
Pik Wan Road, Yau Tong	2.5	Public residential development and Government, Institution or Community facilities
Ying Yip Road, Tseung Kwan O	1.6	Public residential development
Wu Shan Road, Tuen Mun	1.9	Public residential development

Location of Project	Area of Land Formed in Hectare (Approx.)	Land Use
Tuen Mun Area 54 (Site 4A South and Site 5)	1.7	Public residential development
Sham Shui Kok Drive in Lantau	0.8	Other Specified Uses (Columbarium)
Wang Chau, Yuen Long	3.0	Public residential development
Anderson Road Quarry	0.8	Government, Institution or Community facilities
Kwu Tung North New Development Area	5.9	Public residential development, Government, Institution or Community facilities and road
Fanling North New Development Area	3.5	Education, open space and road
Kam Tin South, Yuen Long	9.9	Public residential development, Government, Institution or Community facilities
Total	106.9	

2. Details of the land to be formed by CEDD in 2024 are as follows:

Location of Project	Area of Land to be Formed in Hectare (Approx.)	Land Use
Tung Chung New Town Extension (Tung Chung West)	0.5	Public residential development
Pok Fu Lam South	1.1	Public residential development
Tuen Mun Area 54 (Site 4A East)	1.3	School development
Wang Chau, Yuen Long	1.5	Public residential development
Yau Yue Wan, Tseung Kwan O	2.9	Public residential development
Pak Shing Kok, Tseung Kwan O	2.2	Public residential development
Long Bin, Yuen Long	2.3	Public residential development
Kwu Tung North New Development Area	4.1	Government, Institution or Community facilities
Fanling North New Development Area	3.9	Open space and road
Kam Tin South, Yuen Long	6.3	Public residential development, Government, Institution or Community facilities
Hung Shui Kiu/Ha Tsuen New Development Area	1.7	Government, Institution or Community facilities and

Location of Project	Area of Land to be Formed in Hectare (Approx.)	Land Use
		Village type development - Village Resite Area
Yuen Long South New Development Area	3.3	Public residential development
Total	31.1	

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)119

(Question Serial No. 2882)

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): ()

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development
(Michael H S FONG)

Director of Bureau: Secretary for Development

Question:

The estimated area of land to be formed in 2024 is 31.1 hectares, a substantial decrease of 70.9% as compared with that in 2023. What are the reasons?

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 13)

Reply:

The area formed in a particular year represents the land formation completed in various projects in that particular year. The area of land formed varies each year according to the progress and phasing of on-going site formation and infrastructure projects.

The decrease in the area of land to be formed in 2024 (31.1 hectares) as compared with the area of land formed in 2023 (106.9 hectares) is due to the relatively large area of land formed (i.e. 75 hectares approximately) under the project of Tung Chung New Town Extension in 2023.

There are other major land formation projects in the coming years, such as Yuen Long South New Development Area (NDA), Kwu Tung North/Fanling North NDA, Hung Shui Kiu/Ha Tsuen NDA and San Tin Technopole, which will be completed in stages to support land supply.

- End -