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Replies to initial written questions raised by Legislative Council Members in examining the Estimates of Expenditure 2025-26

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Examination of Estimates of Expenditure 2025-26 Reply Serial No.

DEVB(PL)001

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1791)

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

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

(Item 803 Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the funding scheme to support the use of vacant government sites by non-government organisations (NGOs) for non-profit-making community purposes, will the Government advise this Committee of:

1. the number and details of applications received;

2. the number of rejected cases, and, if any, the reasons for that;

3. the average time required to process an application; and

4. the number of vacant government sites and school premises currently available for short-term tenancy applications by NGOs (broken down by District Council districts)?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 28)

Reply:

1. & 2.

As at 28 February 2025, the Development Bureau has received 40 applications, 30 of which have been approved for non-government organisations (NGOs) to take forward a variety of worthy community projects. The remaining applications are being processed. Details of the 30 approved applications are set out in the Annex.

3. In general, it takes around four months on average to complete the assessment of one application, counting from the time when the NGO applicant has submitted all necessary

documents, including supporting documents required by the Secretariat of the Assessment Committee of the funding scheme for verification.

4. As at 28 February 2025, 482 vacant government sites (including 68 vacant school premises) were available for short-term tenancy applications. A breakdown of the number of these sites by districts is provided below:

District Council district	**Number of sites (including vacant school premises)**
Central & Western	9 (0)
Islands	58 (13)
Kowloon City	5 (0)
Kwai Tsing	10 (2)
Kwun Tong	1 (0)
North	62 (11)
Sai Kung	37 (8)
Sha Tin	30 (5)
Sham Shui Po	8 (0)
Southern	23 (1)
Tai Po	41 (8)
Tsuen Wan	7 (1)
Tuen Mun	32 (2)
Wan Chai	15 (0)
Yau Tsim Mong	1 (1)
Yuen Long	143 (16)
Total	**482 (68)**

Vacant government sites under Lands Department's management and available for application for short-term use, together with the relevant information (including the locations of respective sites), can be found on the department's "GeoInfo Map" website (https://www.map.gov.hk/gm/map/search/faci/__VGS).

Annex

Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations
Applications approved for funding as at 28 February 2025

	Location of vacant government site	Name of applicant organisation	Short-term uses for the site	Approved funding ceiling*# ($ million)	Funding disbursed ($million) (as at 28 February 2025)	Actual number of beneficiaries (applicable to projects of which construction works were completed and operation commenced)
(I) Construction works completed						
1	Small Traders New Village, Nam Sang Wai, Yuen Long (Ex-Small Traders New Village Public School)	Yuen Long Kam Kwong Church	Community service centre	7.5 (detailed design and revitalisation works)	Approximately 5.9	Over 90 000 visits
2	Shing Sai Road, Kennedy Town	Rough C	Community garden	Stage 1: 2.6 Stage 2: 35.6 Total: 38.2	Approximately 37.4	Over 200 000 visits
3	Kam Tin, Yuen Long	House of Joy & Mercy	Animal rehoming centre	13.9 (detailed design and construction works)	Approximately 13.4	The centre offers 56 kennels and has received over 50 stray dogs since its operation. 80% of the dogs are from the north-eastern New Territories; among them, 11 dogs have been adopted. The occupancy rate of kennels reaches 90%.
4	Victoria Road, Mount Davis (Ex-Mount Davis Caritas Centre and Ex-Mount Davis Caritas Jockey Club Hostel)	Society for Community Organization	Transitional housing	7.4 (detailed design, site investigation and construction works)	Approximately 5.6	The venue has provided transitional housing units to 15 households in need (19 individuals). The average occupancy rate is over 90%.

	Location of vacant government site	Name of applicant organisation	Short-term uses for the site	Approved funding ceiling*# ($ million)	Funding disbursed ($million) (as at 28 February 2025)	Actual number of beneficiaries (applicable to projects of which construction works were completed and operation commenced)
5	Ta Kwu Ling, North District (Ex-Sam Wo Public School)	Hong Kong Seeing Eye Dog Services	Guide dog training school	Stage 1: 3.0 Stage 2: 53.4 Total: 56.4	Approximately 47.8	Over 89 000 visits Since the operation of the school, 38 guide dogs have been trained, and over 2 750 training courses related to guide dogs have been conducted, benefitting 213 visually impaired individuals.
6	Tan Kwai Tsuen, Yuen Long (Ex-Ying Yin Catholic Primary School)	Muhammadia Ghosia Islamic Association	Community service centre	Stage 1: 2.8 Stage 2: 20.8 Total: 23.6	Approximately 21.5	Over 41 300 visits
7	Quarry Bay harbourfront	St. James' Settlement	Recreation and sitting-out area	Stage 1: 1.3 Stage 2: 58.7 Total: 60.0@	Approximately 53.9	Over 79 300 visits
8	San Tin, Yuen Long (Ex-Chuk Hing Public School)	Fruit Garden Social Enterprise	Community service centre	Stage 1: 2.1 Stage 2: 27.0 Total: 29.1	Approximately 22.7	Over 2 200 visits
9	Mai Po, Yuen Long (Ex-Koon Ying Public School)	Anfield Hearts Foundation	Non-profit-making school for children with special educational needs	Stage 1: 3.3 Stage 2: 22.7 Total: 26.0	Approximately 21.1	The school offers three classes for children with special educational needs and there are a total of 26 students.
10	Ping Shan, Tin Shui Wai	Tin Shui Wai Community Development Network	Farming and fishery education centre	Stage 1: 2.0 Stage 2: 13.2 Total: 15.2	Approximately 12.4	Over 6 500 visits

	Location of vacant government site	Name of applicant organisation	Short-term uses for the site	Approved funding ceiling*# ($ million)	Funding disbursed ($million) (as at 28 February 2025)	Actual number of beneficiaries (applicable to projects of which construction works were completed and operation commenced)
11	Kam Tin, Yuen Long	HK Saving Cat and Dog Association	Animal rehoming centre	Stage 1: 4.2 Stage 2: 39.3 Total: 43.5	Approximately 36.9	The centre offers 150 kennels and has received over 250 stray dogs and cats since its operation. 70% of the dogs and cats are from the north-eastern New Territories; among them, 138 have been adopted. The occupancy rate of catteries and kennels is around 80%.
12	Cox's Road, Yau Tsim Mong (Ex-Portuguese Community School)	Hong Kong Repertory Theatre	Theatre education centre	Stage 1: 8.3 Stage 2: 50.8 Total: 59.1	Approximately 49.3	Over 4 100 visits
13	Chuen Lung, Tsuen Wan (Ex-Koon Man School)	Hong Kong Photographic Culture Association	Photography resource centre	Stage 1: 3.0 Stage 2: 12.0 Total: 15.0	Approximately 8.6	Over 4 000 visits
14	Shiu Fai Terrace, Wan Chai (Ex-Pun U Association Wah Yan Primary School)	Hong Kong Air Cadet Corps	Youth training centre	Stage 1: 5.0 Stage 2: 34.8 Total: 39.8	Approximately 29.3	As operation just commenced in March 2025, no data is available yet.
15	Chap Wai Kon Village, Sha Tin	Food Angel by Bo Charity Foundation	Non-profit-making food production centre	Stage 1: 1.3 Stage 2: 58.7 Total: 60.0@	Approximately 56.6	As operation is expected to commence in the second quarter of 2025, no data is available yet.
16	Yip Shing Street, Kwai Chung	The Hong Kong Council of Social Service	Transitional housing	Stage 1: 2.9%	Approximately 2.3	The venue has provided transitional housing units to 139 households in need (165 individuals). The average occupancy rate is near 90%

	Location of vacant government site	Name of applicant organisation	Short-term uses for the site	Approved funding ceiling*# ($ million)	Funding disbursed ($million) (as at 28 February 2025)	Actual number of beneficiaries (applicable to projects of which construction works were completed and operation commenced)
17	Junction of Hoi Hing Road and Hoi Kok Street, Tsuen Wan	Yan Chai Hospital Board	Transitional housing	Stage 1: 3.3%	Approximately 3.2	The venue has provided transitional housing units to 224 households in need (541 individuals). The average occupancy rate is over 90%
(II) Construction works in progress						
18	Junction of To Shek Street and Sha Tin Wai Road, Sha Tin	Hong Kong, China Table Tennis Association	Table tennis training centre	Stage 1: 4.9 Stage 2: 52.0 Total: 56.9	Approximately 14.0	Not applicable^
19	Wa Shun Street, Hung Hom harbourfront	Playright Children's Play Association	Public recreation and open space	Stage 1: 7.2 Stage 2: 52.8 Total: 60.0	Approximately 26.8	Not applicable ^
20	Junction of Nullah Road and Tung Choi Street, Mong Kok	Concern for Grassroots' Livelihood Alliance	Community service centre	Stage 1: 3.3 Stage 2: 15.1 Total: 18.4	Approximately 2.7	Not applicable ^
21	Lung Cheung Road, Wong Tai Sin	Chinese Dance Art Association	Dance centre	Stage 1: 6.9 Stage 2: 63.1 Total: 70.0&	Approximately 11.5	Not applicable ^
22	San Ping Circuit, Tuen Mun (Ex-St. Simon's Primary School)	Paws United Charity	Animal rehoming centre	Stage 1: 7.4 Stage 2: 62.6 Total: 70.0&	Approximately 15.4	Not applicable ^
23	Ha Wong Yi Au, Tai Po (Ex-Fish Marketing Organization Tai Po Primary School)	Home of Loving Faithfulness	Residential Care Home for Persons with Disabilities	Stage 2: 70.0@& (the cost for the detailed design in stage 1 was borne by the organisation)	0	Not applicable ^

	Location of vacant government site	Name of applicant organisation	Short-term uses for the site	Approved funding ceiling*# ($ million)	Funding disbursed ($million) (as at 28 February 2025)	Actual number of beneficiaries (applicable to projects of which construction works were completed and operation commenced)
24	Near Tai Tam Reservoir	Scout Association of Hong Kong	Sea activity centre	Stage 1: 3.7 Stage 2: 28.5 Total: 32.2	Approximately 1.6	Not applicable ^
25	Sha Tau Kok, North District (Ex-King Sau School)	Lin Ma Hang Village Charity Fund	Hakka cultural centre	Stage 1: 6.6 Stage 2: 40.8 Total: 47.4	Approximately 6.4	Not applicable ^
26	Shek Mun, Sha Tin	Christian & Missionary Alliance Church Union Hong Kong	Community service centre	Stage 1: 3.8 Stage 2: 32.2 Total: 36.0	Approximately 1.4	Not applicable ^
(III) Detailed design and site investigation in progress						
27	Ting Kok Village, Tai Po (Ex-Ming Tak School)	Positive Life Association Ltd	Non-profit-making kindergarten for children with special educational needs	Stage 1: 6.9	Approximately 1.6	Not applicable ^
28	Leung Choi Lane, Tuen Mun	Hong Kong Institute of Utility Specialists	Non-profit-making utility training centre	Stage 1: 4.0	Approximately 0.6	Not applicable ^
29	Ta Kwu Ling, North District (Ex-Ping Yeung Public School)	Hung Hei Lun Charity Organization	Youth centre	Stage 1: 9.5	Approximately 2.5	Not applicable ^
30	Shek Pik, Lantau Island (Ex-Tung Wan Mok Law Shui Wah School)	Christian New Life Association	Drug treatment and rehabilitation centre	Stage 1: 12.0	Approximately 1.3	Not applicable ^

Remarks:

***** Generally speaking, depending on the scale of an individual project, the Development Bureau (DEVB) may process and approve funding applications for the project in stages. We will consider first approving and granting the costs for detailed design and site investigation in Stage 1 for the organisation to start the preliminary work. When the detailed design of the project and cost estimate of the construction works are more certain, the DEVB will then consider approving and granting the funding for Stage 2 (i.e. the funding for the construction costs).

[#] The DEVB would discuss and clarify the proposed basic and essential scope of works and the cost estimates with the applicant organisations with reference to the estimated expenditure on restoration works provided in their application forms. Upon verification of relevant information, availability of quantity surveying assessment and completion of detailed design, the Assessment Committee will consider and decide on the funding ceiling to be approved for individual projects. The actual funding to be granted will depend on the actual costs incurred for individual projects and disbursed in stages on a reimbursement basis.

[^] When assessing applications, the Assessment Committee has considered the experience and capability of the applicant organisations, as well as the social benefits and feasibility of the proposals, with a view to ensuring proper use of funding.

[@] The applicant organisations for projects 7, 15 and 23 have sought additional funding sources outside the funding scheme (including provision from the applicant organisations and/or other sponsorship) to cover the costs for stage 1 and/or stage 2 of the projects.

[%] As a non-recurrent commitment of $5 billion was approved by the Finance Committee of the Legislative Council on 6 March 2020 for the then Transport and Housing Bureau to implement the "Funding Scheme to Support Transitional Housing Projects by NGOs", funding applications for transitional housing projects thereafter, i.e. the remaining construction costs for projects 16 and 17, are processed and assessed under the said scheme.

[&] Since the launch of the enhancement measures in July 2024, a total of three projects (21, 22 and 23) have benefited from the increase in project funding ceiling. These include two projects with a site area exceeding 2 000 square metres (i.e. projects 22 and 23) and one project with a site lacking vehicular access (i.e. project 21). The funding ceiling for each of these three projects has been increased by $10 million to $70 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0465)

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 tender exercises for two sites in Hung Shui Kiu and Yuen Long respectively for development of Multi-Storey Buildings for Modern Industries (MSBs), the Government has indicated that they aim to promote development of relevant industries, and consolidate some brownfield operations displaced by the Government's clearance exercises in a land efficient manner and provide operators with an opportunity to upgrade their operations. In this connection:

1. please elaborate in specific terms on the meaning of "in a land efficient manner" and "providing operators with an opportunity to upgrade their operations";

2. please explain in specific terms the economic revenue arising from the above approach and its duration.

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 25)

Reply:

The Government will substantially increase land resumption in the next few years for developing the Northern Metropolis, including resuming and modifying existing brownfield sites for development. Many brownfield operations are currently using land in a low-density manner, which lacks land use efficiency. If brownfield operations could run in multi-storey buildings for modern industries (MSBs), the same area of land will be able to accommodate more brownfield operations, which will in turn increase land use efficiency. At present, the rent of agricultural land in the New Territories is relatively low. Brownfield operators tend to rent a large area of such land to maintain operational effectiveness. If these operations are to be run in MSBs, the operational space rentable would be relatively smaller, encouraging brownfield operators to consider adopting technology or automation of equipment to enhance

work efficiency and reduce the requirement for space. We believe this will provide the impetus for the industries to upgrade their operations.

The Government launched open tenders in March and October 2024 under the two-envelope approach respectively for two sites in Yuen Long and Hung Shui Kiu for developing MSBs. These two sites are the first batch of MSB sites rolled out for achieving dual policy objectives, which are to promote the development of industries, and provide floor space to some brownfield operations displaced by government development projects to enable them to upgrade their operations. Under the two-envelope approach, tenderers must submit respective envelopes containing the non-premium proposals and premium proposals (accounting for 70% and 30% of the assessment weighting respectively), so that the Government can consider non-premium factors, such as how the MSB(s) concerned may drive development of industries and facilitate consolidation of displaced brownfield operations, in addition to premium offers, and award the site to the most suitable bidder. Specifically, the assessment criteria for the non-premium proposals comprise aspects related to the accommodation of brownfield operations, e.g. whether better designs are proposed for increasing flexibility in accommodating a wider variety of brownfield operations, and provision of resources, technical support and training to assist brownfield operations in the MSB in adopting automation or mechanisation.

The Development Bureau announced on 20 March 2025 that in light of the latest market feedback, adjustment would be made to some of the tender conditions without compromising the original policy intent, so as to render the project a more reasonable investment return and enhance the synergy between the policy objectives and the proposed development to be pursued by the tendering enterprises, thereby encouraging enterprises to bid for the sites. The tender closing date of these two sites has been extended to 25 July 2025 accordingly. The adjustments are made having regard to recent indication from some potential bidders that they support the Government's policy objectives for the MSB sites, but given the substantial investment outlay the project would involve and the latest market conditions, they hoped the Government would consider making some adjustment to the tender conditions.

The revised tender conditions would stipulate that upon completion of the MSB, the enterprise successfully bidding the site will lease part of the floor space of the MSB to the Government at nominal rent for ten years. The Government or its appointed agent will then manage and rent out the floor space at concessionary rent to brownfield operators displaced by government development projects, who run businesses related to logistics and freight and/or vehicle servicing services.

Existing brownfield operations have been supporting the development of construction, logistics, transportation, recycling industries, etc. and making contributions to Hong Kong's economy and job market. We expect that the MSBs will provide space for the relevant industries to continue their operations, facilitate their upgrading and transformation, thereby increasing Hong Kong's overall capacity for economic growth.

- End -

CONTROLLING OFFICER'S REPLY

(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:

The Development Bureau works with the Education Bureau to launch a pilot scheme with a view to encouraging the market to convert hotels and other commercial buildings into student hostels on a self-financing and privately-funded basis, thereby increasing the supply of student hostels. Please advise of:

1. the number of additional student hostel places provided under the scheme over the past year; and

2. the average amount of processing time saved from the streamlined process of application in relation to planning, lands and building plans.

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 26)

Reply:

As announced in the 2024 Policy Address, in order to consolidate Hong Kong's position as an international hub for post-secondary education, the Education Bureau will work with the Development Bureau (DEVB) to launch a scheme in the first half of 2025 to streamline the processing of application in relation to planning, lands and building plans, with a view to encouraging the market to convert hotels and other commercial buildings on a self-financing and privately-funded basis, thereby increasing the supply of student hostels. The Development Projects Facilitation Office under the DEVB will provide one-stop advisory and facilitation services for these projects.

The scheme is expected to be launched in the first half of 2025 and hence relevant statistical figures are not yet available. However, the policy direction is that the processing procedures relevant to such conversions would be streamlined and standardised in order to promote market interests.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3108)

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 connection with matters related to leveraging harbourfront resources:

1. It is mentioned in the Budget Speech that refreshment stalls will be set up at harbourfront locations in Central, Wan Chai, North Point and Tsim Sha Tsui this year to enrich visitor experience. What are the specific details of the plan, and the manpower and estimated expenditure involved? Will the relevant refreshment stalls include both fixed and mobile stalls? Will the Government consider re-introduction of food trucks? If so, what are the details; if not, what are the reasons?

2. At present, smart specialty vending facilities providing popular light snacks and beverages have been set up at harbourfront locations in Wan Chai and Kwun Tong and Cha Kwo Ling in Kowloon East. What are the tangible results of the smart specialty vending facilities so far? Are there any statistics on the actual footfall they have generated?

3. To leverage harbourfront resources, apart from introducing refreshment stalls at the relevant harbourfront locations, will the Government consider incorporating leisure and arts elements, or organising exhibitions, bazaars and youth activities in the future? If so, what are the specific details and estimated expenditure; if not, what are the reasons?

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 51)

Reply:

The Government has been striving to enhance the Victoria Harbourfront, and to introduce commercial facilities such as food and beverages (F&B), retail and entertainment facilities at selected suitable locations on a pilot basis to bring convenience to visitors. In 2024, the Development Bureau (DEVB) set up smart specialty vending facilities at the harbourfront in

Wan Chai, Kwun Tong and Cha Kwo Ling, offering a variety of light snacks, specialty drinks and gadgets. The three vending facilities have been operating for around three to seven months. The overall operation has generally been smooth. We will continue to monitor the sales condition and their effectiveness, with a view to mapping out the next step.

As for 2025, refreshment stalls will be set up at four harbourfront locations with relatively more frequent flow of visitors in Central, Wan Chai, North Point and Tsim Sha Tsui to enrich visitors' experience. In the first phase, some stalls will be set up at each of the four locations. Before finalising the locations and arrangements, relevant stakeholders, including the Harbourfront Commission and the local community, will be consulted. We will provide light snacks and drinks at harbourfront sites under more innovative approaches (such as offering more flexibility in terms of operating hours and locations), with reference to the market conditions and past experiences, with a view to encouraging the participation of those interested in running F&B businesses, including young people. The associated costs will be absorbed by the provision of the DEVB and the relevant work will be undertaken by its existing manpower.

The stalls will mainly offer light snacks and drinks as a start. We will review their effectiveness before formulating plans for the next phase, including introduction of elements such as performances and arts and culture. If other organisations or departments are interested in organising exhibitions, bazaars or youth activities at harbourfront sites, we will, as always, actively provide facilitation.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0221)

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 co-ordinates and oversees the operation of the Support Service Centre for Minority Owners under Compulsory Sale (SMOCS), which was established by the Urban Renewal Authority (URA) and commenced operation in end-August last year to provide one-stop comprehensive support services to minority owners affected by compulsory sale applications. Will the Government advise this Committee of:

1. the number of designated non-governmental organisations and professional bodies with which the SMOCS has currently collaborated and provided services, and the list of participating organisations and the amount of funds involved; and

2. the total number of service users since the operation of the SMOCS; the areas of services requested by service users, with breakdown by, for example, mediation, referrals for legal services, finding alternative accommodation as well as emotional counselling support in tabular form; and the number of staff involved in providing the above services?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 14)

Reply:

1. To strike a balance between expediting the redevelopment of old buildings and protecting the interests of property owners, the Development Bureau (DEVB) set up in August 2024 the Dedicated Office of Support Services for Minority Owners under Compulsory Sale (hereinafter referred to as "DOSS") to commission and steer the Support Service Centre for Minority Owners under Compulsory Sale (hereinafter referred to as "SMOCS"), which was set up by the Urban Renewal Authority (hereinafter referred to as "URA"), to provide one-stop, more comprehensive and effective support services to minority owners at different stages of compulsory sale

applications. Commencing its operation in August 2024, the SMOCS is entirely independent of the URA in operation and directly accountable to the DOSS under the DEVB.

The SMOCS works with the engaged non-governmental organisation (NGO) and relevant professional organisations/professionals (including the Hong Kong Institute of Surveyors, the Hong Kong Mediation Accreditation Association Limited, the Hong Kong International Arbitration Centre, the Hong Kong Mediation Council, the Hong Kong Mediation Centre, the Joint Mediation Helpline Office, the Integrated Mediation Office set up by the Judiciary, as well as a total of approximately 170 volunteer lawyers, volunteer surveyors and accredited mediators) to step up the publicity and public education at the district level, as well as enhance the understanding of the public and minority owners of old buildings on private property acquisition activities and the compulsory sale application mechanism. The SMOCS will also provide a wide range of professional services and support to minority owners affected by compulsory sale applications.

In 2024-25, the engaged NGO was awarded the relevant service contract by open tender, with the total contract amount of about $3.2 million for one year. Apart from providing nominal honorarium to the lawyers and surveyors who offer preliminary professional advisory services, the SMOCS also provides minority owners with mediation subsidies and valuation reports of the relevant properties at a concessionary rate for their reference. The resources involved are provided by the URA, and no government expenditure is involved.

2. From August 2024 to end-February 2025, the Lands Tribunal received a total of three compulsory sale applications. The SMOCS has taken the initiative to provide the affected minority owners with support services, explaining to them the legal procedure for compulsory sale and the support services available at different stages, as well as arranging public education talks. The statistical figures on the major services are as follows:

Major Services	Frequency/ Number of Cases	Number of Participants
(a) Mediator training workshops	1	about 50
(b) Public and district organisation talks	9	about 430
(c) Preliminary professional advisory services	2	6
(d) Information sessions on mediation	1	1
(e) Facilitating the arrangement of mediation meetings	1	7
(f) Emotional counselling	N.A.	14
(g) Relocation support	N.A.	8
(h) Other case support services (including those for minority owners affected by compulsory sale applications and private property acquisition activities before the establishment of the SMOCS)	N.A.	about 120

In 2024-25, two and six staff were respectively employed by the SMOCS and the engaged NGO to provide the support services for compulsory sale cases mentioned above.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0226)

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 conducted a feasibility study in 2012 on the future land use and engineering plan of the ex-Lamma Quarry (ELQ) to explore its development potential; however, the plan has been put on hold since then. The Chief Executive's 2023 Policy Address mentioned that a study on the development direction of the 20-hectare site, such as senior citizen residential units, residential buildings for talents and promotion of island tourism, would have been completed last year. It is mentioned in the Matters Requiring Special Attention in 2025-26 that an expression of interest (EOI) exercise regarding the ELQ development will be launched in the first quarter of 2025. Will the Government advise of the following:

1) whether there are similarities between the EOI exercise soon to be launched and the feasibility study in 2012 in terms of content, and their respective expenditures;

2) the details of this EOI exercise; whether it will cover the introduction of resort hotels, quality camp sites, low-density residential housing, and so on; and the estimated manpower involved in this exercise; and

3) whether the diverse characteristics of Hong Kong's outlying islands will be fully leveraged in conducting island hopping, e.g. forming an island network among Mui Wo, Peng Chau, Cheung Chau and Tai O, with a view to offering a wide range of tourism products; if so, whether the Government has assessed the amount of revenue arising from this project?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 15)

Reply:

1) and 2)

It has always been the Government's intention to seek the most suitable option for the future use of the ex-Lamma Quarry (ELQ) site. In 2012, a feasibility study was conducted, followed by a market sounding exercise in 2017, to gauge the market's interest in the option under the "Tourism plus Housing" theme. However, given that the market was not enthusiastic about the then development option, that option has not been taken forward. The exercise conducted in 2017 involved about $3.1 million.

In 2023, the Government launched another study to review the land use planning, development approach, infrastructure, supporting transport facilities and the cost-effectiveness of the overall development of the ELQ site. To keep in line with pursuing the concept of "tourism is everywhere in Hong Kong", and to explore more distinctive rural and coastal tourism routes with better ancillary facilities, the Government proposes to develop the ELQ site into a high-end lakefront and hillside resort (including glamping facilities) complemented by a world-class marina and low-density housing. Compared with the development proposal put forward in 2017, the development option proposed under the Study places more emphasis on promoting tourism, recreation and the yacht industry, while the scale of residential development has been reduced. The Government has completed the technical review study, in which a financial viability analysis was conducted. An expression of interest (EOI) exercise was launched in early April 2025. The EOI exercise was conducted by the existing manpower of the Development Bureau and the Civil Engineering and Development Department, and no additional expenditure was incurred in this regard.

3) We agree that the development of the ELQ site could be synergised with other attractions on Lamma Island and other parts of Hong Kong in order to multiply their tourism and recreation potential. We have therefore also invited the market in this EOI exercise to provide views on how to leverage existing and new attractions on other outlying islands to generate maximum synergistic effect and promote island tourism.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0228)

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 under the Matters Requiring Special Attention in 2025-26 that the Development Bureau (DEVB) will continue to co-ordinate and take forward various projects and measures under the Invigorating Island South (IIS) initiative, including the Expansion of Aberdeen Typhoon Shelter project and the comprehensive proposals for improving the pedestrian environment, traffic and open spaces in the IIS focus areas, and continue to co-ordinate and take forward the works related to the Round-the-Island Trail. Will the Government advise this Committee:

1. given that $6.5 billion dedicated funding has been reserved for the DEVB to take forward 13 key projects with the Harbour Commission, of the content, progress and expenditure of each project;

2. given that the Chief Executive's 2022 Policy Address proposed to develop a "Round-the-Island Trail" of about 60 kilometres on Hong Kong Island, connecting the waterfront promenades on the northern shore and a number of existing promenades and countryside walking trails in the Southern District, of the progress and estimated completion date of the above project, and whether an assessment has been conducted on the number of additional visitors the project will bring; and

3. given that the Chief Executive's 2024 Policy Address proposed, among other initiatives, to promote yacht tourism in 3 sites, namely the Aberdeen Typhoon Shelter expansion area, the ex-Lamma Quarry area and the waterfront site of the Hung Hom Station, of the positioning and division of work regarding these 3 locations, and the estimated amount of funds involved in the modification works for each location?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 16)

Reply:

Our reply to respective parts (including items under the Invigorating Island South (IIS) initiative and items involving the Victoria Harbourfront and other locations) of the question is set out as follows:

The Round-the-Island Trail

To connect the harbourfront promenades on the northern shore of Hong Kong Island and a number of existing promenades and countryside walking trails in the Southern District, the Chief Executive's 2022 Policy Address proposed to develop a "Round-the-Island Trail" of about 60 kilometres on Hong Kong Island. The trail is now 80% connected, and we aim to connect 90% of the trail by end-2027, and substantially complete the remaining works by end-2031.

- Regarding the harbourfront promenades on the northern shore of Hong Kong Island, the western section of the East Coast Boardwalk was opened to the public in January 2025, with the remaining sections expected to be completed progressively in the second half of 2025. Upon full opening of the East Coast Boardwalk, the 13-kilometre-long continuous harbourfront will be formed, spanning from Kennedy Town to Shau Kei Wan.

- Regarding the connection of the harbourfront promenades along the northern shore of Hong Kong Island and a number of existing promenades and countryside walking trails in the Southern District, the Civil Engineering and Development Department commenced the feasibility study in May 2023 regarding the sections which require connection and improvement, and some of the works have commenced and been completed progressively. They include a new walking trail along the rocky shore at Sandy Bay, a new hiking trail connecting Tai Tam Tuk Reservoir dam and Hong Kong Trail Section 7, which are now opened for public enjoyment; a footbridge connecting the Waterfall Bay Park and Cyberport Road, a new hiking trail connecting South Bay and Chung Hom Kok, which are now under construction.

With the complete connection of the harbourfront on the northern shore of Hong Kong Island, as well as the progressive commencement and completion of other connection works on other sections of the Round-the-Island Trail, it is expected that more citizens and tourists will be drawn to visit.

Enhancement of the Victoria Harbourfront

The Government has been striving to enhance the Victoria Harbourfront under the "incremental approach", with a view to connecting harbourfront promenades on both sides of the Victoria Harbour and providing quality public spaces, including connecting the harbourfront from Kennedy Town to Shau Kei Wan along the northern shore of Hong Kong Island. To enhance the Victoria Harbourfront, the Government has been actively taking forward various projects with the $6.5 billion dedicated funding for harbourfront enhancement. Details of the relevant projects and their progress are set out at the **Annex**. In particular, following the opening of the western section of the East Coast Boardwalk in

January 2025, its eastern section, the Hung Hom Urban Park (Phase 2), and the open space site at Eastern Street North in Sai Ying Pun will also be completed within 2025.

Promotion of yacht tourism

The 2024 Policy Address set out the initiative of inviting the market to construct and operate yacht berthing facilities at three locations, namely the expansion area of Aberdeen Typhoon Shelter, the ex-Lamma Quarry (ELQ) area and the development of the waterfront site in the vicinity of the Hung Hom Station. The initiative was put forward by the DEVB, mainly because we have considered that increasing the supply of berthing spaces can promote yacht tourism on the one hand and drive the development of the yacht industry on the other, having considered the coastal environment and the condition of the water bodies in the course of the land use related studies being undertaken for the three locations.

We invited the market in January and early April 2025 to submit expressions of interest on the development of yacht berthing facilities at the two locations, namely the expansion area of Aberdeen Typhoon Shelter and the ELQ area respectively, with a view to formulating appropriate development parameters and other details.

- Under the IIS initiative, the Government will expand Aberdeen Typhoon Shelter through public works programme to increase sheltered spaces for public mooring, so as to address the regional demand for sheltered spaces in the southern part of Hong Kong Island, particularly from pleasure vessels. Given that the Southern District has long been a hotspot for yacht activities, the Government hopes to seize the opportunity brought about by the expansion of Aberdeen Typhoon Shelter to utilise part of the expanded waterbody for the market to develop marina. Meanwhile, the project will create synergies with the nearby leisure and recreation facilities, connect to the rich blue-green resources in the Southern District such as Repulse Bay and Deep Water Bay, and increase the appeal of the area to both local and overseas visitors.

- Regarding the development plan for the ELQ, the proposed yacht berthing facility will create synergies with the resort and out-door recreational facilities provided at the entire adjacent site and the nearby water body. This will complement the beautiful environment and man-made lake of the ELQ, nearby villages, hiking trail and seafood street, thereby enabling the entire development plan to invigorate Lamma Island and add to the highlights of characteristic island tourism for both local and overseas visitors.

The cost of the relevant works will depend on the development parameters determined by the Government after taking into account the views of the market, as well as based on the relevant parameters in the development proposals submitted by the private sector during the tender stage.

As for the waterfront and former pier sites in the vicinity of the Hung Hom Station, the Mass Transit Railway Corporation Limited, at the invitation of the Government, has conducted a study to re-plan the site. The Study proposes to develop the area into a new harbourfront landmark with iconic commercial and residential developments, and to utilise the nearby water bodies for the provision of yacht berthing facilities with the inclusion of water recreation elements. The proposed yacht berthing facilities will be integrated with land-based facilities for retail, dining and entertainment to unlock the potential for

commercial and residential development in Hung Hom while providing visitors with diversified travel experiences. We will consult the Legislative Council Panel on Development and other stakeholders in April on the land use proposals. Upon completion of the detailed technical assessment and finalisation of the development plan and parameters, we will decide on the implementation mode and estimate the project cost involved at a later stage.

Annex

Projects with the $6.5 billion dedicated funding for harbourfront enhancement applicable to the Victoria Harbourfront

	Project (#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 Legislative Council (LegCo) approved a funding of around $207 million in April 2022 for this project. Construction works commenced in July 2022, with expected completion in 2025.
2.	Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre#	1.40	560	The project has been concluded and the site opened for public enjoyment in April 2021.
3.	Celebration Precinct, Wan Chai North^	1.85	/	The site is currently opened for public enjoyment. We are also taking forward the development of a nearby site above the Exhibition Centre Station in Wan Chai North to create a new landmark with event venues.
4.	Pierside Precinct, Wan Chai North#	4.04	412	Part of the site has been opened for public enjoyment by phases since December 2020, with the waterfront part fully opened since October 2021. We are also taking forward the development of the site above the Exhibition Centre Station in Wan Chai North to create a new landmark with event venues.
5.	Water Sports and Recreation Precinct, Wan Chai North#	1.39	770	The project has been concluded and the site fully opened in December 2023.
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.

	Project (#Fully opened; *works being carried out; ^ under planning)	**Area** (hectare)	**Total length of new promenade** (metre)	**Project Details/Progress**
7.	East Coast Park Precinct, North Point*	4.70	772	The LegCo approved a funding of about $693.6 million in October 2024 to take forward the works, including enhancement of the Phase 1 site (i.e. area to the west of Watson Road), which is now open to the public; the construction works of the remaining portion (i.e. area to the east of Watson Road); and enhancement of the adjoining Oil Street sitting-out area. Construction works commenced in November 2024 for estimated completion in 2028.
8.	Boardwalk underneath the Island Eastern Corridor (East Coast Boardwalk)*	/	1 800	The LegCo approved a funding of around $1.68 billion in October 2021 for this project. The western section of the Boardwalk (including the enhanced North Point Promenade) has been opened since early 2025, and its eastern section is scheduled for progressive completion in the second half of 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), planning for the enhancement works is underway while the relevant section has been fully opened.
10.	Kai Tak Metro Park^	12.80	583	The approximately 580-metre long harbourfront promenade facing To Kwa Wan Typhoon Shelter at the Kai Tak Metro Park site was opened for public enjoyment in December 2024 under the "incremental approach" to tie in with the recently opened Kai Tak Sports Park, the Shing Fung Road Park and the public open space of the private development to be completed progressively at the south-east of the former runway in Kai Tak. Construction works that will soon be

	Project (#Fully opened; *works being carried out; ^ under planning)	**Area** (hectare)	**Total length of new promenade** (metre)	**Project Details/Progress**
				started at the landscaped platform of the Kai Tak Metro Park site adjacent to the Kai Tak Sports Park and the Shing Fung Road Park are expected to be completed within 2026. In addition, the Urban Renewal Authority plans to provide an 11-a-side soccer pitch within the Kai Tak Metro Park site. In the short-term, the other portions within the Park will continue to be used mainly as works sites for major infrastructural projects in the district (e.g. Central Kowloon Route, and the smart and green mass transit system in Kai Tak). Subject to the construction progress of the project, the remaining portion of the Metro Park will still be developed in the long run.
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's 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 (i.e. Cha Kwo Ling Promenade).
12.	Hung Hom Urban Park*	2.20	/	Phase 1 has been opened for public enjoyment since early 2024, whereas Phase 2 is scheduled for completion in 2025. To promote "place-making" for harbourfront development, part of the site is used by a non-government organisation by short-term tenancy to provide specially designed children play facilities. Related works are underway for estimated completion in 2025.

	Project (#Fully opened; *works being carried out; ^ under planning)	**Area** (hectare)	**Total length of new promenade** (metre)	**Project Details/Progress**
Others				
13.	Consultancy studies on Enhancing Visitors' Experience and Connectivity from the Hinterland to and within Harbourfront Areas, and Design Guidelines for Promenades and Measures for Better Water-land Interface	N/A	N/A	The consultants have sought views from the members of the Harbourfront Commission in June and November 2024 respectively; and completed the final reports, which can provide practical reference for the design directions on harbourfront development projects and enhancement works in future.

- End -

Examination of Estimates of Expenditure 2025-26 Reply Serial No.

DEVB(PL)008

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0229)

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 scrutiny of the Protection of the Harbour (Amendment) Bill 2024 (the Bill) by the Bills Committee of the Legislative Council (LegCo), with a view to enabling passage of the Bill by LegCo in 2025, will the Government advise this Committee:

1. subsequent to the completion of the East Coast Boardwalk underneath the Island Eastern Corridor, whether there is any anticipated schedule for the commencement of the Kennedy Town harbourfront project after the passage of the Bill, so as to open up a harbourfront promenade connecting Kennedy Town to Shau Kei Wan, and of the estimated cost involved; and

2. after the passage of the Bill, whether the Government has a scheduled works programme and timetable for the next three years, and of the estimated manpower involved for the aforesaid project?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 17)

Reply:

Regarding the East Coast Boardwalk mentioned in the question, its western section has been opened to the public since January 2025, while the remaining section is expected to be completed progressively in the second half of 2025. Upon the full opening of the East Coast Boardwalk, there will be a continuous harbourfront of some 13 kilometres long, spanning from Kennedy Town to Shau Kei Wan. That said, we also understand the aspiration of the community for the construction of a boardwalk in New Praya, Kennedy Town.

By amending the existing legislation, the Protection of the Harbour (Amendment) Bill 2024 (the Bill) seeks to, on the one hand, set out a clearer mechanism to regulate reclamations in the Victoria Harbour (the Harbour), in particular large-scale reclamations, for

protecting the Harbour, and on the other hand, streamline the mechanism for small-scale reclamations which improve the Harbour to facilitate and promote harbourfront enhancement for public enjoyment and to strengthen harbour functions.

As the road section facing the Harbour in New Praya, Kennedy Town is currently a motorway, visitors enjoying the sunset scenery at the roadside pose safety risks to themselves and other road users. The proposed amendments set out in the Bill would provide greater flexibility for us to take forward harbour enhancement reclamations (including the construction of boardwalks).

Upon the passage of the Bill and subject to the availability of resources, we will exchange ideas with different sectors to explore suitable locations for taking forward harbour enhancement works that can upgrade ancillary tourist facilities on both sides of the Harbour, thereby further making good use of harbourfront resources in the Harbour.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0231)

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 the Operation Building Bright 2.0 (OBB 2.0) was closed for application on 30 September 2023. The remaining account balance is more than HK$2.3 billion. Will the Government advise this Committee:

1. given that three rounds of the OBB 2.0 have been launched, of the number of buildings benefiting from each round of the scheme with a breakdown by District Council district; and the amount of funds entailed in each application;

2. of the manpower involved in processing the applications in each of the first to third rounds and whether the Government will launch the fourth round; if yes, of the manpower reserved for processing the applications and the estimated time required for processing each case on average; and

3. of the numbers of buildings aged between 30 and 39 years, between 40 and 49 years, and 50 years or above in Hong Kong with a 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 the OBB 2.0 and those that have received such notice?

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 18)

Reply:

1. There are two categories of buildings under the Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory

Building Inspection Scheme (MBIS)[1]. Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and 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 (i.e. not upon application by owners) 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 the OBB 2.0 to cover all or part of such cost.

As at 2024, 3 599 buildings (1 655 Category 1 buildings and 1 944 Category 2 buildings) benefitted from the OBB 2.0. The geographical distribution of the number of Category 1 buildings approved-in-principle, the number of Category 2 buildings selected by the BD, and the amount of subsidy approved under the first, second and third rounds of the OBB 2.0 are set out in the table below:

	Number of Category 1 buildings approved-in-principle[2]			**Number of Category 2 buildings selected by the BD**			**Subsidy approved[3] ($'000)**		
	first round	**second round**	**third round**	**first round**	**second round**	**third round**	**first round**	**second round**	**third round**
Central & Western	38	71	47	38	93	10	7,990	9,650	340
Eastern	32	36	33	32	41	2	19,620	18,710	0
Kowloon City	61	76	52	135	203	23	66,460	14,570	190
Kwai Tsing	0	14	9	0	5	6	0	23,890	50
Kwun Tong	12	41	19	5	13	8	8,310	17,370	50
North	1	12	16	7	41	7	330	1,180	0
Islands	0	1	1	0	0	1	0	0	0
Sai Kung	1	0	0	0	4	0	90	0	0
Sham Shui Po	70	136	56	196	205	43	54,050	47,190	280
Shatin	0	5	25	0	5	1	0	2,160	0
Southern	4	12	16	10	9	1	1,380	880	93,970
Tai Po	0	19	16	6	27	6	370	4,400	0
Tsuen Wan	20	39	13	17	39	10	3,460	15,540	90
Tuen Mun	0	6	20	0	10	0	0	4,150	0
Wan Chai	35	36	33	32	63	15	13,080	9,840	140
Wong Tai Sin	18	26	10	7	30	14	6,390	4,360	290
Yau Tsim Mong	146	205	63	188	267	57	87,200	39,780	1,920
Yuen Long	1	37	15	2	8	2	0	8,190	560
Total	**439**	**772**	**444**	**675**	**1 063**	**206**	**268,730**	**221,860**	**97,880**

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

Second round: Second round of applications under the OBB 2.0 for Category 1 buildings or Category 2 buildings selected by the BD from 1 April 2021 to 30 April 2024.

Third round: Third round of applications under the OBB 2.0 for Category 1 buildings or Category 2 buildings selected by the BD after 30 April 2024.

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): Application under the 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 at 2024. 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. The URA is responsible for administering the OBB 2.0 under the "all-in-one" Integrated Building Rehabilitation Assistance Scheme and absorbs the associated administrative cost with its own resources. The 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, the URA has all along processed the OBB 2.0 applications in stages and issued Approval-in-Principle (AIP) letters in batches, ranging from within one to 2.5 years after closing of application.

For the third round of applications, the URA received a total of 1 264 valid applications involving 1 600 buildings. The URA began issuing AIP letters in batches from May 2024, with the last batch expected to be issued in September 2026.

We will consider at a suitable juncture whether a new round of the OBB 2.0 should be introduced in the light of the utilisation of the subsidy under OBB 2.0.

3. As at 2024, the geographical distribution of private buildings aged between 30 and 39, 40 and 49 and 50 or above; the number of buildings in each group of buildings which have been issued with MBIS notices by the BD; and among such buildings, the number of Category 1 buildings with applications received and the number of Category 2 buildings selected as well as the percentage of those joining the OBB 2.0 (i.e. Categories 1 and 2 buildings), as proportion to those which have been issued with MBIS notices, are set out in the tables below:

Aged between 30 and 39

	(a)	(b)	(c)	(d)	(e)	Percentage (%) [(e)/(b)]
	Number of buildings[4] aged between 30 and 39	Among (a), number of buildings issued with MBIS notices	Among (b), number of buildings that have applied for the OBB2.0			
			Category 1 buildings involved in applications received[5]	Category 2 buildings selected by the BD[6]	Total [(c)+(d)]	
Central & Western	554	4	3	0	3	75%
Eastern	428	19	0	0	0	0%
Kowloon City	345	8	0	0	0	0%
Kwai Tsing	172	6	0	0	0	0%
Kwun Tong	232	2	2	0	2	100%
North	295	1	0	0	0	0%
Islands	180	0	0	0	0	/
Sai Kung	139	0	0	0	0	/
Sham Shui Po	286	40	0	0	0	0%
Shatin	454	11	7	0	7	64%
Southern	495	4	0	0	0	0%
Tai Po	273	18	7	0	7	39%
Tsuen Wan	246	3	0	0	0	0%
Tuen Mun	361	11	0	0	0	0%
Wan Chai	379	1	0	0	0	0%
Wong Tai Sin	70	0	0	0	0	/
Yau Tsim Mong	334	4	1	0	1	25%
Yuen Long	276	1	0	0	0	0%
Total	**5 519**	**133**	**20**	**0**	**20**	15%

Aged between 40 and 49

	(a)	(b)	(c)	(d)	(e)	Percentage (%) [(e)/(b)]
	Number of buildings[4] aged between 40 and 49	Among (a), number of buildings issued with MBIS notices	Among (b), number of buildings that have applied for the OBB2.0			
			Category 1 buildings involved in applications received	Category 2 buildings selected by the BD[6]	Total [(c)+(d)]	
Central & Western	667	207	59	21	80	39%
Eastern	402	129	31	6	37	29%
Kowloon City	568	223	57	23	80	36%
Kwai Tsing	249	68	21	2	23	34%
Kwun Tong	254	123	17	0	17	14%
North	110	67	12	5	17	25%
Islands	93	35	22	0	22	63%
Sai Kung	49	8	0	4	4	50%
Sham Shui Po	403	207	70	43	113	55%
Shatin	276	79	7	5	12	15%
Southern	327	119	25	3	28	24%
Tai Po	188	59	29	19	48	81%
Tsuen Wan	124	45	34	2	36	80%
Tuen Mun	194	60	24	3	27	45%
Wan Chai	468	159	29	9	38	24%

	(a)	(b)	(c)	(d)	(e)	Percentage (%) [(e)/(b)]
	Number of buildings[4] aged between 40 and 49	Among (a), number of buildings issued with MBIS notices	Among (b), number of buildings that have applied for the OBB2.0			
			Category 1 buildings involved in applications received	Category 2 buildings selected by the BD[6]	Total [(c)+(d)]	
Wong Tai Sin	66	18	10	4	14	78%
Yau Tsim Mong	550	189	89	51	140	74%
Yuen Long	206	55	40	0	40	73%
Total	**5 194**	**1 850**	**576**	**200**	**776**	**42%**

Aged 50 or above

	(a)	(b)	(c)	(d)	(e)	Percentage (%) [(e)/(b)]
	Number of buildings[4] aged between 50 or above	Among (a), number of buildings issued with MBIS notices	Among (b), number of buildings that have applied for the OBB2.0			
			Category 1 buildings involved in applications received	Category 2 buildings selected by the BD[6]	Total [(c)+(d)]	
Central & Western	1 358	724	108	120	228	31%
Eastern	478	298	64	69	133	45%
Kowloon City	1 366	936	137	338	475	51%
Kwai Tsing	152	57	9	9	18	32%
Kwun Tong	350	150	31	26	57	38%
North	352	199	13	50	63	32%
Islands	59	8	0	1	1	13%
Sai Kung	56	16	1	0	1	6%
Sham Shui Po	1 039	756	170	401	571	76%
Shatin	63	16	0	1	1	6%
Southern	344	121	9	17	26	21%
Tai Po	152	61	3	20	23	38%
Tsuen Wan	359	205	58	64	122	60%
Tuen Mun	59	18	5	7	12	67%
Wan Chai	1 090	629	105	101	206	33%
Wong Tai Sin	288	134	35	47	82	61%
Yau Tsim Mong	1 825	1 310	326	461	787	60%
Yuen Long	210	110	15	12	27	25%
Total	**9 600**	**5 748**	**1 089**	**1 744**	**2 833**	**49%**

Note[4]: Private buildings (except domestic buildings not exceeding three storeys).

Note[5]: Buildings eligible for the third round application of the OBB 2.0 have been relaxed from aged 40 or above to aged 30 or above since April 2023.

Note[6]: The BD proactively selects Category 2 buildings on a risk basis based on considerations including building age, building condition, building management and critical building elements (e.g. structures with cantilevered slab canopy and cantilevered slab balcony).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0981)

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 every effort to enhance the harbourfront on both sides of the Victoria Harbour, including the setting up of refreshment stalls at harbourfront locations in Central, Wan Chai, North Point and Tsim Sha Tsui this year to enrich visitor experience. In connection with the aforesaid four locations, will the Government advise of the following:

1. whether collaboration will be made with Hong Kong or Mainland designers to create intellectual property (IP) with local characteristics that can be exhibited at the harbourfront sites or used for conducting drone aerial performances, and put up for sale as related merchandise; if so, of the relevant timetable and estimated expenditure;

2. given that Guangdong Province is home to 56 ethnic groups, including ethnic minorities such as the Zhuang, Yao, She, Hui and Manchu, whether Hong Kong will collaborate with the Guangdong Provincial Government in gathering recipes and ingredients pertaining to light snacks of various ethnic groups and encouraging creative individuals to learn these recipes and set up stalls featuring affordable and delicious traditional snacks under the monthly theme of a local cuisine, thereby attracting international and Mainland tourists; if so, of the estimated amount of funds involved; and

3. whether different ethnic performances, such as the intangible cultural heritage performance of the Pixiu dance, Chaoshan Yingge dance, ritual music and puppet shows, will be arranged on a regular basis, with a view to creating a grand event for the community and fostering cultural heritage; if so, of the estimated manpower involved?

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

Reply:

The Government has been striving to enhance the Victoria Harbourfront, and to introduce commercial facilities such as food and beverages (F&B), retail and entertainment facilities at selected suitable locations on a pilot basis to bring convenience to visitors. In 2024, the Development Bureau (DEVB) set up smart specialty vending facilities at the harbourfront in Wan Chai, Kwun Tong and Cha Kwo Ling, offering a variety of light snacks, specialty drinks and gadgets. In 2025, refreshment stalls will be set up at four harbourfront locations with relatively more frequent flow of visitors in Central, Wan Chai, North Point and Tsim Sha Tsui to enrich visitors' experience. In the first phase, some stalls will be set up at each of the four locations. Before finalising the locations and arrangements, relevant stakeholders, including the Harbourfront Commission and the local community, will be consulted. We will provide light snacks and drinks at harbourfront sites under more innovative approaches (such as offering more flexibility in terms of operating hours and locations), with reference to the market conditions and past experiences, with a view to encouraging the participation of those interested in running F&B businesses, including young people. As regards the types of light snacks, we will make reference to market conditions and past experiences to better meet the needs and enhance the experience of both local and overseas visitors.

The stalls will mainly offer light snacks and drinks as a start. We will review their effectiveness before formulating plans for the next phase, including introduction of elements such as performances and arts and culture. If other organisations or departments are interested in organising exhibitions, performances, bazaars or other events/activities at harbourfront sites, we will, as always, actively provide facilitation.

Relevant government departments, from time to time, promote the placement of "pop-up" cultural and creative installations at harbourfront locations on both sides of the Victoria Harbour. For example, funded by the Cultural and Creative Industries Development Agency, the "AniCom Sports Park" was established by the Hong Kong Comics and Animation Federation at the Wan Chai Temporary Promenade in July 2024. The park showcases original animation and comics (AniCom) characters created during different periods in Hong Kong. It features various local comic artists, each with unique styles that incorporate sports elements, promoting Hong Kong's AniCom culture to both local residents and tourists. As for the smart specialty vending facilities set up at in Kwun Tong and Cha Kwo Ling promenades in 2024, they feature a variety of cartoon characters created by local illustrator, enhancing visitors' enjoyment of the harbourfront.

Moreover, according to the Tourism Commission, they, together with the Hong Kong Tourism Board (HKTB), will launch a new edition of "A Symphony of Lights" (SoL) light and sound show. Before the launch of the new edition of SoL, HKTB will, in conjunction with festivals and major events, organise drone shows with different themes and designs. These shows will add vibrancy and create a festive atmosphere to attract locals and visitors to enjoy the shows. The drone shows for 2025-26 are still under preparation, and HKTB will announce relevant details in due course.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0410)

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 operating expenses, the establishment by rank, the expenditure on salaries and the total expenditure involved in each financial year since its establishment;

2. the estimated operating expenses, the establishment by rank, the estimated expenditure on salaries and the estimated total expenditure of IISO in 2025-26;

3. the total number of public and private development projects for which advisory and co-ordination services have been provided 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.: 36)

Reply:

1. & 2.

The Invigorating Island South Office (IISO) was established in early 2021. The manpower establishment, expenditure on salaries and total expenditure of IISO are provided below:

Financial year	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26** (estimate)
Establishment and contract positions of equivalent level[#]					
Directorate rank	1	1	1	1	1
Senior professional rank	2	2	3	3	3
Professional rank	4	4	3	3	3
Others#	3	3	6	6	6
Total	**10**[^]	**10**[^]	**13**	**13**	**13**
Operating expenses of IISO					
Expenditure on salaries	$10.51 million (M)	$11.56M	$13.02M	$14.24M	$15.62M
Other operating expenditures	$0.41M	$0.29M	$0.06M	$0.18M	$0.1M
Total[@]	**$10.92**M	**$11.85M**	**$13.08M**	**$14.42M**	**$15.72M**

Notes：

"Others" refers to posts providing administrative, technical and liaison support.

^ Excluding three staff employed under the Job Creation Scheme (JCS) funded by the Anti-epidemic Fund.

@ Excluding expenditures on studies and works funded by relevant government departments or under the Capital Works Reserve Fund, and the salaries of the staff employed under the JCS.

3. Apart from taking the lead in most of the projects under the Invigorating Island South (IIS) initiative, IISO has rendered advisory 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 funding for the proposed scheme was approved in December 2024; the relevant works are expected to commence in 2025.

Projects/Proposals	Details	Current progress
2. Redevelopment and enhancement of recreation and sports facilities in WCH	To explore the consolidation of the existing recreation ground, sports ground, sports centre and swimming pool facilities in WCH; to incorporate other facilities including health centres, skatepark, library and public vehicle park; and to reprovision the metered parking spaces and public toilet at Yip Fat Street	Technical assessments are being conducted for the amendment of the Outline Zoning Plan.
3. Review of temporary bus depot sites	To conduct 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 are being explored.
4. Additional landing facilities at Ap Lei Chau (ALC)	To build 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 were completed and opened to the public in August 2023; works for landing cum harbour steps will commence in 2025.
5. Green@Southern	To provide a facility under Green@Community	Continue to identify a suitable location to develop the Green@Southern facility.
6. Revitalisation of Aberdeen Wholesale Fish Market	To explore the feasibility of the early provision of food and beverage (F&B) facilities at the Aberdeen Wholesale Fish Market with a view to fostering diversification of the industries	The feasibility of constructing a new F&B building adjacent to the Aberdeen Wholesale Fish Market to provide F&B and retail facilities, fish processing facilities, workshop, exhibition area, and hydroponic farm is being studied.
7. Revitalisation of an industrial building	To facilitate the wholesale conversion of an industrial building in WCH, which will incorporate arts and culture use	The land lease waiver fee was exempted by the Lands Department in 2024, and the owner concerned can commence conversion works at any time.

Projects/Proposals	Details	Current progress
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	IISO is proactively co-ordinating with various departments to assist the operator in successfully obtaining the consent and approval of departments, including rationalising the berthing arrangements in Aberdeen Typhoon Shelter for the vessels and landing pontoons related to the floating restaurant. The pier renovation works on Shum Wan Pier Drive were completed, which would provide convenience for tourists to visit the floating restaurant via the piers in the future. The lighting ceremony of the piers was successfully held in December 2024.
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	Co-ordination with relevant government departments is underway to facilitate the relocation of the landing pontoon.
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	Works commenced in February 2024, expected to be completed in end-2025.
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	Works commenced in August 2024, expected to be completed in the third quarter of 2025.

4. IISO is taking forward the Round-the-Island Trail project progressively together with relevant departments. Two thirds of the trail's alignment lies within the Southern District. Works for improving some sections and providing missing links have commenced from 2023 onwards. The works include a new walking trail along the rocky shore at Sandy Bay, and a new hiking trail connecting Tai Tam Tuk Reservoir dam and Hong Kong Trail Section 7, which are now opened for public enjoyment; and a footbridge connecting the Waterfall Bay Park and Cyberport Road, and a new hiking trail connecting South Bay and Chung Hom Kok, etc., which are under construction. We will take forward the works for various sections in an orderly manner, with a view

to connecting 90% of the trail by end-2027 and substantially completing the remaining larger scale works by end-2031.

Besides, 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:

Achievements/Progress	**Number**
Improvement measures	
• Completed	28
• Works in progress	5
• Expected to commence works in 2025-26	2
Projects	
• Completed	1
• Works in progress or expected to commence in 2025-26	10
• Expected to carry out detailed design, complete technical feasibility study or technical assessments in 2025-26	11
Major Studies	
• Completed	1
• Expected to complete in 2025-26	2

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0126)

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 announced the preliminary development proposal for the New Territories North New Town (NTN New Town) in December 2024, with gateway economy as a key initiative. Heung Yuen Wai and Man Kam To are planned to be developed into two boundary mixed use areas. In this connection, will the Government advise this Committee:

1. of the earliest time for land resumption for the Heung Yuen Wai mixed use area in the priority development area of the NTN New Town; and the estimated budget for land resumption and squatter clearance; the estimated time of population intake for commencement of activities related to gateway economy;

2. whether the Government has any short to medium-term plans for developing gateway economy before the completion of the boundary mixed use areas, for example, opening up the land in the vicinity of the boundary control points (BCPs) by short-term tenancies for operation of restaurants and snack shops; and

3. given the Government's plan to expand the scale of the Airport City and the views that land-based BCPs and the Airport both serve a similar function as transport hubs, whether the Government will extend the development concept of the Airport City to the gateway economic zones in the Northern Metropolis and amplify the functions of the Northern Metropolis Co-ordination Office to develop a new city which integrates high-end commerce, art, tourism, and leisure activities?

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

Reply:

1. & 2.

We announced the development proposal for the New Territories North (NTN) New Town in late December 2024, and completed the public engagement exercise in mid-March 2025. As the government-led site formation and infrastructure works in the Priority Development Area of NTN New Town may commence in 2028/29 the earliest (even earlier for the works for the food control facilities therein), the first batch of residents or business operators affected by the relevant works may need to relocate in phases starting from 2028 the earliest. We will also consider different development approaches, such as in-situ land exchange and large-scale land disposal, for the New Development Areas. The area around Heung Yuen Wai Boundary Control Point (BCP), which is proposed with more residential and commercial uses and enjoying the advantage of the existing infrastructure (including Heung Yuen Wai BCP and Heung Yuen Wai Highway), can capitalise on the benefits brought by the cross-boundary passenger flow and the surrounding land for industries. As such, this area has good potential to adopt large-scale land disposal, leveraging the market forces to speed up the development pace and enable population and enterprises to move in earlier. We will give due consideration to any proposals regarding short-term uses, as long as they meet the technical requirements and are in harmony with the surroundings.

Taking into account the public views received in the public engagement exercise, we will further refine the development proposal and conduct relevant technical assessments and engineering design. We cannot provide cost estimates for land resumption and clearance at this stage.

3. With the locational advantage of having seven land BCPs, the Northern Metropolis 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. Given the opportunities brought by the significant cross-boundary passenger and cargo flows at BCPs, for the area around Heung Yuen Wai and Man Kam To BCPs in NTN New Town, we have made a planning for gateway economy (leisure/retail consumption outlets, other business and financial services and so on may be provided) and emerging industries, etc., with railway connection in the future. In the course of implementing the planning, the Northern Metropolis Co-ordination Office will continue to assume an overall championing and co-ordinating role, and maintain close liaison with relevant bureaux and departments to take forward the industrial and economic development.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0127)

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 announced the preliminary development proposal for the New Territories North New Town in December 2024, with emerging industries as a key initiative. As planned, about 210 hectares of land has been reserved in this new development area for developing different types of industries, including modern logistics, food-related use, green industry, advanced construction industry and advanced manufacturing. In this connection, will the Government advise this Committee:

1. of the reasons for the siting and area proportion of the related industries;

2. of the relationship between the related industries and the new quality productive forces advocated by our country; and

3. given the views that low-altitude economy is not mentioned in the planning of the NM, whether the Government will consider allowing flexibility in the planning of sites for emerging industries, or providing more details of emerging industries, such as the development of industries in relation to low-altitude economy, artificial intelligence, and life and health?

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

Reply:

The Government adopts an industry-driven approach in planning and providing land in the Northern Metropolis (NM). Given the characteristics of different areas, the NM can be divided into four major zones, namely, from the west to the east, the High-end Professional Services and Logistics Hub, Innovation and Technology (I&T) Zone, Boundary Commerce and Industry Zone, and Blue and Green Recreation, Tourism and Conservation Circle, each with distinctive strategic positioning and development theme.

New Territories North (NTN) New Town is situated in the Boundary Commerce and Industry Zone. With a project area of about 1 420 hectares (ha) and the advantage of having three boundary control points (BCPs) at Lo Wu, Man Kam To and Heung Yuen Wai, NTN New Town has the potential to develop various BCP-related economic uses and industries requiring large land area for operation. It can be developed into a BCP business district and a base for emerging industries, achieving complementary development with the Luohu District in Shenzhen. Under the development proposal for NTN New Town announced in end-2024, we have reserved about 210 ha of land for emerging industries, which can be used to develop modern logistics, food-related uses, green industry, advanced construction industry, advanced manufacturing, etc. This can also provide flexibility for the development of other industries, including emerging industries that cannot be foreseen at this stage. The relevant sites are strategically positioned in the vicinity of Heung Yuen Wai and Hung Lung Hang according to the characteristics of various industries, so as to leverage the BCPs and the existing and future highway networks. For instance, modern logistics sites are mainly situated in the surrounding areas of Heung Yuen Wai (the major cargo port in the eastern parts of Hong Kong and Shenzhen) in proximity to Heung Yuen Wai Highway, which facilitates cargo movement. The areas set aside for different types of land for industries have been determined with reference to the planning made by various bureaux for industrial facilities and the assessments made by consultants. Sufficient flexibility will also be reserved for future land use. Through the application of I&T, the said emerging industries can create new advantages by enhancing the quality and efficiency of development, thereby forming new quality productive forces; they can also complement other uses within the New Development Area to achieve city-industry integration.

As announced in the Chief Executive's 2024 Policy Address, the Working Group on Developing Low-altitude Economy will be established to formulate strategies, policies and measures for taking forward the development of low-altitude economy in Hong Kong. Recently, the Government published the list of the first batch of low-altitude economy Regulatory Sandbox pilot projects, which will be rolled out progressively. The New Development Areas in the NM can provide a large amount of land and space, which we believe can cater for the land and space requirements of facilities related to low-altitude economy; and the land planning will be flexible enough to accommodate the activities related to low-altitude economy. We will continue to maintain liaison with relevant departments and make the necessary planning arrangements for developing low-altitude economy.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0128)

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 December 2024, the Government announced the preliminary development proposal for New Territories North New Town, which mentioned that urban-rural integration would be a key planning consideration. In this connection, will the Government advise this Committee:

1. as it is noted that the Government is going to commission a consultant to conduct a study related to urban-rural integration in the Northern Metropolis, of the details of the commission or selection mechanism; and the expenditure involved;

2. whether the Government will enhance the role of rural bodies in the course of promoting urban-rural integration, e.g. commissioning rural organisations to garner views from villagers and stakeholders in conducting consultation; and

3. whether the Government will explore introducing a blueprint for urban-rural integration for the sake of enhancing the substance of urban-rural integration, including giving consideration to commissioning rural organisations to conduct the related study?

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

Reply:

"Urban-Rural Integration" is a key consideration in the planning of the Northern Metropolis (NM). The NM has traditional rural townships with rich historical and cultural resources that can be integrated with the future development in harmony, thereby creating the characteristics of urban-rural co-existence and integration. These traditional townships will also benefit from the enhanced infrastructure and public facilities in the NM, while the development can bring diverse employment opportunities to villagers.

The Government has commissioned a detailed design consultant for San Tin Technopole to conduct a study for formulating guidelines on how to further promote "Urban-Rural Integration" in the development of San Tin Technopole and even the entire NM, with a view to taking forward measures for "Urban-Rural Integration" in terms of both hardware, software and institutional set-up. In formulating the guidelines and measures, the relevant departments, together with the consultant, are liaising with the local community, including visiting different villages and collecting views from villagers directly. In conducting the study, the Government will consult various stakeholders including rural bodies. Rural bodies are also welcome to gather views from villagers and relay their views to us. The cost of the study is about $3 million.

In fact, in planning and implementing various New Development Areas in the NM, the Government has been maintaining close communication with the relevant rural committees and villagers, gauging their needs to facilitate the work for "Urban-Rural Integration".

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0133)

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 the existing roads and village paths within the Northern Metropolis (NM) have been in place for a long time, some of them are even single-lane roads for two-way traffic. With the commencement of NM projects, the original brownfield operators have started relocating elsewhere, while industry parks for the logistics sector and others are being planned on a long-term basis. In this connection, will the Government advise this Committee:

1. given that local residents consider that, with the emergence of many goods vehicles, the impact of the NM development on local road traffic has been initially felt, of the short, medium and long-term upgrading plans for the existing trunk roads in the metropolis, as local residents including the rural residents would like to know as early as possible; and

2. further to the above question, of the upgrading plans for the one-way carriageways in the rural areas, such as individual sections of Lin Ma Hang Road?

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

Reply:

In planning the road networks for New Development Areas (NDAs) in the Northern Metropolis (NM), the Government will duly consider the planned land use of NDAs and demand for road capacity. We will conduct transport and traffic impact assessments for NDAs to ensure that the road networks meet the relevant planning and design standards upon completion of the NDAs. If needed, we will construct new roads or carry out widening or improvement works on existing roads (including rural roads) in a timely manner when taking forward the development of NDAs in phases. Public consultation on and gazettal of the proposed road works will take place as appropriate. Furthermore, in the detailed design stage of development projects, we will conduct assessments on the construction-stage traffic conditions and formulate relevant mitigation measures, such as temporary traffic diversions

or traffic management arrangements, with a view to minimising the impact on local traffic and public transport during the construction period.

As regards the Lin Ma Hang Road mentioned in the question, to dovetail with the Environment and Ecology Bureau's plan to relocate the boundary-crossing and inspection facilities for fresh food and live food animals at Man Kam To Boundary Control Point (BCP) to the land adjacent to Heung Yuen Wai BCP, the Government intends to divert a section of the existing Lin Ma Hang Road, currently located to the northeast of Heung Yuen Wai BCP, to the south of the new food control facilities. This section of road will also be widened from one-lane two-way into a two-lane carriageway that will meet the prevailing standard.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0134)

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. 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 Innovation and Technology 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. given the recent discussion in the Legislative Council on the proposed retention of one time-limited supernumerary Administrative Officer Staff Grade C (D2) post in the DEVB (Planning and Lands Branch) to support planning and land use initiatives with the duty, among others, to deal with the proposals pertaining to sites for industries in the Northern Metropolis under its portfolio, of the reason why the post/portfolio concerned is not placed directly under the Northern Metropolis Co-ordination Office?

3. further to the above question, regarding further development of public-private partnerships in the Northern Metropolis to attract enterprises and investment, whether there are any measures to give fuller play to the office's role in performing a wider range of window functions and providing one-stop window services?

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

Reply:

1. & 3.

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. As regards land development, the NMCO co-ordinates the planning, land resumption, site formation and infrastructure works for different new development areas (NDAs). In terms of land use planning, the NMCO consults closely with the relevant bureaux to reserve appropriate land in the NDAs (e.g. approximately 300 hectares (ha) of innovation and technology land in San Tin Technopole) to create the critical mass for development of industries, as per the "industry-driven" approach to developing the NM. It follows up on the ways of land disposal of such land, and joins 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. The NMCO also works with other bureaux on the provision of public housing and government or community facilities to be developed on land provided in NDAs. Moreover, it supports the Steering Committee on the Northern Metropolis chaired by the Chief Executive by co-ordinating the work of various bureaux.

Following the inception of the NMCO, the NM Action Agenda was published in late October 2023, which outlines the development blueprint of the NM including the development theme and implementation timetable of the four major zones in the metropolis. In 2024, with the funding approval from the Finance Committee (FC) of the Legislative Council (LegCo), we commenced three large-scale site formation and engineering infrastructure works, namely the Second Phase Development of Hung Shui Kiu/Ha Tsuen, Remaining Phase Development of Kwu Tung North/Fanling North and Phase 1 Stage 1 Works of San Tin Technopole, involving a total development area of over 660 ha. Subject to the funding approval of the FC of the LegCo, we plan to commence the works for the Second Phase Development of the Yuen Long South NDA in mid-2025 to develop 71 ha of land. As for land use planning, we also announced the development proposals of four major development projects (i.e. Lau Fau Shan/Tsim Bei Tsui/Pak Nai, Ngau Tam Mei, New Territories North New Town and Ma Tso Lung) in 2024 for public consultation.

Separately, to enhance the speed and quality of the NM development, we will integrate government efforts with market forces, including adopting more diversified development approaches. In addition to continuing to promote "in-situ land exchanges" (whereby land owners apply for development on their land in accordance with the Government's planning), which is conducive to reducing government expenditure on works projects, we will adopt, on a pilot basis, a "large-scale land disposal" approach, whereby sizeable land parcels, including those with commercial value and earmarked for provision of public facilities, will be selected and granted to successful bidders for collective development. This approach will provide the enterprises with more opportunities to participate in the NM development and speed up development of the land parcels, and at the same time reduce the financial outlay of the Government. We have identified three pilot areas of large-scale land disposal located in the Hung Shui Kiu/Ha Tsuen NDA, the Fanling North NDA and San Tin Technopole,

and launched a three-month exercise in end-December 2024 to invite interested parties to submit expressions of interest (EOI) for the three pilot areas. During the period, we received 22 EOI submissions from local and Mainland developers, contractors, conglomerates, e-commerce logistics companies, etc. We are consolidating and analysing the collected feedback, with a view to finalising the details and conditions of the open tender later. Our plan is to invite tenders for the three pilot areas progressively from the second half of this year to next year. In addition, we will explore the "pay for what you build" approach, i.e. developers involved in land exchanges are not required to pay large amounts of premium based on the maximum floor area; instead, the premium will be determined according to the actual construction area, thereby enhancing developers' investment incentives. We are also exploring allowing land owners to voluntarily surrender land planned to be resumed by the Government in the NM to reduce or offset the premium charged for the in-situ land exchange or "large-scale land disposal" in NDAs. By paying a lesser amount of premium, developers can manage their cash flow with greater ease and are more incentivised to take part in the development. The measure also helps alleviate pressure on public finance. Moreover, we hope to drive the development of industries in the NM with diversified development approaches, and are exploring the establishment of a pilot industrial park by granting sites to a company established and led by the Government. The company will, in accordance with the Government's industrial policies, be responsible for formulating the park's development and operation strategies, taking up day-to-day management and attracting businesses and investment. It is hoped that this can enable the Government to use the company to strengthen its steering and piloting role. This mode of the company is expected to be suitable for various industries. We have first selected some logistics sites in the Hung Shui Kiu/Ha Tsuen NDA as study sites. The detailed proposal was originally planned to be announced in the first quarter of 2025. However, as the tender results of two sites of multi-storey buildings for modern industries (MSBs) (one of which is located in Hung Shui Kiu/Ha Tsuen) will provide reference value for the study on the mode of the company, and the tender closing date has recently been extended to end-July as announced by the Government, our latest plan is to announce the concrete proposal in the second half of this year, so as to give due consideration to the tender results and other relevant factors in formulating the proposal.

2. The DEVB proposes the retention of the time-limited supernumerary post[Note] of Principal Assistant Secretary (Planning and Lands)7 for a period of around three years for taking forward various land supply initiatives related to development of sites for industries. In addition to keeping under review land use planning for sites for industries, the post will also have to deal with a large quantity of other tasks in the coming three years, including taking forward the development project for Lung Kwu Tan near-shore reclamation and Tuen Mun West re-planning, driving support measures for relocation of brownfield operators affected by government development projects, taking forward the development of MSBs, reviewing the effectiveness of the Revitalisation of Industrial Buildings Scheme in driving the transformation of industrial areas across Hong Kong and formulating the way forward, and supporting the use of vacant government sites by non-government organisations through a funding scheme. The work mentioned above is not only about the NM development but also the overall land use planning policy of Hong Kong and major development projects outside the NM. Therefore, we believe that it is more appropriate to place the relevant post under

the Planning Division, rather than the NMCO, of the DEVB (Planning and Lands Branch).

Note: The civil service establishment includes posts on the permanent establishment and those on the non-permanent establishment (i.e. time-limited posts). Time-limited directorate posts are referred to as "supernumerary directorate posts", which are time-limited posts on the non-permanent establishment. It does not mean they are not counted towards the establishment.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0135)

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:

Land resumption is being or will soon be carried out in various development areas within the Northern Metropolis, and, in the New Territories North (NTN) New Town alone, 11 villages will be affected. In this connection, will the Government advise this Committee of the following:

1. how long it normally takes for the Government to release the relevant cash compensation to the affected persons after the commencement of land resumption or clearance exercises in the development areas;

2. regarding squatter occupants, whether the relevant compensation costs can be directly transferred to the purchase of flats in the Housing Society's dedicated rehousing estates as suggested by certain views, i.e. direct transfer of the amount from the Government to the Housing Society for the sake of greater efficiency; and

3. given that the Northern Metropolis development involves numerous villages, and that many of the local residents have been living in the area for generations with deep affection, whether the Government will provide in-situ rehousing for residents of the development areas, such as those living in the NTN New Town?

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

Reply:

The New Territories North (NTN) New Town is a vast area with around 1 420 hectares. The development will be taken forward in phases, which means that the departure dates of the affected households will also be in phases. We propose to first proceed with the development of the "Priority Development Area" (PDA) in Heung Yuen Wai, covering

206 hectares of land and involving two non-indigenous villages. The first batch of the affected households is expected to depart in 2028 the earliest.

Under the prevailing policy on compensation and rehousing (C&R), eligible squatter households affected by Government development exercises may opt for: (i) the means-tested rehousing arrangement to be rehoused at the public rental housing units of the Hong Kong Housing Authority (HKHA), or (ii) the non-means-tested rehousing arrangement to be rehoused at the subsidised rental flats or subsidised sale flats in dedicated rehousing estates (DREs) developed and managed by the Hong Kong Housing Society (HKHS). For eligible households who do not opt for rehousing, they may apply for ex-gratia cash allowance instead. Furthermore, affected households registered under the pre-clearance survey (also known as "freezing survey"), regardless of whether they are eligible for rehousing arrangements or ex-gratia cash allowance (EGA), will also be disbursed with the Domestic Removal Allowance (DRA).

1. The Lands Department (LandsD) will commence the eligibility assessment for C&R upon authorisation of the relevant development project, and the processing time may vary depending on the circumstances of individual cases. In general, if a household opts for EGA, the LandsD will, upon receipt of full and complete information and supporting documents (including confirmation of the area of structure by the LandsD), make the EGA offer to the eligible household within two months. For more complicated cases, e.g. those involving structures shared by multiple households or interconnected structures with more than one use, the processing time may be relatively longer.

2. An eligible household who chooses to purchase a subsidised sale flat in the DRE through the non-means-tested rehousing arrangement will be granted the reduced EGA. The amount of this allowance is approximately five-sixths of the EGA which would otherwise have been granted if rehousing had not been opted. Under the disbursement arrangement, the LandsD will only disburse the amount to the relevant household after the household and the HKHS have completed the transaction, with a view to mitigating the risk or disputes arising from the eventual incompletion of the transaction (i.e. the need to recover the amount from the household who has the deposit paid forfeited), thereby ensuring the proper use of public funds. As for the Member's proposal to allow households to directly purchase subsidised sale flats in DREs with the amount of the allowance, the Government is currently exploring the matter with the HKHS.

3. Whether the eligible households affected by Government development projects choose to apply for moving into public rental housing units of the HKHA under the means-tested rehousing arrangement, or the DREs of the HKHS under the non-means-tested rehousing arrangement, both the HKHA and the HKHS will meet with the relevant households when processing their rehousing applications for a better understanding of their allocation preferences and family situation. The HKHA and the HKHS will, without deviating from the allocation policy and as far as the housing resources allow, endeavour to allocate suitable units to the affected eligible households. Regarding DREs, the projects being taken forward in the New Territories are located at Pak Wo Road in Fanling, the Hung Shui Kiu/Ha Tsuen New Development Area (NDA), and Area 24 of the Kwu Tung North NDA, collectively providing around 6 700 units. As for the DREs located in San Tin Technopole and other NDAs including the NTN

New Town, they are still under planning, and the Government will announce the allocation arrangements in due course.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0724)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the development of the Northern Metropolis (NM), the Government has indicated that it will continue to co-ordinate, champion and drive the overall development of the NM through the Northern Metropolis Co-ordination Office (NMCO). Has the Government reviewed and assessed the operation of the NMCO since its inception? Has the NMCO enhanced the processing effectiveness with regard to the processing of public works projects? In addition, has the NMCO conducted any cost-effectiveness analysis to review the effectiveness of the NMCO in assessing the reduction of development costs and related expenditure in the NM?

Asked by: Hon CHAN Yung (LegCo internal reference no.: 18)

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. As regards land development, the NMCO co-ordinates the planning, land resumption, site formation and infrastructure works for different new development areas (NDAs). In terms of land use planning, the NMCO consults closely with the relevant bureaux to reserve appropriate land in the NDAs to create the critical mass for development of industries, as per the "industry-driven" approach to developing the NM. It follows up on the ways of land disposal of such land, and joins 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. It also works with other bureaux on the provision of public housing and government or community facilities to be developed on land provided in NDAs.

Following the inception of the NMCO, the NM Action Agenda was published in late October 2023, which outlines the development blueprint of the NM including the development theme and implementation timetable of the four major zones in the metropolis. In 2024, with the funding approval from the Finance Committee of the Legislative Council, we commenced three large-scale site formation and engineering infrastructure works, namely Second Phase Development of Hung Shui Kiu/Ha Tsuen, Remaining Phase Development of Kwu Tung North/Fanling North and Phase 1 Stage 1 Works of San Tin Technopole, involving a development area of over 660 hectares (ha). As for land use planning, the development proposals for four major development projects (i.e. Lau Fau Shan/Tsim Bei Tsui/Pak Nai, Ngau Tam Mei, New Territories North New Town and Ma Tso Lung) were announced last year for public consultation.

Separately, to enhance the speed and quality of the NM development, we will integrate government efforts with market forces, including adopting more diversified development approaches. In addition to continuing to promote "in-situ land exchanges" (whereby land owners apply for development on their land in accordance with the Government's planning), which is conducive to reducing government expenditure on works projects, we will adopt, on a pilot basis, a "large-scale land disposal" approach, whereby sizeable land parcels, including those with commercial value and earmarked for provision of public facilities, will be selected and granted to successful bidders for collective development. This approach will provide the enterprises with more opportunities to participate in the NM development and speed up development of the land parcels, and at the same time reduce the financial outlay of the Government. Moreover, we are exploring allowing land owners to voluntarily surrender land planned to be resumed by the Government in the NM to reduce or offset the premium charged for the in-situ land exchange or "large-scale land disposal" in NDAs. By paying a lesser amount of premium, developers can manage their cash flow with greater ease and are more incentivised to take part in the development. The measure also helps alleviate pressure on public finance.

Enhancing the cost-effective control of public works projects has been a key area of work for the Government in recent years. Given that the NM development involves quite a number of works projects, exercising proper cost-effective control is of particular importance. As such, the relevant works departments will strive to maintain stringent cost control in all aspects from project design to procurement arrangements. At the central level, the Project Strategy and Governance Office (PSGO) under the Development Bureau will play a gate-keeping role by participating in the examination of project estimates for projects (including NM projects) starting from creation of projects so as to refine the project design and thereby to reduce construction costs. Meanwhile, the PSGO will co-ordinate the formulation of policies for the central procurement of construction materials and products, such as Modular Integrated Construction modules and steel reinforcement. The PSGO will also study the use of new materials and innovative construction technologies by drawing reference from the Mainland and overseas practices and experience; and review the design standards and requirements of Hong Kong, with a view to achieving greater cost-effectiveness of public works projects.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3069)

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 "developing the waterfront site to the south of Hung Hom Station into a yacht club and a commercial landmark", will the Government advise this Committee of:

1. the estimated total cost for setting up stalls at harbourfront locations in Central, Wan Chai, etc.;

2. the application criteria for harbourfront stalls; whether priority is given to considering local small and medium enterprises or applicants from specific industries; and

3. the progress of the feasibility study on setting up a yacht club at the waterfront site to the south of Hung Hom Station; the time of launching tender invitations, if necessary; and the estimated expenditure on the relevant planning?

Asked by: Hon CHAN Yung (LegCo internal reference no.: 38)

Reply:

1. & 2.

The Government has been striving to enhance the Victoria Harbourfront, and to introduce commercial facilities such as food and beverages (F&B), retail and entertainment facilities at selected suitable locations on a pilot basis to bring convenience to visitors. In 2024, the Development Bureau (DEVB) set up smart specialty vending facilities at the harbourfront in Wan Chai, Kwun Tong and Cha Kwo Ling, offering a variety of light snacks, specialty drinks and gadgets. In 2025, refreshment stalls will be set up at four harbourfront locations with relatively more frequent flow of visitors in Central, Wan Chai, North Point and Tsim Sha Tsui to enrich visitors' experience. In the first phase, some stalls will be set up at each of the four locations. Before finalising the locations and arrangements, relevant stakeholders,

including the Harbourfront Commission and the local community, will be consulted. We will provide light snacks and drinks at harbourfront sites under more innovative approaches (such as offering more flexibility in terms of operating hours and locations) with reference to the market conditions and past experiences, with a view to encouraging the participation of those interested in running F&B businesses, including young people. The associated costs (including those for providing basic ancillary facilities such as power supply) will be absorbed by the provision of the DEVB and the relevant work will be undertaken by its existing manpower.

3. The 2024 Policy Address proposed inviting the market to construct and operate yacht berthing facilities in three locations, including the waterfront site in the vicinity of the Hung Hom Station, to promote yacht tourism. As regards the project of the Hung Hom Station and nearby waterfront sites, the Mass Transit Railway Corporation Limited (MTRCL), at the invitation of the Government, has conducted a study to re-plan the aforesaid site. The Study proposes to develop the area into a new harbourfront landmark with iconic commercial and residential developments, and to utilise the nearby water bodies for the provision of yacht berthing facilities with the inclusion of water recreation elements. We expect that the proposed yacht berthing facilities will be constructed and operated by the private sector. The proposed yacht berthing facilities will be integrated with land-based facilities for retail, dining and entertainment to unlock the potential for commercial and residential development in Hung Hom while providing visitors with a diversified travel experience. According to the preliminary estimation of the Study, the water body can accommodate a maximum of approximately 200 yachts. The final scale and number of berthing spaces will depend on the results of the detailed technical assessment and the design of the berthing spaces. We will consult the Legislative Council Panel on Development and other stakeholders in April on land use proposals. The implementation mode will be confirmed and the project costs involved will be estimated at a later stage upon completion of the detailed technical assessments and finalisation of the development plan and parameters, with a view to commencing the works in phases from 2029 onwards upon completion of the relevant statutory procedures.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2351)

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

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

(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Last year, the Government rolled out enhanced measures for improving the workflow of the Mandatory Building Inspection Scheme and the Operation Building Bright 2.0 (OBB 2.0) to help and urge owners or owners' corporations of old buildings to discharge their duties in the inspection and repair of their buildings in a proper and timely manner. In this connection, please advise this Committee of:

1. the amount of subsidies granted, the number of buildings which have had the building repair works completed and the number of buildings which have not had the building repair works completed since the launch of the OBB 2.0, with a breakdown by districts; the number of items, the situation and the reasons in respect of which a longer time has been taken to complete the works under the scheme;

2. the latest situation where building repair works have been carried out in subsidised buildings under various milestones and the target achievement rates;

3. based on the originally subsidised buildings and following the implementation of the enhanced measures last year, the number of subsidised buildings which have been disqualified or waitlisted for subsidy over the past three years, with a breakdown by districts; and

4. 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, 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.: 10)

Reply:

1. There are two categories of buildings under the Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)[(1)]. Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and 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 (i.e. not upon application by owners) 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 the OBB 2.0 to cover all or part of such cost.

   As at 2024, 3 599 buildings (1 655 Category 1 buildings and 1 944 Category 2 buildings) benefitted from the OBB 2.0. The geographical distribution of the number of Category 1 buildings approved-in-principle, the number of Category 2 buildings selected by the BD, the number of buildings with commenced prescribed inspection or repair works, the number of buildings with repair works completed under the 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 the BD**	**Number of buildings with commenced prescribed inspections or repair works (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	156	141	132	112	25	48	17,980
Eastern	101	75	86	56	10	36	38,330
Kowloon City	189	361	156	281	31	136	81,220
Kwai Tsing	23	11	19	6	3	0	23,940
Kwun Tong	72	26	65	16	8	3	25,730
North	29	55	26	43	0	7	1,510
Islands	2	1	2	1	0	0	0
Sai Kung	1	4	1	0	0	0	90
Sham Shui Po	262	444	234	392	29	198	101,520
Shatin	30	6	29	4	1	0	2,160
Southern	32	20	32	17	3	11	96,230
Tai Po	35	39	32	31	2	6	4,770
Tsuen Wan	72	66	64	46	12	17	19,090
Tuen Mun	26	10	26	5	2	0	4,150
Wan Chai	104	110	89	84	8	39	23,060
Wong Tai Sin	54	51	49	44	17	10	11,040
Yau Tsim Mong	414	512	362	407	51	177	128,900

	Number of Category 1 buildings approved-in-principle	Number of Category 2 buildings selected by the BD	Number of buildings with commenced prescribed inspections or repair works (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	
Yuen Long	53	12	50	9	6	4	8,750
Total	**1 655**	**1 944[(3)]**	**1 454**	**1 554**	**208**	**692**	**588,470**

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 at 2024. 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 1 944 buildings, default works for 390 buildings did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

As at 2024, all subsidised cases under the OBB 2.0 were able to complete the repair works within five years. Based on the URA's 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. Besides, 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, since May 2024, the Development Bureau (DEVB) and the URA have introduced improvement measures to strengthen monitoring and tender invitation support for owners which have participated in the OBB 2.0, so as to facilitate timely inspection and repair works. These measures include: (i) the URA acts as a gatekeeper of pre-qualification and introduces a "pre-qualified list", whereby owners in the third round of the OBB 2.0[(4)] must invite works consultants and contractors on the "pre-qualified list" to tender; (ii) drawing up timetables for tender and works and requiring compliance from owner applicants in the third round; (iii) if the owners fail to invite tenders on time, the URA will step in as appropriate and invite tenders for the buildings on their behalf; and (iv) providing standardised tender assessment table and guidelines for owners and OCs, with a view to expediting the process of tender assessment. As at February 2025, of the 536 Approval in-Principle (AIP) letters issued by the URA under the third round of the OBB 2.0, there were 207 cases reaching the first milestone deadline (i.e. awarding an RI consultancy contract within five months). All had invited tenders and awarded contracts in respect of appointment of RIs. The progress has been satisfactory. The

Government will work closely with the URA to pay close attention to the implementation of the OBB 2.0 and assist owners in commencing and completing the required works as soon as practicable.

Note[4]: Applications for the third round closed in September 2023, and the URA began issuing AIP letters to eligible applicants in batches from May 2024.

2. As at 2024, 3 599 buildings (1 655 Category 1 buildings and 1 944 Category 2 buildings) benefitted from the OBB 2.0. The figures on Category 1 buildings and Category 2 buildings under the OBB 2.0, broken down by milestones and the respective percentages of reaching the milestones, are set out in the table below:

Milestone		**Number of Category 1 Buildings** (proportion to total number of Category 1 buildings)	**Number of Category 2 Buildings** (proportion to total number of Category 2 buildings)	**Total Number of Buildings** (proportion to total number of buildings)
a)	**Prescribed inspection commenced** but not yet completed	0 (0%)	268 (14%)	268 (8%)
b)	**Prescribed inspection completed** but prescribed repair works not yet commenced	942 (57%)	114 (6%)	1 056 (29%)
c)	**Prescribed repair works commenced** but not yet completed	304 (18%)	480 (24%)	784 (22%)
d)	**Prescribed repair works completed**	208 (13%)	692 (36%)	900 (25%)

3. Since the implementation of improvement measures under the OBB 2.0 in May 2024, the URA has been robustly enforcing the milestones. If the owners/OCs of Category 1 buildings fail to reach the milestones set by the URA (including award of RI consultancy contracts, tender invitation for repair works contracts and award of repair works contracts) within the timeframes without any reasonable explanation, the approved applications will be revoked so that resources can be allocated to other buildings in need. The number of buildings with the URA's revocation of approved applications under the OBB 2.0, broken down by districts, is set out below:

	2024[5]
Central & Western	6
Eastern	8
Kowloon City	9
Kwai Tsing	0
Kwun Tong	11
North	0

Islands	0
Sai Kung	0
Sham Shui Po	10
Shatin	1
Southern	0
Tai Po	0
Tsuen Wan	5
Tuen Mun	0
Wan Chai	3
Wong Tai Sin	2
Yau Tsim Mong	34
Yuen Long	2
Total	91

Note(5): Before 2024, the URA did not revoke any approved applications under the OBB 2.0.

4. The geographical distribution of private residential and composite buildings (except domestic buildings not exceeding three storeys) of different age groups from 30 years or above and eligible for the MBIS, as at 2024, is set out below:

	Building age (years)					
	30-39	**40-49**	**50-59**	**60-69**	**70 or above**	**Total**
Central & Western	371	377	651	295	60	1 754
Eastern	327	337	201	156	45	1 066
Kowloon City	281	496	430	585	132	1 924
Kwai Tsing	67	88	64	5	1	225
Kwun Tong	109	112	185	32	0	438
North	202	89	150	114	42	597
Islands	123	59	9	0	0	191
Sai Kung	86	15	4	10	0	115
Sham Shui Po	221	331	400	441	76	1 469
Shatin	317	186	30	0	0	533
Southern	424	226	118	62	19	849
Tai Po	180	114	99	26	10	429
Tsuen Wan	167	67	152	130	6	522
Tuen Mun	265	110	25	10	0	410
Wan Chai	221	313	511	393	61	1 499
Wong Tai Sin	40	36	126	62	0	264
Yau Tsim Mong	141	308	715	789	140	2 093
Yuen Long	164	163	105	15	54	501
Total	**3 706**	**3 427**	**3 975**	**3 125**	**646**	**14 879**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2378)

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 has invited the Mass Transit Railway Corporation Limited to conduct a study to develop the waterfront and former pier sites to the south of Hung Hom Station into a new harbourfront landmark. It will include iconic commercial and residential developments, retail, dining and entertainment facilities, as well as yacht club for promoting yacht tourism. The Government has indicated that it will put forward land use proposals in the middle of this year. In this connection, please advise this Committee of the following:

1. the estimated expenditure and timetable regarding the study and planning; and whether the Government has estimated the long-term financial commitment arising from developing this new harbourfront landmark and the relevant expenditure;

2. the proportion and areas of public spaces therein, such as harbourfront promenades and green belts, and the proportion between commercial and residential projects; and

3. the construction scale and future operational mode of the yacht club and pier, and how the relevant revenues can be guaranteed and how the Government's long-term commitment can be reduced.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 37)

Reply:

Following the announcement of the 2023 Policy Address, the Mass Transit Railway Corporation Limited (MTRCL), at the invitation of the Government, has conducted a study to re-plan the site in the vicinity of the Hung Hom Station as well as the waterfront sites. The Study proposes to develop the area into a new harbourfront landmark with iconic commercial and residential developments, and to utilise the nearby water bodies for the provision of yacht berthing facilities with the inclusion of water recreation elements. We

expect that the proposed yacht berthing facilities will be constructed and operated by the private sector, and will achieve synergy effects with land-based facilities for retail, dining and entertainment. According to the preliminary estimation of the Study, the water body can accommodate a maximum of approximately 200 yachts. The final scale and number of berthing spaces will depend on the results of the detailed technical assessment and the design of the berthing spaces.

In addition to the yacht berthing facilities, the MTRCL's proposal also covers a number of measures that will benefit the Hung Hom community at large, including enhancement to the pedestrian connectivity between the hinterland of Hung Hom and the harbourfront area, and between the Tsim Sha Tsui East promenade/Tsim Sha Tsui East and Hung Hom, and improvement to the waiting environment of the bus stops at the Cross Harbour Tunnel. Given that the MTRCL is responsible for the Study, the Government has not incurred any additional expenditure in this regard so far.

We will consult the Legislative Council Panel on Development and other stakeholders on the land use proposal of the Hung Hom project including the suggestion of the provision of yacht berthing facilities in late April. After gauging public views on the land use proposals, the project team will embark on a detailed technical assessment to finalise the development proposal and parameters, which include the commercial and residential gross floor area as well as areas of public open spaces. We will also determine the project implementation mode and estimate the project cost entailed in the subsequent stages, with a view to commencing the works in phases from 2029 onwards upon completion of the relevant statutory procedures.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0669)

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 Budget, the Financial Secretary said, "To press ahead with the Northern Metropolis (NM) development and bring in industries, and to benefit the economy and people's livelihood sooner, the Government will adopt a more diversified development approach with an innovative mindset, including piloting 'large-scale land disposal'". In this connection, please advise:

1. given that the Development Bureau has invited the market to submit expression of interest (EOI) for the three pilot areas of large-scale land disposal in the NM with submission deadline falling on 31 March, of the total number of EOI submissions received by the Government; whether the Government is satisfied with the market's response; and of the estimated timetable for inviting tenders for the three pilot areas of large-scale land disposal;

2. whether more pilot areas of large-scale land disposal will be put up in the future, and under what circumstances the Government will make the relevant consideration;

3. what other "more diversified development approaches" the Government will adopt, apart from large-scale land disposal; at this stage, whether there are any tendentious proposals for consideration, or whether a preliminary decision has been made; and of the expected time for announcing the relevant details.

Asked by: Hon CHIU Duncan (LegCo internal reference no.: 10)

Reply:

To enhance the speed and quality of the Northern Metropolis (NM) development, we will integrate government efforts with market forces, including adopting more diverse development models such as more public-private partnerships, in-situ land exchanges, and

pilot areas for large-scale land disposal. In this connection, the Chief Executive announced in the 2024 Policy Address to adopt, on a pilot basis, a large-scale land disposal approach. Sizable land parcels, including those with commercial value and earmarked for provision of public facilities, will be selected and granted to successful bidders for collective development. This approach will provide the enterprises with more opportunities to participate in the NM development and speed up development of the land parcels, and at the same time reduce the financial outlay of the Government. The three pilot areas of large-scale land disposal are located in the Hung Shui Kiu/Ha Tsuen New Development Area (NDA), the Fanling North NDA and San Tin Technopole. We launched a three-month exercise in end-December 2024 to invite interested parties to submit expressions of interest (EOI) for the three pilot areas of large-scale land disposal. During the period, we received 22 EOI submissions from local and Mainland developers, contractors, conglomerates, e-commerce logistics companies, etc. We are consolidating and analysing the collected feedback, with a view to finalising the details and conditions of the open tender later. Our plan is to invite tenders for the three pilot areas progressively from the second half of this year to next year.

Subject to market response, the Government hopes to roll out more areas under large-scale land disposal to enhance the speed and quantity of the NM development. For example, in early April 2025, the DEVB launched EOI exercises for three island and coastal tourism development proposals; in particular, the development proposal for Tsim Bei Tsui and Pak Nai in the NM was precisely put forward under the large-scale land disposal approach.

In addition to piloting large-scale land disposal, we also announced measures in end-2023 to enhance the Enhanced Conventional New Town Approach, providing private land owners in NDAs with more opportunities to, through applying for in-situ land exchanges, participate in the NM development on their own land according to the planning of the Government. Moreover, we are exploring allowing land owners to voluntarily surrender land planned to be resumed by the Government in the NM to reduce or offset the premium charged for the in-situ land exchange or large-scale land disposal in NDAs. By paying a lesser amount of premium, developers can manage their cash flow with greater ease and are more incentivised to take part in the development. The scheme will also help alleviate pressure on public finance.

In addition, it is the Government's wish to drive the development of industries in the NM in diversified manners. We are exploring the establishment of a pilot industrial park by granting sites to a company established and led by the Government. The company will, in accordance with the Government's industrial policies, be responsible for formulating the park's development and operation strategies, taking up day-to-day management and attracting businesses and investment. It is hoped that this can enable the Government to strengthen its steering and piloting role. This company model is expected to be suitable for various industries. We have first selected some logistics sites in the Hung Shui Kiu/Ha Tsuen NDA as study sites, and will announce the detailed proposal according to the latest plan in the second half of this year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0883)

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 stated in the Budget, the Government will not roll out any commercial site for sale in the coming year to allow the market to absorb the existing supply; it will also consider rezoning some of the commercial sites into residential use and allowing greater flexibility of land use. In this connection, please advise:

1. of the number of commercial sites currently awaiting market absorption; and the earliest estimated time of their full absorption;

2. of the criteria and factors that the Government will take into account in deciding whether individual commercial sites will be rezoned into residential use; of the number of commercial sites envisaged to be involved, and whether these sites encompass any commercial sites currently awaiting market absorption, of the districts in which they are mainly located, and the number of public and private residential flats that can be provided after rezoning; and

3. regarding the provision of greater flexibility of land use, of the land parcels that are mainly involved, and whether initial concrete proposals and details of arrangements are available.

Asked by: Hon CHIU Duncan (LegCo internal reference no.: 33)

Reply:

1. The Rating and Valuation Department (RVD) obtains property transaction and rental information from a variety of sources for compiling and periodically publishing the average prices and average rents of private premises. For private offices, it has been the RVD's established practice to conduct detailed analysis of the seven main private office districts. According to the preliminary findings of the Hong Kong Property

Review 2025 released by the RVD, the total stock of private offices in Hong Kong at end-2024 amounted to around 13.3 million square metres (m^2).

In addition, the RVD also conducts year-end vacancy surveys on private premises every year to provide relevant data of their vacancy position in the Hong Kong Property Review. The year-end vacancy rates for private offices in Hong Kong by grade from 2022 to 2024 are tabulated below:

Year	Grade A	Grade B	Grade C	Overall vacancy rate
2022	15.1%	15.1%	8.8%	14.4%
2023	16.0%	14.9%	9.0%	14.9%
2024(Note)	17.4%	15.6%	11.0%	16.3%

Note: The vacancy rate figures for 2024 are preliminary. The final figures will be released in the Hong Kong Property Review 2025 to be published in April.

As for the supply of private offices in the short to medium-term, according to the preliminary findings released by the RVD in March 2025, the estimated total completion of private offices in 2025 is around 309 000 m^2, while that for 2026 is around 116 000 m^2. The estimated completions of private offices by grade in 2025 and 2026 are tabulated below, and the final figures will be released in the Hong Kong Property Review 2025 to be published in April 2025:

Year	Grade A (m^2)	Grade B (m^2)	Grade C (m^2)
2025	289 000	20 000	0 (negligible)
2026	102 000	14 000	0

The Government has been vigorously pursuing economic growth in recent years, including promoting investment and attracting enterprises from the Mainland and overseas to set up offices in Hong Kong through InvestHK and the Office for Attracting Strategic Enterprises, thereby increasing the demand for office space. That said, as the demand is dynamic and may be affected by various factors, we are unable to estimate when the market would be able to completely digest the office space available.

2. & 3.

In view of the considerable challenges faced by the commercial property market in the past few years, the high vacancy rates of offices in recent years and the relatively ample supply in the next few years, it was announced in the 2025-26 Budget that the Government will not roll out any commercial site for sale in 2025-26 so as to allow the market to digest the existing supply. The Government will consider rezoning some of

these commercial sites into residential use and allowing greater flexibility in land use. The goal is to adjust the tender conditions to cater for market needs, thereby enhancing the attractiveness of sites to potential developers. The scope of the Government's review covers commercial sites which are originally available for sale in the next few years, including those located in Hung Shui Kiu/Ha Tsuen, Tung Chung East (New Town Extension), Shek Mun in Sha Tin, and Kowloon East. The directions of review include the following:

(i) rezoning sites into residential use (i.e. changing the overall land use of a site);
(ii) retaining commercial use, while incorporating/increasing residential elements (i.e. commercial/residential mixed use); or
(iii) providing greater flexibility for commercial use (i.e. retaining commercial use while removing restrictions related to commercial use. For example, not to specify the proportion to be used for office, retail or hotel, to give more flexibility to the market in determining the commercial mix).

Our review will take into account all relevant factors, including the planning intention of the sites, the positioning of the relevant districts, the vacancy rate and estimated supply of commercial floor areas in the districts, technical feasibility, supporting infrastructure, and overall community compatibility. We will review the sites taking into account their development priorities, and will announce the results upon completion of the review and arrange for disposal of the sites.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1541)

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 continued implementation of "the 'Enhanced Conventional New Town Approach' with improved land exchange arrangements for New Development Areas (NDAs)", will the Government inform this Committee:

1. given that the Government mentioned in its reply to my written question last year that land owners are currently allowed to take forward private residential, commercial and industry developments, etc., in the NDAs of the Northern Metropolis (NM) by way of in-situ land exchange under the Enhanced Conventional New Town Approach, of the number of times land exchange arrangements have been adopted for application up to the present, broken down by NDAs; and of the upfront costs on land resumption and development saved by the Government in each of the successful cases (with their respective percentages);

2. whether the Government has examined the reasons for not being able to reach an agreement on in-situ land exchange for those applications; whether it will respond to the market's suggestions on improving the in-situ land exchange arrangements (such as land premium arrangements), so as to rationalise the preliminary work for taking forward the NM development; and

3. whether the Government will consider introducing more diverse modes of land resumption, e.g. compensation packages such as "land exchange entitlement" and "property ticket", so as to expedite the resolution of land acquisition issues in NDAs (the NM in particular); if so, of the details; if not, the reasons for that?

Asked by: Hon CHOW Man-kong (LegCo internal reference no.: 25)

Reply:

1. Under the Enhanced Conventional New Town Approach (ECNTA), the Government provides an effective platform for land owners to participate in the development of New Development Areas (NDAs) through in-situ land exchange on the premise that such exchanges are in line with the Government's planning and timetable. We have invited applications for in-situ land exchange for three NDAs in the Northern Metropolis (NM), namely Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen and Yuen Long South, details of which are set out below.

   For the Kwu Tung North/Fanling North NDA, the Lands Department (LandsD) invited in-situ land exchange applications for the First Phase Development and Remaining Phase Development in 2014 and 2022 respectively, and a total of 11 applications were accepted for further processing, of which four were successfully completed. These four applications saved the Government more than $1 billion in expenses relating to land resumption and engineering works, and brought about $6.1 billion of premium revenue to the Government ahead of schedule. Population intake for one of the private residential developments commenced in end-2022, making it the first residential project in the NDAs within the NM to have population intake.

   Regarding the Hung Shui Kiu/Ha Tsuen NDA, the LandsD invited applications for in-situ land exchange in 2024, and a total of seven applications were accepted for further processing. One of the applications was related to a site under the Remaining Phase Development, for which no deadline has been set for completion of the in-situ land exchange. The other six were related to sites under the Second Phase Development, of which the completion deadline for one in-situ land exchange application involving a residential site was extended to 14 April 2025 by the LandsD at the request of the land owners. Another four applications involved sites for commercial development in the town centre. To tie in with the Government's review of commercial sites that can be disposed in the next few years (including rezoning them into residential use or allowing greater flexibility of land uses), we have extended the deadline for completing the in-situ land exchange of these sites to end-2025. As for the remaining application involving a commercial site in the proximity of Tin Shui Wai Station, it was deemed withdrawn as the land owner made no response to the land exchange offer by the specified deadline.

   As for the Yuen Long South NDA, the LandsD just invited applications for in-situ land exchange in February 2025, with the deadline for application on 19 May 2025.

   In addition, we plan to invite in-situ land exchange applications for the development of San Tin Technopole in the coming year.

2. The in-situ land exchange mechanism under the ECNTA has been running smoothly, with four successful cases so far. The Government has also enhanced the implementation arrangements for in-situ land exchange in December 2023, including extending the arrangements to all NDAs and designated sites for industries, and allowing the Government to resume minority third-party land within a development site to facilitate land exchange applications. These arrangements are responses to market feedback and help facilitate the completion of more in-situ land exchange applications in the NDAs.

The failure of the Government and developers to reach a consensus on the negotiated price of individual projects involves many different factors, including the financial and risk assessments of individual developers on individual projects, and it is therefore inappropriate to make any generalisations in this regard. But, on the whole, the ECNTA has been effective and successful in providing a channel for land owners to pursue development in the NDAs.

3. To enhance the speed and quality of the NM development, we will integrate government efforts with market forces, including adopting more diverse development models. In addition to continue to implement the "in-situ land exchanges" which is conducive to reducing government expenditure on land resumption and engineering works, and to adopt the "large-scale land disposal" approach on a pilot basis (including the three pilot areas announced in end-2024 covering land for residential and industry developments and public facilities, as well as the areas at Tsim Bei Tsui and Pak Nai announced for tourism developments in early April), we are also exploring allowing land owners to voluntarily surrender land planned to be resumed by the Government in the NM to reduce or offset the premium charged for the in-situ land exchange or large scale land disposal in NDAs. By paying a lesser amount of premium, developers can manage their cash flow with greater ease and are more incentivised to take part in the development. The measure also helps alleviate pressure on public finance.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1884)

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 reactivated the Revitalisation Scheme for Industrial Buildings in 2018 to optimise the use of precious land resources. In connection with the situation of the past three years, please advise this Committee of:

1. the percentages of revitalisation applications for purposes related to the arts and cultural sector and the creative industries out of the total number of applications; and

2. the proportions of rejected revitalisation applications for purposes related to the arts and cultural sector and the creative industries; and the generalised reasons for rejection.

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 9)

Reply:

The Government reactivated the Revitalisation Scheme for Industrial Buildings in 2018 mainly to make more effective use of existing industrial buildings to optimise the use of precious land resources, and to address fire safety and unauthorised use issues more effectively.

On the redevelopment of industrial buildings, the Development Bureau's (DEVB) policy is to allow relaxation of the maximum permitted non-domestic plot ratio up to 20% to provide incentives to promote the redevelopment of industrial buildings. As at end-February 2025, applications for relaxation of plot ratios for redevelopment of 71 industrial buildings have been approved by the Town Planning Board. Among them, the commercial floor space of redeveloped industrial buildings can be used for arts and cultural purposes, creative industries, etc. However, the use of the floor space is a commercial decision of the owners concerned, and the Government does not maintain a breakdown of the floor area of redeveloped industrial buildings used for arts and culture purposes or creative industries.

For wholesale conversion of industrial buildings, the DEVB will exempt waiver fees on the condition that not less than 10% of the floor area of the converted building will be used for purposes designated by the Government (e.g. arts and cultural studios, and incubators for innovation and technology start-ups). The Government enhanced the measure for wholesale conversion of industrial buildings in October 2024, such that for applications for wholesale conversion involving industrial buildings constructed before 1987, relevant owners will not be required to designate 10% of the converted floor space for uses specified by the Government after completion of conversion works. As at end-February 2025, the Lands Department (LandsD) has received a total of nine applications for wholesale conversion of industrial buildings, of which three have been approved. Upon completion, no less than 10% of the floor area of the converted industrial buildings shall be used for the above purposes designated by the Government (which may include arts and cultural studios).

In addition to the above two measures, we have also relaxed the waiver application policy to permit individual units of existing industrial buildings to be used for specified non-industrial uses that are not covered by the land lease. Under this relaxation measure, without prejudice to public safety and provided that the use concerned is one of the uses always permitted in respect of the site as specified in the Outline Zoning Plan, the units of an industrial building may be used for the five specified non-industrial uses, which include "Art Studio", "Office (Design and Media Production)", "Offices (Audio-visual Recording Studio)", "Office (used by "specific creative industries" including design and media production companies, printing and publishing, film companies and industry organisations related to the film industry), as well as "Research, Design and Development Centre", without requiring the owners to apply for a short-term waiver from LandsD and pay waiver fees. However, as the industrial building itself is supposed to be used for industrial purposes, the risk of fire and other accidents involved is relatively higher. Therefore, in view of public safety considerations, the uses covered by the above relaxation measures do not include any uses or activities that directly provide services or goods to attract public visits. As the owners do not have to apply to LandsD for a short-term waiver when using individual units of industrial buildings for the specified non-industrial uses mentioned above, the Government does not maintain a breakdown of such units of industrial buildings used for specific purposes related to arts and culture or creative industries.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1885)

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 147 of the Budget Speech, the Government has invited the Mass Transit Railway Corporation Limited to conduct a study to develop the waterfront and former pier sites to the south of Hung Hom Station into a new harbourfront landmark, which includes, among others, the establishment of yacht club for promoting yacht tourism. In this connection, please advise this Committee of the following:

1. the concrete planning details of the yacht club, including the estimated number of yacht berthing spaces, designs of facilities and scope of services; whether the inception of this new harbourfront landmark will effectively alleviate the keen demand for berthing spaces in the Kwun Tong Typhoon Shelter;

2. what plan the Government has in relation to the operation mode of the yacht club, say, whether it will be run as a private club or whether consideration will be given to opening up some of its facilities for public use; how the balance between commercial operation and community needs will be struck to ensure that a wider community can benefit from the project;

3. how the Government has assessed the driving effect of the yacht club on the local yacht tourism industry, with specific figures, including the projected economic benefits (e.g. the creation of employment opportunities and tourism revenue), and the impact on the neighbouring communities; and

4. whether resources will be further increased or new measures be introduced in the future to enhance the attractiveness and economic benefits of the yacht club; if so, of the estimated expenditure and progress of the plans concerned?

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 10)

Reply:

1. - 3.

Following the announcement of the 2023 Policy Address, the Mass Transit Railway Corporation Limited (MTRCL), at the invitation of the Government, has conducted a study to re-plan the site in the vicinity of the Hung Hom Station as well as the waterfront sites. The Study proposes to develop the area into a new harbourfront landmark with iconic commercial and residential developments, and to utilise the nearby water bodies for the provision of yacht berthing facilities. We expect that the proposed yacht berthing facilities will be constructed and operated by the private sector, and will achieve synergy effects with land-based facilities for retail, dining and entertainment. We will consider the feasibility of opening up certain facilities of the yacht club for public use. According to the preliminary estimation of the Study, the water bodies can accommodate a maximum of approximately 200 yachts. The final scale and number of berthing spaces will depend on the results of the detailed technical assessment and the design of the berthing spaces. We will consult the Legislative Council Panel on Development and other stakeholders on the land use proposal for the Hung Hom project including the suggestion of the provision of yacht berthing facilities in late April.

In addition to the construction of yacht berthing facilities at the waterfront site in the vicinity of the Hung Hom Station, the 2024 Policy Address also proposed inviting the market to construct and operate yacht berthing facilities in the expansion area of Aberdeen Typhoon Shelter and the ex-Lamma Quarry area to promote yacht tourism. We invited the market in January and early April 2025 to submit expressions of interest (EOI) on the development of yacht berthing facilities at the two locations mentioned above (namely the expansion area of Aberdeen Typhoon Shelter and the ex-Lamma Quarry area) respectively, with a view to formulating appropriate development parameters and other details. We believe that the provision of yacht berthing spaces can drive the development of yacht tourism, promote yacht trading, and increase job opportunities in other supporting or related industries, as well as stimulating high-end consumption from the local, Mainland and overseas markets, thereby bringing economic benefits to Hong Kong. In addition, upon completion of the aforesaid yacht berthing facilities, depending on their respective operational/berthing arrangements, there will be more marinas available for yachts' choices and uses in the future.

4. In order to build up the yacht industry chain, apart from providing more berthing facilities to address the shortage of berthing spaces, it is also important for the Government to consider whether there is any need to further improve the arrangements for yacht registration and crew licensing, immigration procedures, and ancillary facilities such as berths and ship repairing, which involve the work of various bureaux and departments. We will make use of the aforesaid EOI exercises to collect the industry's views on the development of yacht tourism, the related ancillary facilities and improvement suggestions, and provide them to relevant bureaux and departments for reference, with a view to facilitating the formulation of a more holistic yacht industrial policy in the future. For the DEVB and departments under its purview, we would make appropriate preparation related to land use planning and the hardware for disembarkation and onshore facilities.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1893)

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 61 of the Budget Speech, the Northern Metropolis (NM) is a crucial region to the social and economic development of Hong Kong in the future, and priority will be accorded to providing resources to the NM development. In connection with the reservation of land for cultural and sports facilities in the NM, please advise this Committee:

1. regarding the land planning for the development of the cultural, sports, and tourism industries, whether a certain amount of expenditure has been earmarked in this financial year for projects related to "provision of a museum cluster, a dedicated performance venue and sports and recreational facilities in New Territories North New Town" and "developing diversified arts, culture and sports facilities" as mentioned in the NM Action Agenda 2023, so that concrete planning can be made for the development of the cultural, sports, and tourism industries in the NM as soon as possible; and

2. given the rapid development of cultural and sports facilities in neighbouring countries and regions, to solidify Hong Kong's reputation as Asia's events capital, whether the Government will leverage the technological positioning of the NM to realise the development goals of the cultural, sports, and tourism industries in the NM with a new industry-oriented mindset; and whether manpower resources will be reserved for conducting research on topics including the construction of international cultural and sports facilities that incorporate art technology in the NM and provision of supporting infrastructure related to the cultural and sports industries in the relevant regions to enhance our long-term economic vitality.

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 18)

Reply:

Having consulted with the Culture, Sports and Tourism Bureau (CSTB), our reply is set out as follows:

As the major source of land supply for Hong Kong in the future, the Northern Metropolis (NM) is capable of providing some 3 000 hectares (ha) of new development land, promoting the diversified development of various industries (including cultural, sports and tourism industries). In this regard, the Development Bureau (DEVB) has maintained liaison with the CSTB to reserve suitable sites in the NM for the construction of cultural and sports facilities.

The Government is committed to constructing world-class cultural facilities and multicultural spaces subject to availability of resources, providing more opportunities for the arts sector to organise more local and international cultural and arts activities, and allowing more arts organisations and artists to showcase their creative works. With new land, new communities and the advantage of close connections with the Mainland, the NM will provide new opportunities for the development of cultural facilities. Apart from the New Territories East Cultural Centre currently under construction in Fanling and the Heritage Conservation and Resource Centre in Tin Shui Wai respectively, the Government plans to construct a museum in the Kwu Tong North New Development Area (NDA) dedicated to showcasing the development and achievements of our country. Furthermore, the Government has reserved about 15 ha of land in San Tin Technopole to accommodate a Cultural Complex that will house a major performance venue, museum and library. About 50 ha of land has been reserved in New Territories North New Town for the development of a Cultural Node and a Sports Hub. The former includes land reserved for a museum cluster, performance venue and the second campus of the Hong Kong Academy for Performing Arts, while the latter will accommodate various sports facilities and venues for hosting international and local sports events, while providing training venues for local athletes and promoting new and urban sports, contributing to the development of Hong Kong's sports industry. In the western part of the NM, about 2 ha of land has been reserved in Lau Fau Shan for construction of a dedicated performing arts venue. Moreover, we will provide various recreational and sports facilities in each NDA in accordance with the population-based provision standards as stipulated in the Hong Kong Planning Standards and Guidelines.

As regards New Territories North New Town, we have just conducted a public engagement exercise on the relevant development proposal from January to March 2025. We have reserved provision for subsequent detailed studies and planning of the development proposal.

The Government will optimise the use of art technology and create synergies by bringing together diverse local and international exhibitions and performances. This facilitates the promotion of local cultural tourism, enriches cultural life in the metropolis, further consolidates Hong Kong's role as an East-meets-West centre for international cultural exchange, and enhances our long-term economic vitality.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1900)

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 operational effectiveness of the Common Spatial Data Infrastructure (CSDI), please advise this Committee:

1. of a breakdown of figures on annual direct downloads, requests for provision of application programming interface service and data covering areas such as government departments' relevant datasets since the launch of the CSDI in December 2022;

2. of the current development progress of the 3D Visualisation Map datasets, and whether the Government's expected target is met; and

3. whether there are any statistics on platform maintenance, enhancement, hardware and software equipment procurement, and the expenditures on manpower resources and training; if yes, of the details.

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

Reply:

1. & 3.

At present, the Common Spatial Data Infrastructure (CSDI) portal provides over 1 000 spatial datasets from more than 60 government departments and organisations for public use, covering different aspects such as planning, lands, buildings, works, population and transport. The number of datasets approximately doubles that of datasets available in the portal when it was first launched for public use in late 2022 (over 500).

In terms of usage, there were over 1.22 million downloads of datasets from the CSDI portal in 2024, which is four times the number of downloads in 2023. Individual applications may deliver service with datasets downloaded from the portal or access Application Programme Interface (API) service through the portal. Over 7.6 billion of API service calls were supported by the portal in 2024, very close to the 7.8 billion of service calls in 2023.

In 2025-26, the DEVB will continue to promote the development of the CSDI portal, as well as enhancing its functions and the scope of datasets released by the CSDI. For the procurement of implementation and enhancement services for CSDI development, cloud services (software and infrastructure) and procurement of implementation services for data contributors, as well as promotion, training and engagement, the estimated annual expenditure is about $33 million.

2. The 3D Digital Map, developed by the Lands Department (LandsD), is one of the fundamental datasets available on the CSDI portal. It consists of the 3D Visualisation Map, the 3D Pedestrian Network and the 3D Indoor Map for buildings in selected venues. The territory-wide 3D Digital Map was completed in end-March 2025. In addition to providing datasets for users to download, the CSDI also provides a link to facilitate user connection to the online application platform (Open3Dhk) launched by LandsD in September 2023.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2707)

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 expenditure on and effectiveness of the management of green spaces, please advise:

a. of the total annual expenditure on the maintenance of all green spaces (including parks and roads) throughout the territory over the past three years (from 2022-23 to 2024-25), with a list of the total expenditure and expenditure per square metre on the green spaces, broken down by types of green spaces; how the Government will assess the effectiveness of such expenditures;

b. based on the considerations of saving expenses and promoting the transformation of the agriculture industry, whether the Government has allocated any resources in conducting a study on the functional transformation of some of the green spaces (e.g. opening them up as urban farms) for leasing out to farmers' associations or other organisations for management; if so, of the progress and plan in relation to the study.

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

Reply:

a. "Green spaces" may refer to areas zoned "Green Belt" in statutory zoning plans, which cover an area of around 17 000 hectares, and land of other zonings that are vegetated, which include different categories of land and facilities such as parks, gardens, and landscaped areas along roads and within public and private developments, etc. The Government has not surveyed the total area of different types of "green space". Furthermore, given that "green spaces" include both government land and private land, and that managing and maintaining government land and facilities are part and parcel of the regular duties of various departments, which are absorbed by their overall resources, the information on the relevant maintenance expenditure is therefore not available.

b. For “Green Belt” zones on statutory zoning plans, agricultural use is always permitted. In fact, the Environment and Ecology Bureau (EEB) and the Development Bureau jointly carried out the “Consultancy Study on Agricultural Priority Areas”, which selected around 760 hectares of Agricultural Priority Areas intended for agricultural uses in accordance with the relevant criteria, among which around 70 hectares fall within “Green Belt” zones.

In respect of “urban farming”, EEB and the Agriculture, Fisheries and Conservation Department have been actively promoting urban farming. In 2024, the Town Planning Board endorsed the amendment of the Definition of Terms in statutory plans for “Open Space” to include “urban farming” uses, so as to allow the setting up of modern urban farms to be operated on a commercial basis in suitable “Open Space” areas (such as parks and outdoor public open space in urban areas and New Development Areas). This helps facilitate the industry’s investment, promote agricultural transformation, and optimise the use of land resources, so as to contribute to the integrated development of commercial agriculture and urban areas.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2711)

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 sites and operation modes of yacht clubs in Hong Kong, please advise:

a. of the site area (including waters), the number of yacht berthing spaces provided, the location, government rent payable, average rent per square foot, market rate of the government rent in the same district, the lease validity period and the operation mode in respect of all yacht clubs in Hong Kong over the past three years, with a breakdown by yacht club; and

b. given the Budget's mention of setting up a new yacht club, whether the Government has allocated resources to explore changing the current operation modes of yacht clubs, with a view to creating more revenue for the Government.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 5)

Reply:

a. According to the Office of the Licensing Authority under the Home Affairs Department, there are currently 9 marinas in Hong Kong which hold valid Certificates of Compliance for clubs, namely Royal Hong Kong Yacht Club, Aberdeen Boat Club, the Hebe Haven Yacht Club, Clearwater Bay Golf and Country Club, Club Marina Cove, Lantau Yacht Club, Gold Coast Yacht and Country Club, Aberdeen Marina Club, and Hong Kong Marina. All the marinas mentioned above are currently operated by private organisations, providing their members with yacht berthing facilities and other related services at 12 locations. The information maintained by the Lands Department regarding the location of these marinas is set out in the **Annex**.

b. The 2024 Policy Address set out the initiative of promoting yacht tourism at three locations, namely the expansion area of Aberdeen Typhoon Shelter, the ex-Lamma

Quarry (ELQ) area and the waterfront site in the vicinity of the Hung Hom Station. The initiative was put forward by the Development Bureau (DEVB), mainly because we saw the potential of setting up yacht clubs at these locations for increasing the supply of berthing spaces, thereby promoting yacht tourism on the one hand and driving the development of the yacht industry on the other, having considered the coastal environment and the condition of the water bodies in the course of the land use related studies being undertaken for the three locations.

We invited the market in January and early April 2025 to submit expressions of interest (EOI) on the development of yacht berthing facilities at the two locations mentioned above (namely the expansion area of Aberdeen Typhoon Shelter and the ex-Lamma Quarry area) respectively, with a view to formulating appropriate development parameters and other details. Meanwhile, the Mass Transit Railway Corporation Limited (MTRCL), at the invitation of the Government, has conducted a study to re-plan the site in the vicinity of the Hung Hom Station as well as the waterfront sites. The Study proposes to utilise the nearby water bodies for the provision of yacht berthing facilities. We will consult the Legislative Council Panel on Development and other stakeholders on the land use proposals in April. In reference to the operation mode of the existing marinas in Hong Kong, we expect that the proposed yacht berthing facilities mentioned above will be constructed and operated by the private sector. We expect that the provision of yacht berthing spaces can drive the development of yacht tourism, promote yacht trading, and increase job opportunities in other supporting or related industries, as well as stimulating high-end consumption from the local, Mainland and overseas markets, thereby bringing economic benefits to Hong Kong.

In order to build up the yacht industry chain, apart from providing more berthing facilities to address the shortage of berthing spaces, it is also important for the Government to consider whether there is any need to further improve the arrangements for yacht registration and crew licensing, immigration procedures, and ancillary facilities such as berths and ship repairing, which involve the work of various bureaux and departments. We will make use of the aforesaid EOI exercises to collect the industry's views on the development of yacht tourism, the related ancillary facilities and improvement suggestions, and provide them to relevant bureaux and departments for reference, with a view to facilitating the formulation of a more holistic yacht industrial policy in the future. For the DEVB and the departments under its purview, we would make appropriate preparation related to land use planning and the hardware for disembarkation and onshore facilities.

Annex

Marinas currently holding valid Certificates of Compliance for clubs

No.	Name of Marina	Location	Overall area of the clubhouse or project at which the marina is located[1] (square meters) (approximately)	Term	Government rent/rent payable on an annual basis	No. of berthing spaces[2] (approximately)
Marinas located at private sports clubs						
1	Royal Hong Kong Yacht Club[3]	Shelter Cove	11 820	30 June 2027	3% rateable value	175[4]
		Middle Island	2 940	30 June 2027		33
		Kellett Island	18 738	19 February 2056	$1,000	167[5]
2	Aberdeen Boat Club[3]	Aberdeen	2 277	30 June 2027	3% rateable value	84
		Middle Island	3 020	A term of five years since 12 April 1989, to be renewed quarterly thereafter	$1	18
3	Hebe Haven Yacht Club[3]	Hebe Haven	19 796	30 June 2027	3% rateable value	265
4	Clearwater Bay Golf and Country Club	Clearwater Bay	1 256 765	30 June 2027	3% rateable value	300
Marinas located at private development projects						
5	Club Marina Cove	Sai Kung	250 030	30 June 2047	3% rateable value	360
6	Lantau Yacht Club	Lantau Island	117 585	30 June 2047	3% rateable value	148
7	Gold Coast Yacht and Country Club	Tuen Mun	216 256	30 June 2047	3% rateable value	220

No.	Name of Marina	Location	Overall area of the clubhouse or project at which the marina is located[(1)] (square meters) (approximately)	Term	Government rent/rent payable on an annual basis	No. of berthing spaces[(2)] (approximately)
Standalone private marinas						
8	Aberdeen Marina Club	Southern District	51 363	7 February 2055	$1,000	170
9	Hong Kong Marina[(3)]	Sai Kung	2 450	30 June 2047	3% rateable value	214
					Total	**2 154**

Remarks

(1): The relevant area figures refer to the overall area of the site under the lease or tenancy agreement, which may include sites designated for purposes other than marina use (e.g. commercial use).

(2): The Marine Department keeps figures on the number of private moorings installed within 43 approved private mooring areas within Hong Kong waters. However, the Government does not maintain statistics on the number of berthing spaces currently provided by various marinas. The numbers of berthing spaces in the table above, which are based on the information published on the websites of various marinas and other online sources, are for reference only. The figures provided may contain discrepancies or may not reflect the most current situation.

(3): The numbers of berthing spaces include berthing spaces provided by the marinas operated by the organisations as well as private moorings installed within the private mooring areas.

(4): This figure includes six private moorings in Tsam Chuk Wan, Sai Kung.

(5): This figure includes 15 private moorings in Aberdeen South Typhoon Shelter (Po Chong Wan).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1472)

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 scenery on both sides of the Victoria Harbour is an important landmark of Hong Kong, and the Development Blueprint for Hong Kong's Tourism Industry 2.0 also mentions the need to optimise the use of harbourfront resources. In this connection, will the Government advise:

1. of the respective numbers of completed and ongoing events/activities, manpower involved and estimated expenditures since the opening of Harbourfront Shared Spaces; and

2. given that the Central and Wan Chai harbourfronts, which have event spaces of 36 000 square metres and 13 300 square metres respectively and are situated in the urban core area on the northern shore of Hong Kong Island, are suitable for organising short to medium-term events/activities of varying scales, whether relevant government departments have any plans to render policy support to enable international and major organisations interested in renting the event spaces to establish their presence, organise brand events and develop landmarks, thereby fostering the development of a harbourfront economic belt?

Asked by: Hon HO King-hong, Adrian Pedro (LegCo internal reference no.: 31)

Reply:

The Government has been striving to enhance the Victoria Harbourfront, providing the public with harbourfront sites that are diversified, vibrant, accessible and inclusive.

With the efforts of the Harbour Office (HO) under the Development Bureau (DEVB), currently there are seven "Harbourfront Shared Spaces" (HSSs) which adopt an open management mode of public spaces. They include the Belcher Bay Promenade in Kennedy

Town, HarbourChill in Wan Chai, the Water Sports and Recreation Precinct in Wan Chai, the Revitalised Typhoon Shelter Precinct in Causeway Bay, the breakwater at the East Coast Park Precinct in North Point, the East Coast Boardwalk (western section) (recently opened in early 2025) in North Point and the Tsuen Wan Promenade. The design of HSSs is relatively simple with fewer fixed facilities, which allows greater flexibility for different users to engage in various activities, thereby creating a more vibrant and diversified experience.

In 2024, approximately 110 events/activities were organised by different government departments and organisations at various HSSs. As the management of the aforesaid HSSs was part of the overall duties of the HO under the DEVB and as a lot of events/activities were organised by or involved staff of other bureaux/departments, we are unable to provide a breakdown of the expenditures and the manpower involved concerning the events/activities organised thereat.

The Central Harbourfront Event Space (CHES) and the Wan Chai Harbourfront Event Space (WCHES) are sites at the harbourfront areas that have been let to the private sector for operation. They are two of the venues in which events/activities of various types and scales could be staged in Hong Kong, including signature events such as the Hong Kong Wine and Dine Festival and "Symphony Under the Stars", as well as large-scale outdoor concerts, variety shows and carnivals. Some signature events held at the aforesaid event spaces were also supported by relevant departments in various forms. For instance, Art Central 2024, Art Central 2025 and Hypefest Hong Kong 2024 held at the CHES have received funding from the Mega Arts and Cultural Events Fund established by the Culture, Sports and Tourism Bureau. These large-scale cultural and recreational events have provided diverse experiences for the public and tourists, promoting the mega event economy. Furthermore, subject to the Legislative Council's funding approval, the Commerce and Economic Development Bureau will launch the Incentive Scheme for Recurrent Exhibitions 2.0 on 1 July 2025 to subsidise the venue rentals of large-scale international exhibitions organised by private organisers at specified venues (including the CHES which is newly included in the Scheme) to further promote the development of the convention and exhibition industry and the mega event economy, thereby generating overall economic benefits for Hong Kong.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1143)

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 urban planning and land use policies adopted by the Development Bureau (DEVB), it is mentioned in the Budget that the DEVB will implement an array of urban planning and land use policies aimed at supporting the sustainable development of Hong Kong. Please provide the concrete contents of these policies. How will the Government ensure that these policies can effectively promote sustainable urban development and strike a balance between economic development and environmental protection requirements?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 14)

Reply:

The Government has been promoting the sustainable development of Hong Kong through effective land use planning as well as a steady and sufficient supply of land. In fact, apart from setting out the territorial spatial development strategy for Hong Kong beyond 2030, the finalised report of the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (Hong Kong 2030+) promulgated by the Development Bureau and the Planning Department in 2021 has also set out strategies to promote sustainable development, with a view to meeting Hong Kong's present and future social, environmental, and economic needs and aspirations, thereby making Hong Kong a liveable, competitive and sustainable "Asia's World City". The sustainable development strategy set out in the Hong Kong 2030+ covers three major areas, namely promoting sustainable planning and urban design; devising an integrated smart, green and resilient (SGR) infrastructure system; and fostering smart mobility.

In addition, the Government is committed to providing land for industries to push forward their development, with a view to enhancing Hong Kong's overall economic growth potential. The Government will, through continuous review, ensure that the land use planning for land for industries can keep up with the ever-changing development needs. In this regard, the

Hong Kong 2030+ advocates capacity building to sustain economic growth, foster an enabling environment for development, as well as enhance and optimise human capital. Specific measures include providing sufficient land at suitable locations to meet the operational and locational requirements of various economic sectors; providing a complementary mix of land uses to form a vibrant innovation and technology ecosystem; improving Hong Kong's liveability to attract and retain talents; and improving home-job balance by introducing more employment-related land uses in New Development Areas (NDAs). The above strategies have already been adopted in the NDAs where construction and planning are underway.

For example, when developing the NDAs in the Northern Metropolis (NM), we have incorporated ventilation, energy conservation and greening requirements through appropriate site planning and layout of buildings to minimise carbon emissions and energy demand therein. Regarding the adoption of an integrated SGR infrastructure system, we have also incorporated the "sponge city" concept in the NM development as appropriate by actively adopting the design elements of "blue-green drainage infrastructure", including river revitalisation, as well as construction of rainwater retention tanks and retention lakes. Taking into account site-specific factors, we will also install different types of solar energy generation facilities, including the development of floating solar energy generation systems in retention tanks. As for fostering smart mobility, in planning the NDAs in the NM, we use railway as the backbone of sustainable transportation and adopt the planning concept of "15-minute neighbourhood", whereby residential areas, major activity nodes, and public facilities are clustered within the 500-metre catchment of a railway station or public transport interchange as far as possible. This will facilitate residents to satisfy their daily needs in shopping, education, healthcare, cultural and recreational facilities and other services within a short distance on foot or by bicycle, thereby reducing the need for vehicular traffic. In addition, the provision of comprehensive pedestrian and cycle track networks, charging facilities for electric vehicles, and hydrogen-powered facilities would help promote greater use of green transport modes among the residents.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1596)

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 has stated in the Budget that it will press ahead with the Northern Metropolis (NM) development and bring in industries. The planning details of most of the new development areas (NDAs) have been announced. In this connection, will the Government advise this Committee of:

the known expenditures on or budget for the various items under the NDAs of the NM, including the costs of study, land resumption, site formation and construction works, in tabular form?

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 29)

Reply:

The expenditures on site formation and engineering infrastructure works and on the related studies, engineering design, and land resumption and clearance for New Development Areas (NDAs) in the Northern Metropolis (including known expenditures and estimates) are tabulated below. As some projects are still under different stages of study, the land uses, engineering schemes, detailed design and implementation phasing of these projects would be subject to study. We would only be able to provide more accurate estimates on the expenditure of these projects when the relevant studies/design proceed to a more mature stage.

NDAs	Project expenditures or estimates (in money-of-the-day prices)	
Hung Shui Kiu/Ha Tsuen	Planning and engineering study	PWP Item No. 7733CL $66.27 million (actual expenditure, with the item completed)
	Detailed design and site investigation	First Phase Development (PWP Item Nos. 7E70CL and 7E71CL) $31.23 million (funding approved) Second Phase Development (PWP Item Nos. 7845CL(Part) and 7846CL) $612.5 million (funding approved)
	Site formation and engineering infrastructure	First Phase Development (PWP Item Nos. 7845CL(Part) and 7796CL) $1,630.2 million (funding approved) Second Phase Development (PWP Item Nos. 7787CL and 7829CL) $25,946.8 million (funding approved)
	Land resumption and clearance (Note)	First Phase Development $1,937.6 million Second Phase Development $29,733.5 million
Yuen Long South	Planning and engineering study/feasibility study	Planning and Engineering Study for Housing Sites in Yuen Long South (PWP Item No. 7752CL) $46.29 million (actual expenditure, with the item completed) Technical Review on Intensification of Yuen Long South Third Phase Development – Feasibility Study (PWP Item No. 7F60CL) $13.69 million (funding approved)
	Detailed design and site investigation	First Phase Development (PWP Item Nos. 7E89CL and 7F30CL) $60.91 million (funding approved) Second Phase and Third Phase (Part) Development (PWP Item No. 7872CL(Part)) $127.2 million (funding approved)

NDAs	Project expenditures or estimates (in money-of-the-day prices)	
	Site formation and engineering infrastructure	First Phase Development (PWP Item Nos. 7817CL and 7872CL(Part)) $7,239.5 million (funding approved) Second Phase Development (PWP Item No. 7827CL(Part)) $14,065.1 million (funding application planned to be submitted to the Finance Committee of the Legislative Council in the second quarter of 2025)
	Land resumption and clearance (Note)	First Phase Development $3,266.9 million Second Phase Development $8,833.5 million
Lau Fau Shan	Land use review study	PWP Item Nos. 7F65CL and 7F66CL $74.85 million (funding approved)
	Investigation study	PWP Item Nos. 7G02CL, 7G27CL and 7G34CL $114.83 million (funding approved)
San Tin Technopole (excluding the Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone)	Investigation and design study	PWP Item No. 7864CL $793.8 million (funding approved)
	Site formation and engineering infrastructure	Phase 1 Stage 1 Development (PWP Item No. 7899CL) $27,175.1 million (funding approved)
	Land resumption and clearance (Note)	$42,603.8 million
Hong Kong Park of Hetao Shenzhen-	Planning and engineering study and site investigation	PWP Item No. 7735CL $30.29 million (actual expenditure, with the item completed)

NDAs	Project expenditures or estimates (in money-of-the-day prices)	
Hong Kong Science and Technology Innovation Co-operation Zone	Detailed design and site investigation	Land Decontamination and Advance Engineering Works (PWP Item No. 7E10CL) $11.84 million (actual expenditure, with the item completed) Eastern Connection Road (PWP Item Nos. 7F58TS and 7F92TH) $41.38 million (funding approved) Main Works Package 1 (PWP Item No. 7823CL) $268.3 million (funding approved)
	Site formation and engineering infrastructure	Land Decontamination and Advance Engineering Works (PWP Item No. 7748CL) $517.6 million (funding approved) Main Works Package 1 (PWP Item No. 7856CL) $13,217.3 million (funding approved)
	Land resumption and clearance (Note)	Land Decontamination and Advance Engineering Works $0.57 million Main Works Package 1 $297.3 million
Ngau Tam Mei	Land use review study	PWP Item Nos. 7F54CL and 7F83CL $97.43 million (funding approved)
Kwu Tung North/Fanling North	Planning and engineering study	PWP Item No. 7726CL $54.13 million (actual expenditure, with the item completed)
	Detailed design and site investigation	First Phase Development (PWP Item Nos. 7E15CL and 7772CL) $369.8 million (funding approved) Remaining Phase Development (PWP Item No. 7835CL) $764.5 million (funding approved)

NDAs	Project expenditures or estimates (in money-of-the-day prices)	
	Site formation and engineering infrastructure	First Phase Development (PWP Item Nos. 7747CL and 7759CL) $18,216.5 million (funding approved) Remaining Phase Development (PWP Item No. 7828CL) $30,167.9 million (funding approved)
	Land resumption and clearance (Note)	First Phase $13,329.6 million Remaining Phase $21,419.7 million
New Territories North New Town	Planning and engineering study	PWP Item No. 7854CL $200.8 million (funding approved)
Ma Tso Lung	Feasibility study	PWP Item No. 7F71CL $28.9 million (funding approved)

Note: The expenditure/estimate on land resumption and clearance is based on the actual compensation/ex-gratia compensation rates payable to the eligible affectees (if applicable), or estimated based on the latest prevailing compensation/ex-gratia compensation rates and the estimated number of eligible affectees.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1305)

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 one of the most precious assets 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 have conducted over the past year, 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 the location, project description, estimated amount of funding, and anticipated commencement and completion dates of the works?

Asked by: Hon IP LAU Suk-yee, Regina (LegCo internal reference no.: 30)

Reply:

1. In taking forward harbourfront development and implementing related projects, both the Harbourfront Commission (HC) and the Harbour Office (HO) under the Development Bureau (DEVB) strive to maintain close liaison with and listen to the views of relevant stakeholders, including the Legislative Council (LegCo) and District Councils (DCs). As an example, the works conducted in 2024 included the following: (a) staff of the

DEVB and the HO from time to time conducted site visits to different locations along the Victoria Harbourfront with LegCo members, DC members and local dignitaries; the locations visited during the year include Kennedy Town, North Point, Hung Hom and To Kwa Wan, Cheung Sha Wan and Tai Kok Tsui; (b) within the period from July to August 2024 and also in March 2025, we attended meetings of the Central and Western DC and the Kowloon City DC respectively to discuss with DC members the proposed harbourfront developments in individual districts and to brief them on the relevant latest progress; and (c) in June 2024, we consulted the LegCo Panel on Development regarding the proposed legislative amendments (with refinement) to the Protection of the Harbour Ordinance (Cap. 531).

Moreover, we held numerous public engagement activities during the year. In particular, given that the year 2024 marked the 20th anniversary of driving the Victoria Harbourfront development, we organised a wide range of celebratory activities at different harbourfront locations under the theme of "Harbour of Life - Charting a New Course" in 2024, including the roving exhibition, "pop-up" installations, water-based activities, festive carnivals and workshops, with a view to building a vibrant harbourfront together with the general public.

Furthermore, the HC and the HO under the DEVB have jointly released a commemorative publication about the 20th anniversary of harbourfront development. With a wealth of precious pictures and exclusive interviews that recount the stories of the Victoria Harbourfront, the publication gives an account of the progress and valuable experiences in relation to the development of the Victoria Harbourfront (of which the electronic version is available at http://www.hfc.org.hk/20a-publication/tc/index).

As liaison with relevant stakeholders and organisation of public engagement activities were mainly conducted by the staff of the HO as part of the DEVB's overall duties, there is no specific breakdown of the manpower and financial provision solely for work in this area.

2. & 3.

To enhance the Victoria Harbourfront, 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 the **Annex** sets out the details on the completed projects with fully opened promenades, projects with works being carried out and projects under planning, including their locations, progress and approved funding where applicable. All the $6.5 billion dedicated funding has been assigned for the abovementioned projects, with about $2.9 billion already approved by the 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, and works of eight projects are underway or under planning.

Annex

Projects with the $6.5 billion dedicated funding for harbourfront enhancement applicable to the Victoria Harbourfront

	Project (#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 Legislative Council (LegCo) approved a funding of around $207 million in April 2022 for this project. Construction works commenced in July 2022, with expected completion in 2025.
2.	Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre#	1.40	560	The project has been concluded and the site opened for public enjoyment in April 2021.
3.	Celebration Precinct, Wan Chai North^	1.85	/	The site is currently opened for public enjoyment. We are also taking forward the development of a nearby site above the Exhibition Centre Station in Wan Chai North to create a new landmark with event venues.
4.	Pierside Precinct, Wan Chai North#	4.04	412	Part of the site has been opened for public enjoyment by phases since December 2020, with the waterfront part fully opened since October 2021. We are also taking forward the development of the site above the Exhibition Centre Station in Wan Chai North to create a new landmark with event venues.
5.	Water Sports and Recreation Precinct, Wan Chai North#	1.39	770	The project has been concluded and site fully opened in December 2023.
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.

	Project (#Fully opened; *works being carried out; ^under planning)	**Area** (hectare)	**Total length of new promenade** (metre)	**Project Details/Progress**
7.	East Coast Park Precinct, North Point*	4.70	772	The LegCo approved a funding of about $693.6 million in October 2024 to take forward the works, including enhancement of the Phase 1 site (i.e. area to the west of Watson Road), which is now open to the public; the construction works of the remaining portion (i.e. area to the east of Watson Road); and enhancement of the adjoining Oil Street sitting-out area. Construction works commenced in November 2024 for estimated completion in 2028.
8.	Boardwalk underneath the Island Eastern Corridor (East Coast Boardwalk)*	/	1 800	The LegCo approved a funding of around $1.68 billion in October 2021 for this project. The western section of the Boardwalk (including the enhanced North Point Promenade) has been opened since early 2025, and its eastern section is scheduled for progressive completion in the second half of 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), planning for the enhancement works is underway while the relevant section has been fully opened.
10.	Kai Tak Metro Park^	12.80	583	The approximately 580-metre long harbourfront promenade facing To Kwa Wan Typhoon Shelter at the Kai Tak Metro Park site was opened for public enjoyment in December 2024 under the "incremental approach" to tie in with the recently opened Kai Tak Sports Park, the Shing Fung Road Park and the public open space of the private development to be completed progressively at the south-east of the former runway in Kai Tak. Construction works that will soon be

	Project (#Fully opened; *works being carried out; ^under planning)	**Area** (hectare)	**Total length of new promenade** (metre)	**Project Details/Progress**
				started at the landscaped platform of the Kai Tak Metro Park site adjacent to the Kai Tak Sports Park and the Shing Fung Road Park are expected to be completed within 2026. In addition, the Urban Renewal Authority plans to provide an 11-a-side soccer pitch within the Kai Tak Metro Park site. In the short-term, the other portions within the Park will continue to be used mainly as works sites for major infrastructural projects in the district (e.g. Central Kowloon Route, and the smart and green mass transit system in Kai Tak). Subject to the construction progress of the project, the remaining portion of the Metro Park will still be developed in the long run.
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's 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 (i.e. Cha Kwo Ling Promenade).
12.	Hung Hom Urban Park*	2.20	/	Phase 1 has been opened for public enjoyment since early 2024, whereas Phase 2 is scheduled for completion in 2025. To promote "place-making" for harbourfront development, part of the site is used by a non-government organisation by short-term tenancy to provide specially designed children play facilities. Related works are underway for estimated completion in 2025.

	Project (#Fully opened; *works being carried out; ^under planning)	**Area** (hectare)	**Total length of new promenade** (metre)	**Project Details/Progress**
Others				
13.	Consultancy studies on Enhancing Visitors' Experience and Connectivity from the Hinterland to and within Harbourfront Areas, and Design Guidelines for Promenades and Measures for Better Water-land Interface	N/A	N/A	The consultants have sought views from the members of the Harbourfront Commission in June and November 2024 respectively; and completed the final reports, which can provide practical reference for the design directions on harbourfront development projects and enhancement works in future.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1271)

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

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

(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Last year, the Bureau rolled out enhanced measures for improving the workflow of the Operation Building Bright 2.0. In this connection, will the Government advise this Committee of the following:

1. the concrete details of the above enhanced measures; whether additional manpower and expenditure are entailed; the estimated number of buildings that can benefit from the scheme and the expected outcomes of improvement;

2. the current establishment of case officers responsible for the approved cases and the number of applications each of the officers is responsible for;

3. the number of buildings benefiting from the above scheme and the amount of subsidies involved since the launch of the above scheme, in tabular form; and

4. given the balance of the above scheme being $2.3 billion even after deducting the revised estimated expenditure as stated in Item 802, and taking into account the actual needs, whether the Bureau will consider accepting a new round of applications?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 33)

Reply:

1. There are two categories of buildings under the Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)[(1)]. Owners of eligible buildings may apply to the

Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and 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 (i.e. not upon application by owners) 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 the OBB 2.0 to cover all or part of such cost.

Based on the URA's 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 and repair works for tender invitation; and (ii) tender evaluation and assessment. Besides, 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, since May 2024, the Development Bureau (DEVB) and the URA have introduced improvement measures to strengthen monitoring and tender invitation support for owners which have participated in the OBB 2.0, so as to facilitate timely inspection and repair works. These measures include: (i) the URA acts as a gatekeeper of pre-qualification and introduces a "pre-qualified list", whereby owners in the third round of the OBB 2.0[(2)] must invite works consultants and contractors on the "pre-qualified list" to tender; (ii) drawing up timetables for tender and works and requiring compliance from owner applicants in the third round; (iii) if the owners fail to invite tender on time, the URA will step in as appropriate and invite tender for the buildings on their behalf; and (iv) providing standardised tender assessment table and guidelines for owners and OCs, with a view to expediting the process of tender assessment. As at February 2025, of the Approval-in-Principle (AIP) letters issued by the URA under the third round of the OBB 2.0, there were a total of 207 cases reaching the first milestone deadline (i.e. awarding an RI consultancy contract within five months). All had invited tender and awarded contract in respect of appointment of RIs. The progress has been satisfactory.

The above improvement measures do not incur additional manpower and expenditure. The Government will work closely with the URA to pay close attention to the implementation of the OBB 2.0 and assist owners in commencing and completing the required works as soon as practicable.

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)]: Applications for the third round closed in September 2023, and the URA began issuing AIP letters to eligible applicants in batches from May 2024.

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

3. As at 2024, 3 599 buildings (1 655 Category 1 buildings and 1 944 Category 2 buildings) benefitted from the OBB 2.0. The geographical distribution of the number of Category 1 buildings approved-in-principle, the number of Category 2 buildings selected by the BD, and the amount of subsidies approved under the first, second and third rounds of the OBB 2.0 are set out in the table below:

	Number of Category 1 buildings approved-in-principle[(3)]			**Number of Category 2 buildings selected by the BD**			**Subsidy approved[(4)] ($'000)**		
	first round	**second round**	**third round**	**first round**	**second round**	**third round**	**first round**	**second round**	**third round**
Central & Western	38	71	47	38	93	10	7,990	9,650	340
Eastern	32	36	33	32	41	2	19,620	18,710	0
Kowloon City	61	76	52	135	203	23	66,460	14,570	190
Kwai Tsing	0	14	9	0	5	6	0	23,890	50
Kwun Tong	12	41	19	5	13	8	8,310	17,370	50
North	1	12	16	7	41	7	330	1,180	0
Islands	0	1	1	0	0	1	0	0	0
Sai Kung	1	0	0	0	4	0	90	0	0
Sham Shui Po	70	136	56	196	205	43	54,050	47,190	280
Shatin	0	5	25	0	5	1	0	2,160	0
Southern	4	12	16	10	9	1	1,380	880	93,970
Tai Po	0	19	16	6	27	6	370	4,400	0
Tsuen Wan	20	39	13	17	39	10	3,460	15,540	90
Tuen Mun	0	6	20	0	10	0	0	4,150	0
Wan Chai	35	36	33	32	63	15	13,080	9,840	140
Wong Tai Sin	18	26	10	7	30	14	6,390	4,360	290
Yau Tsim Mong	146	205	63	188	267	57	87,200	39,780	1,920
Yuen Long	1	37	15	2	8	2	0	8,190	560
Total	**439**	**772**	**444**	**675**	**1 063**	**206**	**268,730**	**221,860**	**97,880**

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

Second round: Second round of applications under the OBB 2.0 for Category 1 buildings or Category 2 buildings selected by the BD from 1 April 2021 to 30 April 2024.

Third round: Third round of applications under the OBB 2.0 for Category 1 buildings or Category 2 buildings selected by the BD after 30 April 2024.

Note[3]: Application under the 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[4]: Subsidy approved includes the amount of subsidies released and committed to be released as at 2024. 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.

4. The Government's provision of $6 billion under the OBB 2.0 is disbursed to the URA by instalments on an annual basis. As at 2023-24, a total of $3.24 billion was disbursed by the Government. The estimated disbursement for 2024-25 is $390 million.

Only owner-occupiers can benefit from subsidies under the OBB 2.0. Generally speaking, owner-occupiers of Category 1 buildings (if approved by the URA) can only apply for subsidies from the URA after completing the procurement of works contracts for their buildings. Applicants may choose to either apply for full release of subsidies from the URA upon completion of the repair works, or apply for the relevant portion of subsidies from the URA by instalments based on the works progress. As for the owner-occupiers of Category 2 buildings, they can only submit applications to the URA after the default works have been completed by the government consultants or contractors appointed by the BD. At present, a substantial number of buildings participating in the OBB 2.0 have yet to reach the stage under which individual owner-occupiers may submit applications for partial or full release of subsidies.

As at 2024, there were a total of 3 599 buildings under the OBB 2.0 (1 655 Category 1 buildings and 1 944 Category 2 buildings). For the third round of applications, the URA received 1 264 valid applications involving 1 600 buildings. The URA began issuing AIP letters in batches from May 2024, with the last batch expected to be issued in September 2026. It is expected that the number of buildings under the OBB 2.0 will reach approximately 5 000 by end-2026.

Since the works and release of subsidies under the OBB 2.0 may span across several years, the URA needs to earmark sufficient funds for Category 1 buildings issued with AIP letters and Category 2 buildings selected by the BD for their future applications for subsidies.

We will consider at a suitable juncture whether a new round of the OBB 2.0 should be introduced in the light of the utilisation of the subsidy under OBB 2.0.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1272)

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 completion of the review of the measures to facilitate the revitalisation of industrial buildings (IBs), the Government will extend such measures up to end-2027. In this connection, will this Committee be informed:

1. of the respective numbers of various applications received by the Bureau for the IB revitalisation scheme since 2018; whether any of these applications have been rejected, and of the reasons for that;

2. whether the Bureau has, up to now, conducted further analyses on the aforesaid application figures and taken the initiative to collect comments from different IBs for an overall review to facilitate the implementation of IB revitalisation; and

3. whether the Bureau has made any recent efforts to explore the scope for further expanding the use of IB units for non-industrial purposes, in a bid to balance the ever-changing social and economic needs of Hong Kong?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 34)

Reply:

The Government reactivated the Revitalisation Scheme for Industrial Buildings in 2018 mainly to make more effective use of existing industrial buildings to optimise the use of precious land resources, and to address fire safety and unauthorised use issues more effectively.

On the redevelopment of industrial buildings, the Development Bureau's (DEVB) policy is to allow relaxation of the maximum permitted non-domestic plot ratio up to 20% to provide incentives to promote the redevelopment of industrial buildings. As at end-February 2025,

applications for relaxation of plot ratios for redevelopment of 71 industrial buildings have been approved by the Town Planning Board (TPB). TPB rejected three similar planning applications, the reasons being failure of the applicant to demonstrate adequate planning and design merits to be brought about by the proposed development; adverse visual impact on the area to be caused by the proposed development; and failure of the applicant to provide reasonable justifications for applying for further relaxation of plot ratio after obtaining approval for a 20% increase in plot ratio for the redevelopment project (i.e. requesting a relaxation of plot ratio beyond the 20% ceiling). For these three rejected applications, the owners concerned have obtained TPB's approval to relax the plot ratios (up to a maximum of 20%) through submission of a separate planning application, which have been counted in the said 71 approved applications.

For wholesale conversion of industrial buildings, the DEVB will exempt waiver fees on the condition that not less than 10% of the floor area of the converted building will be used for purposes designated by the Government (e.g. arts and cultural studios, incubators for innovation and technology start-ups). The Government enhanced the measures for wholesale conversion of industrial buildings in October 2024, such that for applications for wholesale conversion involving industrial buildings constructed before 1987, relevant owners will not be required to designate 10% of converted floor space for uses specified by the Government after completion of conversion works. As at end-February 2025, the Lands Department (LandsD) has received a total of nine applications for wholesale conversion of industrial buildings, of which three have been approved.

In addition to the above two measures, we have also relaxed the waiver application policy to permit individual units of existing industrial buildings to be used for specified non-industrial uses that are not covered by the land lease. Under this relaxation measure, without prejudice to public safety and provided that the use concerned is one of the uses always permitted in respect of the site as specified in the Outline Zoning Plan, the units of an industrial building may be used for the five specified non-industrial uses, which include "Art Studio", "Office (Design and Media Production)", "Offices (Audio-visual Recording Studio)", "Office (used by "specific creative industries" including design and media production companies, printing and publishing, film companies and industry organisations related to the film industry), as well as "Research, Design and Development Centre", without requiring the owners to apply for a short-term waiver from LandsD and pay waiver fees. However, as the industrial building itself is supposed to be used for industrial purposes, the risk of fire and other accidents involved is relatively higher. Therefore, in view of public safety considerations, the uses covered by the above relaxation measures do not include any uses or activities that directly provide services or goods to attract public visits.

To continue encouraging redevelopment and conversion of aged industrial buildings, the Government announced in the 2024 Policy Address the extension of the time-limited revitalisation measures for industrial buildings, with enhancement of the measure on wholesale conversion, up to December 2027. The Government will continue to review the effectiveness of the Revitalisation Scheme for Industrial Buildings in transforming industrial areas, and consider the way forward for the revitalisation measures, taking into account the findings of the Area Assessment of Industrial Land in the Territory to be conducted by the Planning Department.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2311)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 146 of the Budget Speech, the Government is making every effort to enhance the harbourfront on both sides of the Victoria Harbour. The eastern section of the Boardwalk, the Hung Hom Urban Park (Phase 2) and the open space at Eastern Street North in Sai Ying Pun will also be completed this year. Refreshment stalls will be set up at harbourfront locations in Central, Wan Chai, North Point and Tsim Sha Tsui to enrich visitor experience. In this connection, will the Government advise this Committee:

(a) how many refreshment stalls the Bureau will set up at harbourfront locations in Central, Wan Chai, North Point and Tsim Sha Tsui this year; of the related estimated expenditure; and whether this estimate covers the construction of supporting infrastructure, such as water and electricity supplies, for these stalls; and

(b) if good results are yielded from the refreshment stalls, whether the Bureau will consider introducing characteristic street stalls, such as flea markets and art fairs, at harbourfront spaces to draw visitors to the harbourfront areas; if so, of the details?

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 34)

Reply:

(a) The Government has been striving to enhance the Victoria Harbourfront, and to introduce commercial facilities such as food and beverages (F&B), retail and entertainment facilities at selected suitable locations on a pilot basis to bring convenience to visitors. In 2024, the Development Bureau (DEVB) set up smart specialty vending facilities at the harbourfront in Wan Chai, Kwun Tong and Cha Kwo Ling, offering a variety of light snacks, specialty drinks and gadgets. In 2025, refreshment stalls will be set up at four harbourfront locations with relatively more frequent flow of visitors in Central, Wan Chai, North Point and Tsim Sha Tsui to enrich

visitors' experience. In the first phase, some stalls will be set up at each of the four locations. Before finalising the locations and arrangements, relevant stakeholders, including the Harbourfront Commission and the local community, will be consulted. The associated costs (including those for providing basic ancillary facilities such as power supply) will be absorbed by the provision of the DEVB and the relevant work will be undertaken by its existing manpower.

(b) The stalls will mainly offer light snacks and drinks as a start. We will review their effectiveness before formulating plans for the next phase. If other organisations or departments are interested in organising events at harbourfront sites, we will, as always, actively provide facilitation.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1037)

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, in order to support commercial and innovative development in the Northern Metropolis (NM), the Government will identify suitable sites there for constructing facilities to meet various conference and exhibition (C&E) needs. In this connection, will the Government advise this Committee of:

a. the data used by the Government in estimating the future demand for C&E facilities in Hong Kong; and

b. the number, scale and location requirements of C&E venues in the NM as anticipated by the Government; and the difference between these venues and the C&E Centre in Wan Chai and the C&E venues at AsiaWorld-Expo in terms of positioning?

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 39)

Reply:

The Northern Metropolis (NM) is crucial to the social and economic development of Hong Kong, capable of providing land for the development of various industries. To tie in with the development of innovation and technology and other industries in the NM, the Government will identify suitable sites therein for constructing facilities to cater for different types of conference and exhibition needs. In considering the location, positioning and development scale of the facilities, the NM Co-ordination Office of the Development Bureau will liaise closely with the Commerce and Economic Development Bureau to gauge the future demand and market potential of the facilities concerned.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0311)

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 146 of the Budget Speech, the Government is making every effort to enhance the harbourfront on both sides of the Victoria Harbour. In this connection, will the Government advise this Committee:

1. of the length of each harbourfront promenade on both sides of the Victoria Harbour;

2. whether there are any future plans to open up more harbourfront promenades on both sides of the Victoria Harbour; and

3. given that the harbourfront promenade at To Kwa Wan in Hung Hom is allegedly blocked and cannot be connected as it covers the waterfront in the vicinity of Phase 2 of Hoi Sum Park, Kowloon City Vehicular Ferry Pier and Grand Waterfront, whether the Government will consider connecting this section of the harbourfront promenade by making reference to the boardwalk constructed at the eastern section of the East Coast Boardwalk?

Asked by: Hon LAM Shun-chiu, Dennis (LegCo internal reference no.: 36)

Reply:

The Government has been striving to enhance the Victoria harbourfront under the "incremental approach", with a view to connecting harbourfront promenades on both sides of the Victoria Harbour (the Harbour) and providing quality public spaces. As at February 2025, the total length of the harbourfront promenades on both sides of the Harbour was about 30 kilometres. We aim to further extend the total length of the harbourfront promenades along the Harbour to 34 kilometres by 2028.

Following the opening of the western section of the East Coast Boardwalk in North Point in January 2025, the eastern section of the Boardwalk, the Hung Hom Urban Park (Phase 2) and the open space at Eastern Street North in Sai Ying Pun will also be completed in 2025.

In December 2024, the Government introduced into the Legislative Council a bill to amend the Protection of the Harbour Ordinance (the Bill). By amending the existing legislation, the Bill seeks to, on the one hand, set out a clearer mechanism to regulate reclamations in the Harbour, in particular large-scale reclamations, for protecting the Harbour, and, on the other hand, streamline the mechanism for small-scale reclamations which improve the Harbour to facilitate and promote harbourfront enhancement for public enjoyment and to strengthen harbour functions. The proposed amendments set out in the Bill would provide greater flexibility for us to take forward harbour enhancement reclamations (including the construction of boardwalks).

Upon the passage of the Bill and subject to the availability of resources, we will exchange ideas with different sectors to explore suitable locations for taking forward harbour enhancement works that can upgrade ancillary tourist facilities on both sides of the Harbour, thereby further making good use of harbourfront resources in the Harbour. As for the connection of harbourfront in individual districts, we will conduct the Study on East Kowloon Harbourfront Trail to consider potential options to further connect the East Kowloon harbourfront (including the sections along Hung Hom and To Kwa Wan which have not been connected so far) and enhance harbourfront facilities along this section, riding on the opportunities brought about by the amendments to the Protection of the Harbour Ordinance. We will commence the Study within 2025. The estimate for the entire Study is some $22.64 million, to be absorbed by Capital Works Reserve Fund block allocations.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0312)

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 146 of the Budget Speech, refreshment stalls will be set up at harbourfront locations in Central, Wan Chai, North Point and Tsim Sha Tsui this year to enrich visitor experience. In this connection, will the Government advise this Committee of the following:

1. the respective numbers of refreshment stalls to be set up at harbourfront locations in Central, Wan Chai, North Point and Tsim Sha Tsui; and

2. given that a night bazaar with refreshment stalls was set up at the Tsim Sha Tsui harbourfront and members of the public stated that the prices were relatively expensive, whether a mechanism will be put in place to enhance the price-performance ratio of light refreshments sold by the stalls to be set up as announced in the Budget Speech?

Asked by: Hon LAM Shun-chiu, Dennis (LegCo internal reference no.: 37)

Reply:

The Government has been striving to enhance the Victoria Harbourfront, and to introduce commercial facilities such as food and beverages (F&B), retail and entertainment facilities at selected suitable locations on a pilot basis to bring convenience to visitors. In 2024, the Development Bureau set up smart specialty vending facilities at the harbourfront in Wan Chai, Kwun Tong and Cha Kwo Ling, offering a variety of light snacks, speciality drinks and gadgets. In 2025, refreshment stalls will be set up at four harbourfront locations with relatively more frequent flow of visitors in Central, Wan Chai, North Point and Tsim Sha Tsui to enrich visitors' experience. In the first phase, some stalls will be set up at each of the four locations. Before finalising the locations and arrangements, relevant stakeholders, including the Harbourfront Commission and the local community, will be consulted. As regards the types of light snacks, we will make reference to the market conditions and past experiences

to better meet the needs and enhance the experience of both local and overseas visitors. We believe that the relevant stall operators will also take into account the cost expenditure and market price levels when determining their prices.

- End -

Examination of Estimates of Expenditure 2025-26 Reply Serial No.

DEVB(PL)041

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0315)

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 61 of the Budget Speech, the Northern Metropolis (NM) is crucial to the social and economic development of Hong Kong, and the Government will continue to accord priority in providing resources to this initiative. In this connection, will the Government advise this Committee of the details of the projects in the major development areas of the NM, together with the approved and estimated provisions?

Asked by: Hon LAM Shun-chiu, Dennis (LegCo internal reference no.: 26)

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 and Remaining Phase Development commenced progressively since September 2019 and July 2024 respectively. 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.	First Phase Development (comprising PWP Item Nos. 7747CL and 7759CL) - $18,216.5 million (approved by the Finance Committee (FC) of the Legislative Council (LegCo) in May 2019) Remaining Phase Development (comprising PWP Item No. 7828CL) - $30,167.9 million (approved by the FC in June 2024)
Hung Shui Kiu/Ha Tsuen	The site formation and infrastructure works of the First Phase Development and Second Phase Development commenced progressively since July 2020 and June 2024 respectively. The population intake for the subsidised sale flats of the dedicated rehousing estate provided for the affected residents started from November 2024, while that for the rental flats took place in March 2025.	First Phase Development (comprising PWP Item Nos. 7845CL (Part) and 7796CL) - $1,630.2 million (approved by the FC in June 2020) Second Phase Development (comprising PWP Item Nos. 7787CL and 7829CL) - $25,946.8 million (approved by the FC in May 2024) Remaining Phase Development To be determined, and the development proposal for Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas will be taken into account
Yuen Long South	The site formation and infrastructure works of the First Phase Development commenced in August 2022. Population intake is targeted to start in 2029. Subject to funding approval by the FC of the LegCo, the site formation and infrastructure works of the Second Phase Development is expected to commence in the third quarter of 2025. In addition, the Government is undertaking an intensification review for the Third	First Phase Development (comprising PWP Item Nos. 7817CL and 7872CL (Part)) - $7,239.5 million (approved by the FC in June 2022) Second Phase Development (comprising PWP Item No. 7827CL(Part)) - $14,065.1 million (funding application planned to be submitted to the FC in the second quarter of 2025)

NDAs	Latest Development Programme	Project Estimates for Site Formation and Infrastructure Works (in MOD Prices)
	Phase Development, which is expected to be completed within 2025.	Third Phase Development To be determined
San Tin Technopole	The first batch of site formation and infrastructure works of the Phase 1 Stage 1 Development commenced in December 2024, with the target of providing the first batch of formed innovation and technology land in end-2026 and enabling the first population intake in 2031.	Phase 1 Stage 1 Development (comprising PWP Item No. 7899CL) $27,175.1 million (approved by the FC in December 2024) Other Stages To be determined
Lau Fau Shan	The Government conducted a two-month public engagement exercise on the preliminary development proposal from March to May 2024, and has invited the market in early April this year to submit expressions of interest (EOI) for the development of eco-tourism nodes in Tsim Bei Tsui and Pak Nai. In response to the views under the public engagement and EOI exercises, the Government will refine the development proposal and conduct technical assessments.	To be determined
Ngau Tam Mei	The Government conducted a two-month public engagement exercise on the preliminary development proposal from November 2024 to January 2025. In response to the public views received, the Government will refine the development proposal and conduct technical assessments.	To be determined
New Territories North New Town	The Government conducted a two-month public engagement exercise on the preliminary development proposal from January to March 2025. In response to the public views received, the Government will refine the	To be determined

NDAs	Latest Development Programme	Project Estimates for Site Formation and Infrastructure Works (in MOD Prices)
	development proposal and conduct technical assessments.	
Ma Tso Lung	The Government conducted a two-month public engagement exercise on the preliminary development proposal from January to March 2025. In response to the public views received, the Government will refine the development proposal and conduct technical assessments.	To be determined

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0369)

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 development of multi-storey buildings for modern industries 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 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;

2. of the number and types of businesses of the affected brownfield operators who have opted for discontinuation of business; and

3. what plans are in place to deal with the relocation needs of brownfield operations in the event of unfavourable market response after extension of the tendering period?

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 6)

Reply:

1. When the Government resumes private land for development projects, compensation will be provided to affected persons, including brownfield operators, in accordance with prevailing policies. In 2025-26, we expect that around $705 million of ex-gratia allowance (EGA) will need to be disbursed to business operators (including but not limited to brownfield operators) affected by government development projects, who are currently occupying a total area of around 79 hectares (ha). After land reversion, EGA will be disbursed as soon as possible to operators whose eligibility has been confirmed. The timing of payment of EGA is not equivalent to the timing of departure of the

business operators, and affected operators will be allowed to continue operating on existing sites without paying rent to the Government until the sites are required for commencing the works.

The majority of operations on resumed land are related to the industries of logistics (including warehouse/storage), construction, vehicle repairing, general workshops, etc., while the remaining are related to other industries such as recycling and car parks.

2. The decision of brownfield operators to cease their businesses often hinges on various factors, including the operators' own circumstances, the operating environment of the industries, and the future economic outlook, etc. We do not maintain any statistics on discontinued brownfield operations as well as the types of operations. Nevertheless, for brownfield operators affected by government development projects who wish to relocate their businesses, we will continue to assist them along the policy directive of "providing monetary compensation in parallel with facilitation service" by implementing the measures mentioned in part 3 of the reply below.

3. The Government is committed to taking forward the development of multi-storey buildings for modern industries (MSBs) to achieve the dual policy objectives of promoting the development of industries, and providing floor space to brownfield operations affected by government development projects to enable them to upgrade their operation. To this end, the Government is conducting tender exercises under the "two-envelope" approach for two MSB sites in Yuen Long and Hung Shui Kiu. The Government announced on 20 March 2025 that in light of the latest market feedback, adjustment will be made to some of the tender conditions, with a view to encouraging enterprises to bid for the sites. The tender closing date of the two sites would also be extended to 25 July 2025 accordingly.

Apart from the development of MSBs, we will continue to assist affected brownfield operators pursuant to the policy directive of "providing monetary compensation in parallel with facilitation service". The measures involving relocation sites include:

(i) having reviewed and revised relevant guidelines of the Town Planning Board (TPB) in 2023, with the effect of making available more land (mostly private lots) for application for temporary use by brownfield operators. Since the revised TPB guidelines came into effect in April 2023, 289 relevant planning applications involving a total of about 140 ha of land were approved by TPB, representing an increase in the number of cases by 49% and 66% respectively as compared with the corresponding figures in the two-year period before amendment of the TPB guidelines;

(ii) identifying more suitable government land for letting specifically to affected brownfield operators by short-term tenancy (STT). Since December 2020, the LandsD has granted STTs for 23 sites involving a total of 46 800 square metres of land to affected brownfield operators for industrial uses, open storage, warehouses, vehicle repairing, etc.;

(iii) embarking on another thorough site search exercise lately to identify more possible government sites for temporary use by affected brownfield operators (mainly

focusing on government land not yet needed for long-term uses). To this end, the Development Bureau and the relevant departments have initially identified around 120 ha of government land that may be rolled out in batches over the next six years. The first batch of site(s) will be granted to affected brownfield operators by restricted tender in the second half of this year; and

(iv) in the expression of interest exercise for the three pilot areas of large-scale land disposal in Northern Metropolis which closed invitation in end-March this year, we have proposed requiring developers to construct an MSB in the Fanling North pilot area and hand it over to the Government upon completion for accommodating affected brownfield operators. If the proposal is well received by the market, we will consider including such arrangement in the upcoming tender conditions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1859)

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 last financial year, the Government proposed the relaxation of use conversion at commercial buildings. What are the details of its actual implementation? Are there any plans to pilot more types of conversion to relax the use of vacant buildings such as office buildings? Does the Government have any plans to monitor the market conditions, so as to get hold of the supply situation in the market in a timely manner for adjusting the relevant policies?

Asked by: Hon LAU Chi-pang (LegCo internal reference no.: 19)

Reply:

In view of the considerable challenges faced by the commercial property market in the past few years, the high vacancy rates of offices in recent years and the relatively ample supply in the next few years, it was announced in the 2025-26 Budget that the Government would not roll out any commercial site for sale in 2025-26 so as to allow the market to digest the existing supply. The Government will consider rezoning some of these commercial sites to residential use and allowing greater flexibility in land use. The goal is to adjust the tender conditions to cater for market needs, and thereby enhancing the attractiveness of sites to potential developers. Specifically, the scope of the Government's review covers commercial sites which are originally available for sale in the next few years, including those located in Hung Shui Kiu/Ha Tsuen, Tung Chung East (New Town Extension), Shek Mun in Sha Tin, and Kowloon East. Our review will take into account all relevant factors, including the planning intention of the sites, the positioning of the relevant districts, the vacancy rate and estimated supply of commercial floor areas in the districts, technical feasibility, supporting infrastructure, and overall community compatibility. We will review the sites taking into account their development priorities, and will announce the results upon completion of the review and arrange for disposal of the sites.

Furthermore, as announced in the 2024 Policy Address, the Education Bureau will work with the Development Bureau to launch a scheme in the first half of 2025 to streamline the processing of application in relation to planning, lands and building plans, with a view to encouraging the market to convert hotels and other commercial buildings on a self-financing and privately-funded basis, thereby increasing the supply of student hostels. Although the major policy objective of this measure is to leverage on the market force to increase supply of hostel accommodation so as to consolidate Hong Kong's position as an international hub for post-secondary education, it can also make better use of vacant office buildings in the market by converting them into uses conducive to the development of the education industry.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2527)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under the Programme, the operational expenses of the Bureau have recorded an annual increase. In this connection, please advise this Committee:

1. of the major reasons for the increase in such expenses, including the additional staff establishment involved, the positions and duties involved, and the expenses of the relevant posts; and

2. given that the increase in departmental expenses, in particular, is the largest as shown in the Programme, of the reasons for the increase in such expenses, the expenses for the additional posts, the staff establishment, and the duties involved.

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

Reply:

The estimated operational expenses for 2025-26 is $27.32 million higher than the revised estimate for 2024-25. This is mainly due to the increased provision for recurrent consequence of the East Coast Boardwalk (Boardwalk).

The Boardwalk is about 2.2 kilometres long and is divided into eastern and western sections. The western section has been opened for public enjoyment since January 2025, while the eastern section is scheduled for progressive completion in the second half of 2025. The estimated recurrent expenditure of the Boardwalk for 2025-26 is about $23 million, mainly covering the expenditure on its day-to-day management and maintenance.

There will be a net decrease of 11 posts in the Development Bureau (Planning and Lands Branch) in 2025-26.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2528)

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:

As shown in "General non-recurrent" under the Programme, the overall expenditure of the Operation Building Bright 2.0 accounts for only half of the total commitments, and its revised estimated expenditure for 2024 is also relatively low. In this connection, will the Government advise this Committee of:

1. the total number of applications received, the total number of projects granted and the amount of funds involved since the implementation of the Scheme to date, broken by years;

2. the total amount of funds estimated to be granted in 2025-26; and

3. changes in staff establishment under the Bureau and the expenditure involved in relation to the work on processing the applications and liaison with the owners and incorporated owners of old buildings and so on for expediting the repair works of old buildings in 2025-26?

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

Reply:

1. There are two categories of buildings under the Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)[(1)]. Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and 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 (i.e. not upon application by owners) 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 the OBB 2.0 to cover all or part of such cost.

As at 2024, the number of eligible applications received for Category 1 buildings, the number of approved applications involving Category 1 buildings, and the amount of subsidies approved are set out in the table below as broken down by years:

Year	**Number of eligible applications received[(2)]**	**Number of approved applications**	**Subsidy approved[(3)] ($'000)**
2018[(4)]	579	-	-
2019	1	249	-
2020[(5)]	806	227	65,240
2021	35	363	19,450
2022	39	500	136,100
2023[(6)]	1 296	103	41,560
2024	117	410	149,310
Total	2 873	1 852[(7)]	411,660

The number of Category 2 buildings selected by the BD and the amount of subsidies approved as at 2024 are set out in the table below as broken down by years:

Year	**Number of Category 2 buildings selected by the BD**	**Subsidy approved [(3)] ($'000)**
2018[(8)]	70	-
2019	257	-
2020	309	11,240
2021	345	67,630
2022	330	39,190
2023	333	27,470
2024	300	31,280
Total	1 944	176,810

Only owner-occupiers can benefit from subsidies under the OBB 2.0. Generally speaking, owner-occupiers of Category 1 buildings (if approved by the URA) can only apply for subsidies from the URA after completing the procurement of works contracts for their buildings. Applicants may choose to either apply for full release of subsidies from the URA upon completion of the repair works, or apply for the relevant portion of subsidies from the URA by instalments based on the works progress. As for the owner-occupiers of Category 2 buildings, they can only submit applications to the URA after the default works have been completed by the government consultants or contractors appointed by the BD. At present, a substantial number of buildings

participating in the OBB 2.0 have yet to reach the stage under which individual owner-occupiers may submit applications for partial or full release of subsidies.

Based on the URA's 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 and repair works for tender invitation; and (ii) tender evaluation and assessment. Besides, 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, since May 2024, the Development Bureau and the URA have introduced improvement measures to strengthen monitoring and tender invitation support for owners which have participated in the OBB 2.0, so as to facilitate timely inspection and repair works. These measures include: (i) the URA acts as a gatekeeper of pre-qualification and introduces a "pre-qualified list", whereby owners in the third round of the OBB 2.0[(9)] must invite works consultants and contractors on the "pre-qualified list" to tender; (ii) drawing up timetables for tender and works and requiring compliance from owner applicants in the third round; (iii) if the owners fail to invite tenders on time, the URA will step in as appropriate and invite tenders for the buildings on their behalf; and (iv) providing standardised tender assessment table and guidelines for owners and OCs, with a view to expediting the process of tender assessment.

As at February 2025, of the Approval-in-Principle (AIP) letters issued by the URA under the third round of the OBB 2.0, there were a total of 207 cases reaching the first milestone deadline (i.e. awarding an RI consultancy contract within five months). All had invited tenders and awarded contracts in respect of appointment of RIs. The progress has been satisfactory. Furthermore, under the URA's robust enforcement of the milestones, the URA revoked approved applications involving 91 buildings under the OBB 2.0 as at 2024. With the speeding up of works progress, it is believed that the amount of funds involved in respect of applications submitted and those with subsidy approved will increase.

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)]: Application under the 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.

In addition to processing applications for the first to third rounds of the OBB 2.0, the URA also processes applications from buildings switched from Category 2 to Category 1. Under the prevailing mechanism, if owners of buildings selected as Category 2 eventually take up the organisation of inspection and repair works for the common areas of their buildings, they can apply to the URA for turning the relevant buildings into Category 1 buildings.

Note[(3)]: Subsidy approved includes the amount of subsidies released and committed to be released as at 2024. 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(4): The application period for the first round of the OBB 2.0 was from 1 July 2018 to 30 October 2018.

Note(5): The application period for the second round of the OBB 2.0 was from 1 July 2020 to 30 October 2020.

Note(6): The application period for the third round of the OBB 2.0 was from 1 April 2023 to 30 September 2023.

Note(7): This includes 140 cases where the applications were initially approved but were subsequently revoked by the URA due to unsatisfactory progress, or were withdrawn by the owners themselves.

Note(8): The BD began selecting Category 2 buildings under the OBB 2.0 since July 2018.

Note(9): Applications for the third round closed in September 2023, and the URA began issuing AIP letters to eligible applicants in batches from May 2024.

2. The URA estimates that about $400 million will be granted for OBB 2.0 in 2025-26.

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

The BD arranges for consultants and government contractors to carry out the prescribed inspection and repair works in default of the owners of Category 2 buildings, with the relevant costs to be recovered from the owners afterwards. The work of the OBB 2.0 falling under the BD's purview is carried out by the professional and technical staff of the Mandatory Building Inspection Sections of the BD as part of their overall duties. The BD is unable to provide a breakdown of the resources and manpower establishment incurred solely for the OBB 2.0.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2529)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under the Programme, the Development Bureau has indicated that it will continue to co-ordinate, champion and drive the overall development of the Northern Metropolis (NM) through the Northern Metropolis Co-ordination Office (NMCO). To enhance the co-ordination and flexibly expedite the land development of the NM, will the Government consider entrusting more functions to the NMCO, enabling it to exercise specific powers for the completion of designated projects; or even establishing a statutory body similar to the Urban Renewal Authority to take forward the NM development through public-private partnerships. In this connection, will the Government conduct any related feasibility studies in 2025-26; if so, what are the details of the related expenditures and the studies; if not, what are the reasons for that?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 9)

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. As regards land planning, the NMCO consults closely with bureaux responsible for different industries and public facilities to reserve land with appropriate sizes, sufficient infrastructure and proper locations in new development areas (NDAs). In respect of engineering works, the NMCO co-ordinates the preparation and implementation of site formation and infrastructure works in the NDAs. With regard to land utilisation, we follow up with the relevant bureaux on the permitted uses of sites for industries and ways of land disposal, taking into account industrial policies. We join hands with, among others, the Office for Attracting Strategic Enterprises and Invest Hong Kong in promoting the NM and attracting businesses and investment. The

Steering Committee on the Northern Metropolis (SCNM) chaired by the Chief Executive provides high-level steer and supervision of the NM initiative.

With the full operation of the SCNM and the NMCO for more than one year, the NM initiative is now in full swing. In 2024, we commenced the Second Phase Development of Hung Shui Kiu/Ha Tsuen, Remaining Phase Development of Kwu Tung North/Fanling North and the first batch of works for San Tin Technopole, which are three mega-projects involving a total development area of more than 600 hectares. In 2024, we also completed and put forward development proposals for four areas, namely Lau Fau Shan, Ngau Tam Mei, New Territories North New Town and Ma Tso Lung, and rolled out the three "large-scale land disposal" pilot areas to solicit views from the market. The organisation arrangement for taking forward the NM development will be reviewed, as and when necessary.

To enhance the speed and quality of the NM development, we will integrate government efforts with market forces, including adopting innovative and more diversified development approaches. For example, to drive the development of industries in the NM, the NMCO is exploring the establishment of a pilot industrial park by granting sites to a company established and led by the Government. The company will, in accordance with the Government's industrial policies, be responsible for formulating the park's development and operation strategies, taking up day-to-day management and attracting businesses and investment. It is hoped that this can enable the Government to use the company to strengthen its steering and piloting role. This mode of the company is expected to be suitable for various industries. We have first selected some logistics sites in the Hung Shui Kiu/Ha Tsuen NDA as study sites. The detailed proposal was originally planned to be announced in the first quarter of 2025. However, as the tender results of two sites of multi-storey buildings for modern industries (one of which is located in Hung Shui Kiu/Ha Tsuen NDA) will provide reference value for the study on the mode of the company, and the tender closing date has recently been extended to end-July as announced by the Government, our latest plan is to announce the concrete proposal in the second half of this year, so as to give due consideration to the tender results and other relevant factors in formulating the proposal.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2530)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under the Programme, the Government has mentioned that it will continue to roll out measures to streamline development-related administrative procedures to instill a "facilitator mindset". In this connection, will the Government advise this Committee of:

1. the number of projects in respect of which streamlining measures have been rolled out over the past financial year, and the estimated amount of expenses saved as a result; and

2. the details of the areas that can be examined for streamlining on an ongoing basis in 2025-26, as expected by the Government, and the amount of expenses targeted to be saved, and the details of the impact on the project duration as assessed?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 10)

Reply:

The Development Bureau (DEVB) has been proactively rolling out various measures to streamline development control procedures. The Steering Group on Streamlining of Development Control led by the DEVB has continuously reviewed the approval procedures involved in development projects. A joint subcommittee comprising representatives from professional bodies and the industry was also set up under the Land and Development Advisory Committee of the DEVB to provide a standing communication platform for the industry and the Government to discuss matters related to streamlining the administrative approval procedures.

Subsequently, the DEVB issued an internal circular in July 2024 to, for the first time, stipulate expressly that all approving departments are required to adopt a "facilitator" mentality when processing development applications. The circular also sets out guiding principles and good practices to help bureaux/departments (B/Ds) institutionalise facilitation measures. In

addition to around 100 streamlining measures implemented, all relevant B/Ds have drawn up work plans to explore or implement about 60 new measures from the third quarter of 2024 to end-2025, covering areas including promoting self-certification, introducing more arrangements for phased submission of information, reviewing the requirements for submitting and updating technical assessment, and streamlining land administration process, etc., so as to implement the requirements stipulated in the circular.

In general, streamlining of development control procedures can help reduce project expenditure and shorten the development cycle. However, these measures involve various departments and different areas and stages of the development cycle. The effectiveness of these measures also varies depending on the nature and scale of the project. As such, it is difficult to simplistically quantify the actual impact of individual measures. That said, we will review changes in the overall development cycle after the implementation of these measures, with a view to assessing their effectiveness.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2531)

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 current situation of the brownfield sites within the Northern Metropolis, please advise this Committee of:

1. the land area of the brownfield sites resumed by the Government within the Northern Metropolis in the past three years, the number of displaced operators and the total amount of ex-gratia allowances (EGAs) paid, after 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 brownfield sites expected to be resumed, the number of displaced operators and the total amount of EGAs expected to be paid, according to the Estimate for 2025-26.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 11)

Reply:

1. When the Government resumes private land for public purposes, compensation will be provided to affected parties (including business operators on brownfield sites) in accordance with statutory requirements and prevailing policies.

   From 2022-23 to 2024-25, the Government commenced land resumption for the First Phase Development of the Yuen Long South (YLS) New Development Area (NDA), the Remaining Phase Development of the Kwu Tung North/Fanling North NDA and part of the Second Phase Development of the Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA in the Northern Metropolis (NM), affecting about 1 320 business operators and involving around 140 hectares (ha) of land. Of these, the Government has paid nearly $260 million of ex-gratia allowances (EGAs) to about 190 displaced business operators,

while the EGAs payable to the remaining displaced business operators are estimated to be about $1.026 billion.

2. In 2025-26, we will undertake further land resumption for the Second Phase Development of the YLS NDA, Phase 1 Stage 1 Development of San Tin Technopole and the remaining part of the Second Phase Development of the HSK/HT NDA, affecting a total of about 810 business operators and involving around 120 ha of land. Taking into account the projects for which land resumption has commenced, we envisage that an amount of $677 million of EGAs will be payable to business operators affected by NDA projects within the NM in 2025-26.

   To speed up disbursement of compensation or EGAs to parties affected by land resumption (including business operators), the Government amended the Lands Resumption Ordinance and the related ordinances in 2023, making it clear that land reversion and disbursement of compensation to eligible persons (including EGA for business operators) can be proceeded immediately after 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. After land reversion, EGA will be disbursed as soon as possible to business operators whose eligibility has been confirmed. The timing of payment of EGA is not equivalent to the timing of departure of the business operators, and the displaced operators will be allowed to continue operating on existing sites without paying rent to the Government until the sites are required for commencing the works.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2532)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the development of multi-storey buildings for modern industries (MSBs) to accommodate displaced brownfield operators, will the Government advise this Committee of the following:

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 a table showing their respective districts, site areas, the available floor areas and target completion dates; and

2. whether the Government will, apart from the prevailing policy of developing MSBs, consider conducting a further study on the relevant policy of accommodating the operations so as to make it better fit the present situation; if yes, the details of its content and expenditure?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 12)

Reply:

1. The Government is committed to taking forward the development of multi-storey buildings for modern industries (MSBs) to achieve the dual policy objectives of promoting the development of industries, and consolidating brownfield operations displaced by government development projects in a land-efficient manner and assisting them in upgrading their operation. To this end, the Government has earmarked a total of 72 hectares (ha) of land in the Hung Shui Kiu/Ha Tsuen New Development Area (NDA) and Yuen Long South NDA for industrial and logistics purposes (mostly for MSB development). In planning other NDAs in the Northern Metropolis (NM), as well as developments outside of NM (such as Lung Kwu Tan near-shore reclamation), we will also set aside land for MSB development wherever the locations suit such economic uses.

The Government launched open tenders in March and October 2024 under the "two-envelope" approach respectively for disposal of the first batch of two sites in Yuen Long (the Yuen Long Lot) and Hung Shui Kiu (the Hung Shui Kiu Lot) for developing MSBs.

Located at Fuk Wang Street and Wang Lee Street (i.e. Yuen Long Town Lot No. 545), the Yuen Long Lot has a gross site area of about 32 440 square metres (m^2) 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 floor area that may be attained is 161 500 m^2. Located at Areas 39A and 39B, Hung Shui Kiu/Ha Tsuen (i.e. Hung Shui Kiu Town Lot No. 10), the Hung Shui Kiu Lot has an area of about 77 737 m^2 and is designated for developing MSB(s) for logistics purposes (excluding the portion to be handed over to the Government). The maximum floor area that may be attained is 388 685 m^2.

The Government announced on 20 March 2025 that having regard to recent indication from some potential bidders, the Government would make adjustments to some of the tender conditions of the said two lots and the tender closing date would be extended to 25 July 2025. Subject to the tender outcome and the work plan of the successful bidder, we anticipate that the first batch of MSB(s) could be completed in 2028/2029 the earliest.

2. We recognise that existing brownfield operations have been supporting the development of construction, logistics, transportation, recycling industries, etc. and making contributions to Hong Kong's economy and job market. While the Government does not provide "one-on-one" or "seamless" reprovisioning arrangements to affected business operators (including brownfield operations), we will assist displaced brownfield operators who wish to relocate their operation pursuant to the policy directive of "providing monetary compensation in parallel with facilitation service". Apart from the development of MSBs, other measures involving relocation sites include:

(a) having reviewed and revised in 2023 relevant guidelines of the Town Planning Board (TPB) with the effect of making available more land (mostly private lots) for application for temporary use by brownfield operators. Since the revised TPB guidelines came into effect in April 2023, 289 relevant planning applications involving a total of about 140 ha of land were approved by the TPB, representing an increase of 49% and 66% respectively as compared with the corresponding figures in the two-year period before amendment of the TPB guidelines; and

(b) identifying more suitable government sites for letting by way of short-term tenancy (STT) through restricted tender to brownfield operators affected by land resumption and clearance. Since December 2020, the LandsD has awarded STTs for 23 sites involving a total of 46 800 m^2 of land to affected brownfield operators for industrial uses, open storage, warehouse, vehicle repairing, etc.;

(c) considering that government clearances would increase substantially in the next few years for developing the NM, the Development Bureau (DEVB) has embarked on another thorough site search exercise lately to identify possible government

sites for temporary use by displaced brownfield operators (mainly focusing on government land not yet needed for long-term uses). To this end, the DEVB and the relevant departments have initially identified around 120 ha of government land that may be rolled out for restricted tender in batches over the next six years. Tender for the first batch of site(s) will be conducted in the second half of 2025; and

(d) in the expression of interest exercise for the three pilot areas of large-scale land disposal in Northern Metropolis which closed invitation in end-March this year, we have proposed requiring developers to construct an MSB in the Fanling North pilot area and hand it over to the Government upon completion for accommodating affected brownfield operators. If the proposal is well received by the market, we will consider including such arrangement in the upcoming tender conditions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2533)

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 Programme that the Government will "continue to arrange for the sale of government land through the Land Sale Programme to roll out land to the market in a prudent manner to meet the housing and economic development needs". In this connection, please advise this Committee of the following:

In order to change the situation where the Government's finances mainly rely on revenue from land sales and attain the objectives of nurturing industries through land and generating long term tax revenue and creating added value through industries, it is proposed that the land policy be transformed from a development tool to an economic driven one, and that diverse land development modes be provided, including the introduction of measures such as premium payment by instalments and extension of land leases currently granted by short term tenancies, so as to reduce the costs incurred during the initial stage of development of the industries. In this regard, will the Government consider commencing related studies? If so, please provide the estimated expenditures and manpower involved in 2025-26; if not, what are the reasons for that?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 13)

Reply:

The Government disposes land through various means to support economic development, and the Northern Metropolis (NM) is crucial to the social and economic development of Hong Kong. As the Government stated in the 2025-26 Budget, in order to press ahead with the development of the NM and bring in industries, and to benefit the economy and people's livelihood sooner, the Government will adopt a more diversified development approach. In addition to the continued implementation of "in-situ land exchanges" (whereby land owners may apply for development on their land in accordance with the Government's planning), we enhanced the "Enhanced Conventional New Town Approach" for in-situ land exchanges and

extended it to designated land for industries in end-2023. We have also adopted, on a pilot basis, a large-scale land disposal approach at three selected sizable land parcels in the NM including those with commercial value and earmarked for provision of public facilities; they will be granted to successful bidders for collective development. The measures mentioned above will provide enterprises with more opportunities to participate in the NM development and speed up development of the land parcels, while at the same time reduce the financial outlay of the Government. In the expression of interest (EOI) exercise for the pilot areas of large-scale land disposal, we also invited the industry to express their views on different financial arrangements, including payment of the tender amount by instalments with interests charged on a certain rate, or payment of a portion of the amount upfront with dividends to be shared with the Government on a pre-determined percentage in the future. The EOI exercise just ended in end-March and the Government will determine the specific tender conditions of the pilot areas based on the feedback collected. Moreover, we are exploring allowing land owners to voluntarily surrender land planned to be resumed by the Government in the NM to reduce or offset the premium charged for the in-situ land exchange or large-scale land disposal in new development areas (NDAs). By reducing the amount of premium to be paid, developers will be able to better manage their cash flow and be more incentivised to take part in the development. The measure also reduce pressure on public finance. As for the proposal of paying premium by instalments, we consider it more appropriate for projects involving large-scale investment.

In early April this year, the EOI exercise launched for three island and coastal tourism projects, which include Tsim Bei Tsui and Pak Nai in Lau Fau Shan area in the Northern Metropolis, is an example of adopting large-scale land disposal for promoting certain industries, which in this case is tourism.

On promoting industry development, we have reserved 72 hectares of land in the Hung Shui Kiu/Ha Tsuen and Yuen Long South NDAs, most of which will be used for the development of multi-storey buildings for modern industries (MSBs). In this connection, the Development Bureau (DEVB) has adopted a two-envelope approach to tender out the first batch of two MSB sites in Yuen Long and Hung Shui Kiu to achieve the dual policy objectives of promoting the development of industries and providing floor space to some brownfield operations displaced by government development projects to enable them to upgrade their operations. Under the two-envelope approach, tenderers must submit respective envelopes containing the non-premium proposals and premium proposals, so that the Government can consider non-premium factors, such as how the MSB(s) concerned may drive development of industries and facilitate consolidation of displaced brownfield operations, in addition to premium offers, and award the site to the most suitable bidder. Non-premium factors account for 70% of the assessment weighting, while land premium only accounts for 30%, meaning that land premium is not the primary consideration. Having regard to recent indication from some potential bidders that they support the Government's policy objectives for the MSB sites, but given the substantial investment involved and the latest market conditions, they hoped the Government would consider adjusting certain tender conditions. The Government has adjusted some of the tender conditions without compromising the original policy intent to address enterprises' reasonable concerns and enable a more reasonable investment return for the project, as well as better align the policy objectives and the proposed development to be pursued by the tendering enterprises. To encourage enterprises to bid for the sites, the Government has extended the tender closing date to 25 July 2025.

According to the land policy implemented for years, the fixed term of a short-term tenancy (STT) normally does not exceed seven years. The tenancy may continue subject to the circumstances upon expiry of the fixed term, which would allow other interested operators in the market to have an equal opportunity to bid for the land, thereby maintaining healthy competition. In order to encourage long-term planning and investment by industries and to meet the diversified demand for economic land, we agree that there is room to review whether STTs with fixed term longer than seven years can be granted. The DEVB will approach different policy bureaux to understand the nature and needs of various industries and economic activities, and study whether there may be a more flexible arrangement in terms of granting STTs. While tenants of STTs do not need to pay an upfront land premium, they will need to face the uncertainty during the longer tenancy period arising from periodic rental adjustment due to the longer tenure. Therefore, different business operators may have different views on this issue. On another front, if the Government grants land via tenancies with longer period without adopting the mode of land lease that charges an upfront land premium, we will also need to consider the financial implications to the Government. Nevertheless, we are willing to tap the views of Members and the trade during the review.

Besides, we will follow up on councilor's suggestion on wider application of a "pay for what you build" arrangement, i.e. developers involved in land exchanges are not required to pay large amounts of premium based on the maximum floor area; instead, the premium will be determined according to the actual construction area, thereby enhancing developers' investment incentives and accelerating industry development in the Northern Metropolis.

Work on the various studies mentioned above is undertaken by staff of different units under the DEVB as part of their overall duties. The DEVB is unable to provide a breakdown of the expenditures and manpower involved solely for handling this work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2539)

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 Planning and Lands Branch's mention of continuing to co-ordinate, champion and drive the overall development of the Northern Metropolis (NM) through the Northern Metropolis Co-ordination Office (NMCO), please advise this Committee:

1. of the projects co-ordinated and driven by the NMCO and their current progress over the past three years, in tabular form; and

2. how the Government plans to co-ordinate the formation of sites within the NM and the progress of their supply in 2025-26; whether there are any specific targets (e.g. number of hectares), and of the proportion of completed works at the current stage; if so, of the details; if not, the reasons for that.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 23)

Reply:

1. The progress of various New Development Areas (NDAs)/development projects in the Northern Metropolis (NM) is as follows:

NDAs/ Development Project	Area of Development Land	Progress
Kwu Tung North/Fanling North	Around 320 hectares (ha)	● The site formation and infrastructure works for the First Phase Development commenced in 2019. The first private housing development project was completed in end-2022, and the first batch of public housing is expected to be completed in 2026. ● The site formation and infrastructure works for the Remaining Phase Development commenced in 2024.
Hung Shui Kiu/Ha Tsuen	Around 452 ha	● The site formation and infrastructure works for the First Phase Development commenced in 2020. The works for the Second Phase Development commenced in 2024. The Remaining Phase Development will be taken forward together with the Lau Fau Shan/Tsim Bei Tsui/Pak Nai project. ● Tender of the first site for multi-storey buildings for modern industries is on-going. ● The dedicated rehousing estates are being completed progressively, with population intake for the subsidised sale flats in November last year, and that for rental flats in March this year.
Yuen Long South	Around 185 ha	● The site formation and infrastructure works for the First Phase Development commenced in 2022. ● Subject to funding approval of the Finance Committee of the Legislative Council, the site formation and infrastructure works for the Second Phase Development is planned to commence in the third quarter of 2025. ● An intensification review for the Third Phase Development is underway.

NDAs/ Development Project	Area of Development Land	Progress
San Tin Technopole (excluding the Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone)	Around 539 ha	● The site formation and infrastructure works for the Phase 1 Stage 1 Development commenced in 2024, with the first batch of innovation and technology sites expected to be formed starting from 2026-27. ● The detailed design for the Phase 1 Stage 2 and Phase 2 Development is currently underway.
Hong Kong Park of Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone	Around 87 ha	● The Main Works Package 1 are underway, and the first three buildings in Phase 1 are completed.
Sandy Ridge site, North District	Around 10 ha	● The statutory rezoning procedures are underway for development of data centres and related uses.
Lau Fau Shan/Tsim Bei Tsui/Pak Nai	Around 411 ha[Note]	● The preliminary development proposal was announced in February 2024, with the public engagement exercise completed in May 2024. The relevant land use proposal is being refined. ● The expression of interest exercise on the development of eco-tourism nodes in Tsim Bei Tsui and Pak Nai commenced in early April 2025.
Ngau Tam Mei	Around 127 ha	● The preliminary development proposal was announced in November 2024, with the public engagement exercise completed in January 2025. The relevant land use proposal is being refined.

Note Including part of the land in the Remaining Phase Development of the HSK/HT NDA.

NDAs/ Development Project	Area of development land	Progress
New Territories North New Town	Around 1 175 ha	● The preliminary development proposal was announced in December 2024, with the public engagement exercise completed in March 2025. The relevant land use proposal is being refined.
Ma Tso Lung	Around 52 ha	● The preliminary development proposal was announced in December 2024, with the public engagement exercise completed in March 2025. The relevant land use proposal is being refined.

2. In the coming year, we will continue the works and planning of the projects mentioned in the first part of the reply, including seeking funding approval from the Finance Committee of the Legislative Council for the Second Phase Development of Yuen Long South to commence the works for 71 ha of land. We have invited applications for in-situ land exchange in Yuen Long South, and will do the same for San Tin Technopole. We will also progressively invite tender for the pilot areas of large-scale land disposal in Fanling North, Hung Shui Kiu and San Tin Technolope starting from the second half of this year. These diversified development modes will expedite land supply. In addition, we will complete the rezoning procedures for the data park site in Sandy Ridge, and finalise the land use proposals for Ngau Tam Mei, New Territories North New Town and Ma Tso Lung, to be followed by the environmental impact assessments and other statutory procedures to take forward the land creation work.

Over the past few years, approximately 60 ha of land had been formed in Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen and Yuen Long South. In the next five years, these three NDAs together with San Tin Technopole are expected to produce around 570 ha of formed land.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2541)

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 Planning and Lands Branch's mention of putting up the first pilot area(s) under "large-scale land disposal" in the Northern Metropolis for tender, will the Government advise this Committee of:

1. the Government's estimated funding provision for the first pilot area(s), with short, medium and long-term plans for the development of industries; and

2. the projected commencement and completion dates of the tendering exercise within 2025-26, with the relevant estimated provision?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 25)

Reply:

To enhance the speed and quality of the Northern Metropolis (NM) development, we will integrate government efforts with market forces, including adopting more diverse development models. In this connection, the Chief Executive announced in the 2024 Policy Address to adopt, on a pilot basis, a large-scale land disposal approach. Sizable land parcels, including those with commercial value and earmarked for provision of public facilities, will be selected and granted to successful bidders for collective development. This approach will provide the enterprises with more opportunities to participate in the NM development and speed up development of the land parcels, and at the same time reduce the financial outlay of the Government.

The three pilot areas of large-scale land disposal are located in the Hung Shui Kiu/Ha Tsuen New Development Area (NDA), the Fanling North NDA and San Tin Technopole. Each pilot area covers private residential, industry and public facility sites. Developers are required to carry out site formation and engineering infrastructure works for all the sites,

retain the residential sites for development, and hand other sites back to the Government for management after constructing some public facilities such as roads and open space. The requirements on sites for industries vary across the pilot areas. We launched a three-month exercise in end-December 2024 to invite interested parties to submit expressions of interest (EOI) for the three pilot areas of large-scale land disposal. During the period, we received 22 EOI submissions from local and Mainland developers, contractors, conglomerates, e-commerce logistics companies, etc. We are consolidating and analysing the collected feedback, with a view to finalising the details and conditions of the open tender later. Our plan is to invite tenders for the three pilot areas progressively from the second half of this year to next year. The related work will be absorbed by existing manpower and resources.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2542)

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 connection with the land resumption matter for the Northern Metropolis (NM) development and the works commenced for the San Tin Technopole, will the Government advise this Committee of:

1. the estimated area of land in which site formation can be completed for tender invitations within this financial year; the timetable for tender invitations in respect of land in the areas, together with the area of land, for this financial year; and the targets for completing relevant main structures; and

2. the respective areas in the NM with land resumption completed, together with their area and land uses, over the past three years?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 27)

Reply:

1. Some of the New Development Areas (NDAs) in the Northern Metropolis have already entered into construction stage, including Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen, Yuen Long South and San Tin Technopole. Two private residential sites in Kwu Tung North have been tendered and sold in 2019 upon completion of site formation, while a site for the development of multi-storey buildings for modern industries (MSBs) in Hung Shui Kiu/Ha Tsuen is being tendered together with another MSB site in Yuen Long.

   In addition, the Government has identified three pilot areas in Hung Shui Kiu/Ha Tsuen, Fanling North and San Tin Technopole to adopt large-scale land disposal. Each pilot area covers land for residential and industry developments, and public facilities. The exercise of inviting expressions of interest was completed in end-March 2025. We are

now consolidating and analysing the collected feedback, with a view to finalising the tendering details and conditions. Our plan is to commence the tendering work for the three pilot areas progressively from the second half of 2025 to 2026.

Furthermore, the first three buildings in the Loop have been completed in phases and are now being put up for leasing, with the first batch of tenants expected to move in within 2025. The Sandy Ridge site has been formed, and can be disposed upon completion of the statutory rezoning procedures in 2025.

2. Government development projects involving resumption of private land in the Northern Metropolis (including North and Yuen Long Districts) over the past three financial years (2022-23 to 2024-25) are set out as follows:

Financial Year	**Major Government Development Projects**	**Area Involved in terms of Private Land Resumed (hectares)**
2024-25	Remaining Phase Development of the Kwu Tung North/Fanling North NDA	110.20
	Part of the Second Phase Development of the Hung Shui Kiu/Ha Tsuen NDA	193.30
	Public Housing Development at Tin Wah Road, Lau Fau Shan	1.38
	Development at Kam Tin South, Yuen Long - Site 4a (Remaining Part)	0.94
2023-24	Public Housing Development at Ching Hiu Road, Sheung Shui	0.34
2022-23	First Phase Development of the Yuen Long South NDA	18.50
	Public Housing Development at San Wan Road, Fanling	0.24
	Public Housing Development at the junction of Yuen Lung Street and Yau Tin East Road, Yuen Long	0.34
	Public Housing Development at Shap Pat Heung Road near Lung Tin Tsuen, Yuen Long	0.54
	Public Housing Development at Area 48 near Wo Hop Shek, Fanling	2.40

Note: Apart from the major projects mentioned above, the Government has also resumed private land in North and Yuen Long Districts over the past three financial years to carry out various drainage improvement works, sewerage works, road projects, etc., involving a total area of about 0.7 hectares of resumed private land.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2543)

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 formulation of a proposed framework for establishing a company led by the Government to develop and operate a pilot industry park in the Northern Metropolis, please advise this Committee: of the amount of land and funding to be reserved for the company's development, as estimated by the Government; whether the Government will consider co-operating with the private sector in the form of partnership or investment by capital participation; if so; of the details; if not, the reasons for that.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 36)

Reply:

It is the Government's wish to drive the development of industries in the Northern Metropolis in diversified manners. We are exploring the establishment of a pilot industrial park by granting sites to a company established and led by the Government. The company will, in accordance with the Government's industrial policies, be responsible for formulating the park's development and operation strategies, taking up day-to-day management and attracting businesses and investment. It is hoped that this can enable the Government to strengthen its steering and piloting role. This company model is expected to be suitable for various industries. We have first selected some logistics sites in the Hung Shui Kiu/Ha Tsuen New Development Area (NDA) as study sites. The detailed proposal was originally planned to be announced in the first quarter of 2025. However, as the tender results of two sites of multi-storey buildings for modern industries (one of which is located in the Hung Shui Kiu/Ha Tsuen NDA) are of reference value for the study on the company model, and the tender closing date has recently been extended to end-July as announced by the Government, our latest plan is to announce the detailed proposal in the second half of this year, so as to give due consideration to the tender results and other relevant factors in formulating the proposal.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2421)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

As mentioned in paragraph 185 of the Budget, in view of the high vacancy rates of offices in recent years and the relatively ample supply in the next few years, the Government will not roll out any commercial site for sale in the coming year to allow the market to absorb the existing supply. In this connection, will the Government advise this Committee:

1. of the vacancy rates of offices in the coming three years;

2. of the details of commercial site supplies in the coming three years; and

3. whether the Government will consider rezoning some of the commercial sites into residential use; if so, of the details; if not, the reasons for that?

Asked by: Hon LEE Chun-keung (LegCo internal reference no.: 9)

Reply:

1. The Rating and Valuation Department (RVD) obtains property transaction and rental information from a variety of sources for compiling and periodically publishing the average prices and average rents of private premises. For private offices, it has been the RVD's established practice to conduct detailed analysis of the seven main private office districts. According to the preliminary findings of the Hong Kong Property Review 2025 released by the RVD, the total stock of private offices in Hong Kong at end-2024 amounted to around 13.3 million square metres (m^2).

   In addition, the RVD also conducts year-end vacancy surveys on private premises every year to provide relevant data of their vacancy position in the Hong Kong Property Review. The year-end vacancy rates for private offices in Hong Kong by grade from 2022 to 2024 are tabulated below:

Year	Grade A	Grade B	Grade C	Overall vacancy rate
2022	15.1%	15.1%	8.8%	14.4%
2023	16.0%	14.9%	9.0%	14.9%
2024(Note)	17.4%	15.6%	11.0%	16.3%

Note: The vacancy rate figures for 2024 are preliminary. The final figures will be released in the Hong Kong Property Review 2025 to be published in April.

As for the supply of private offices in the short to medium-term, according to the preliminary findings released by the RVD in March 2025, the estimated total completion of private offices in 2025 is around 309 000 m^2, while that for 2026 is around 116 000 m^2. The estimated completions of private offices by grade in 2025 and 2026 are tabulated below, and the final figures will be released in the Hong Kong Property Review 2025 to be published in April 2025:

Year	Grade A (m^2)	Grade B (m^2)	Grade C (m^2)
2025	289 000	20 000	0 (negligible)
2026	102 000	14 000	0

2. & 3.

In view of the considerable challenges faced by the commercial property market in the past few years, the high vacancy rates of offices in recent years and the relatively ample supply in the next few years, it was announced in the 2025-26 Budget that the Government would not roll out any commercial site for sale in 2025-26 so as to allow the market to digest the existing supply. The Government will consider rezoning some of these commercial sites into residential use and allowing greater flexibility in land use. The goal is to adjust the tender conditions to cater for market needs, thereby enhancing the attractiveness of sites to potential developers. The scope of the Government's review covers commercial sites which are originally available for sale in the next few years, including those located in Hung Shui Kiu/Ha Tsuen, Tung Chung East (New Town Extension), Shek Mun in Sha Tin, and Kowloon East. The directions of review include the following:

(i) rezoning sites into residential use (i.e. changing the overall land use of a site);
(ii) retaining commercial use, while incorporating/increasing residential elements (i.e. commercial/residential mixed use); or
(iii) providing greater flexibility for commercial use (i.e. retaining commercial use while removing restrictions related to commercial use. For example, not to

specify the proportion to be used for office, retail or hotel, to give more flexibility to the market in determining the commercial mix).

Our review will take into account all relevant factors, including the planning intention of the sites, the positioning of the relevant districts, the vacancy rate and estimated supply of commercial floor areas in the districts, technical feasibility, supporting infrastructure, and overall community compatibility. We will review the sites taking into account their development priorities, and will announce the results upon completion of the review and arrange for disposal of the sites.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2463)

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:

This year, the government has no plan to roll out industrial sites. What are the reasons? Are there any plans to adjust the strategy for supplying industrial land in the future?

Regarding the two multi-storey buildings for modern industries under tendering in Yuen Long South and Hung Shui Kiu/Ha Tsuen, has the Government considered adjusting the development proposals? Does the Government have any countermeasures in place in case of unsuccessful tendering?

Asked by: Hon LEE Hoey Simon (LegCo internal reference no.: 27)

Reply:

The Government promulgated the 2025-26 Land Sale List following announcement of the Budget. Although the Land Sale List has not included industrial sites, floor space for industrial use will be provided in the pilot areas of large-scale land disposal in the Northern Metropolis. In this connection, the Government has identified three pilot areas to be developed under the large-scale land disposal approach, located in Hung Shui Kiu/Ha Tsuen, Fanling North and San Tin Technopole respectively. Each pilot area consists of some industry sites. The invitation for the expression of interest exercise closed in end-March 2025, and a total of 22 submissions were received. We are analysing the feedback collected, and target to launch tenders for the three pilot areas of large-scale land disposal progressively from the second half of 2025 to 2026.

As regards the open tenders launched by the Government for two sites for developing multi-storey buildings for modern industries (MSBs) (located in Yuen Long and Hung Shui Kiu respectively), we have adopted the two-envelope approach for achieving dual policy objectives, which are to promote the development of industries, and provide floor space to some brownfield operations displaced by government development projects to enable them

to upgrade their operations. As announced on 20 March 2025, the Development Bureau (DEVB) would adjust some of the tender conditions without compromising the original policy intent, so as to render the project a more reasonable investment return and enhance the synergy between the policy objectives and the proposed development to be pursued by the tendering enterprises, thereby encouraging enterprises to bid for the sites. The Government has also extended the tender closing date to 25 July 2025 accordingly. The adjustments are made having regard to recent indication from some potential bidders that they support the Government's policy objectives for the MSB sites, but given the substantial investment outlay the project would involve and the latest market conditions, they hope the Government would consider making some adjustment to the tender conditions. Please refer to the press release of DEVB for details (www.info.gov.hk/gia/general/202503/20/P2025032000608.htm).

- End -

Examination of Estimates of Expenditure 2025-26 Reply Serial No.

DEVB(PL)057

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0889)

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 final judgement made by the Court of Final Appeal in November 2021 on the judicial review against the Small House Policy, the Development Bureau (DEVB) clearly stated in 2022 that it was examining the reactivation of the two village expansion works projects (i.e. those for Pai Tau and Sheung Wo Che Village Expansion Area as well as Ha Mei San Tsuen Village Expansion Area) with land already resumed. In this connection, will the Government advise this Committee:

1. of the progress of the study for examining the reactivation of the two village expansion works projects with land already resumed; whether it is expected that the results of the study can be released within this year; if not, of the reasons why the results of the study have not been released since 2022 to this day;

2. whether the Government has consulted or communicated with the stakeholders of the villages concerned over the past year regarding the study for examining the reactivation of the two village expansion works projects with land already resumed; if so, of the relevant details; if not, the reasons for that; and

3. of the respective numbers of staff of the DEVB, the Civil Engineering and Development Department and the Lands Department involved in the study for examining the reactivation of the two village expansion works projects with land already resumed over the past year?

Asked by: Hon LEE Tsz-king, Dominic (LegCo internal reference no.: 27)

Reply:

1. & 2.

Under the Village Expansion Area (VEA) Scheme, 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. 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, with land area of 1.4 hectares (ha) and 2 ha respectively, were estimated to provide land for constructing about 41 and 72 small houses respectively. Due to the review of the Small House Policy (the Policy) and the judicial review against the Policy, the Government had previously suspended the implementation of the VEA projects. Subsequently, with the Court of Final Appeal making in late 2021 the final ruling which upheld the Policy's lawfulness and compatibility with the Basic Law, the Government examined the reactivation of the preparatory work for the two said VEA projects, including technical reviews, appraisal of the latest development status of the areas concerned, cost estimations, and resources priorities for government works.

In view of the Government's financial situation, all bureaux, including the Development Bureau (DEVB), reviewed the implementation timetable of the works projects under their purview. Considering the priority and urgency of projects, DEVB is not able to provide a concrete timetable for implementing the two VEA projects above. In a recent regular meeting with the Heung Yee Kuk (HYK), we reported the latest situation and both sides agreed to further explore whether other arrangements could release the land for villagers to construct small houses despite that the Government was not able to allocate resources to carry out the works. We will follow up with HYK in this regard.

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

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0678)

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, the Government has invited the Mass Transit Railway Corporation Limited (MTRCL) to conduct a study to develop the waterfront and former pier sites to the south of Hung Hom Station into a new harbourfront landmark. It will include iconic commercial and residential developments, retail, dining and entertainment facilities, as well as yacht club for promoting yacht tourism. It will also put forward land use proposals in the middle of the year.

1. What planning directions (e.g. land use ratio, transport connection and environmental impact) are specifically covered in the study? Has a clear vision been put forward in respect of the positioning of the "new harbourfront landmark" (e.g. how to integrate commercial, residential, yacht tourism and other elements) to ensure that the study can balance the economic benefits with the capacities of the community and the environment?

2. Will the cost of the study be fully borne by the MTRCL? Has the Government set a limit on the estimated expenditure of the study if public funding is involved?

3. Given that the development of the southern part of Hung Hom Station involves numerous areas such as transport planning, harbourfront management and tourism policy, will the study cover an assessment of the potential burden arising from future construction works for the local transport network (e.g. the Cross Harbour Tunnel and the East Rail Line) and propose countermeasures accordingly?

4. Has an estimation been made on the timeframe for the completion of the overall project? If yes, what are the details?

Asked by: Hon LEE Wai-king, Starry (LegCo internal reference no.: 9)

Reply:

Following the announcement of the 2023 Policy Address, the Mass Transit Railway Corporation Limited (MTRCL), at the invitation of the Government, has conducted a study to re-plan the site in the vicinity of the Hung Hom Station as well as the waterfront sites. The Study proposes to develop the area into a new harbourfront landmark with iconic commercial and residential developments, and to utilise the nearby water bodies for the provision of yacht berthing facilities with the inclusion of water recreation elements. The proposed yacht berthing facilities will be integrated with land-based facilities for retail, dining and entertainment to unlock the potential for commercial and residential development in Hung Hom while providing visitors with diversified travel experiences. In addition to the yacht berthing facilities, the MTRCL's proposal also covers a number of measures that will benefit the Hung Hom community at large, including enhancement to the pedestrian connectivity between the hinterland of Hung Hom and the harbourfront area, and between the Tsim Sha Tsui East promenade/Tsim Sha Tsui East and Hung Hom, and improvement to the waiting environment of the bus stops at the Cross Harbour Tunnel. Given that the MTRCL is responsible for the Study, the Government has not incurred any additional expenditure in this regard so far.

We will consult the Legislative Council Panel on Development and other stakeholders on the land use proposals in late April. After gauging public views on the land use proposals, the project team will embark on a detailed technical assessment to evaluate the impact of the project on various aspects, such as traffic and environment, and formulate appropriate mitigation measures with a view to commencing the works in phases from 2029 onwards upon completion of the relevant statutory procedures.

- End -

Examination of Estimates of Expenditure 2025-26 Reply Serial No.

DEVB(PL)059

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0679)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Government will propose amendments to the Protection of the Harbour Ordinance, and plans to take forward harbour enhancement works to improve the harbourfront accessibility of various districts. In the budgets for the financial years 2025-26 and 2026-27, how many resources will be earmarked by the Government for the detailed planning, preliminary studies and associated works aimed at improving harbourfront accessibility?

Asked by: Hon LEE Wai-king, Starry (LegCo internal reference no.: 10)

Reply:

By amending the existing legislation, the Protection of the Harbour (Amendment) Bill 2024 (the Bill) seeks to, on the one hand, set out a clearer mechanism to regulate reclamations in the Victoria Harbour (the Harbour), in particular large-scale reclamations, for protecting the Harbour, and on the other hand, streamline the mechanism for small-scale reclamations which improve the Harbour to facilitate and promote harbourfront enhancement for public enjoyment and to strengthen harbour functions.

Upon the passage of the Bill and subject to the availability of resources, we will exchange ideas with different sectors to explore suitable locations for taking forward harbour enhancement works that can upgrade ancillary tourist facilities on both sides of the Harbour, thereby further making good use of harbourfront resources in the Harbour. As for the connection of harbourfront in individual districts, we will conduct the Study on East Kowloon Harbourfront Trail to consider potential options to further connect the East Kowloon harbourfront (including the sections along Hung Hom and To Kwa Wan which have not been connected so far) and enhance harbourfront facilities along this section, riding on the opportunities brought about by the amendments to the Protection of the Harbour Ordinance.

We will commence the Study within 2025. The estimate for the entire Study is some $22.64 million, to be absorbed by Capital Works Reserve Fund block allocations.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0682)

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 Support Service Centre for Minority Owners under Compulsory Sale (SMOCS), a subsidiary of the Urban Renewal Authority (URA), commenced its operation to offer comprehensive and effective support services to minority owners of old buildings affected by the Land (Compulsory Sale for Redevelopment) Ordinance (LCSRO) in end-August last year. Entirely independent from the URA in operation and only accountable to the dedicated office under the Development Bureau, the SMOCS helps property owners understand their statutory rights and obtain sufficient protection.

1. Please set out in detail the estimated expenditure of the SMOCS in the financial year 2024-25, including staff remuneration, costs of professional services (such as legal advisory and mediation services), expenditure on publicity and public educational activities, costs of emotional counselling services, and expenditure on the support for seeking alternative accommodation. How does the Government ensure that the allocation of resources caters for the needs of minority owners of old districts?

2. What is the total number of compulsory sale-related cases handled by the SMOCS since its operation on 27 August 2024? Please provide specific figures with a breakdown by the types of services (e.g. preliminary professional advisory service, assistance in mediation, referrals to legal services, emotional counselling, and searching alternative accommodation). In addition, did the Government assess the effectiveness of the services provided by the SMOCS? If yes, please specify the assessment methodology and outcome; if not, will the Government consider setting up a relevant mechanism to monitor its service quality?

3. Are there any plans to further expand the scope of services provided by the SMOCS or increase the allocation of resources, so as to cope with the growing number of compulsory sale applications in old districts?

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

Reply:

1. To strike a balance between expediting the redevelopment of old buildings and protecting the interests of property owners, the Development Bureau (DEVB) set up in August 2024 the Dedicated Office of Support Services for Minority Owners under Compulsory Sale (hereinafter referred to as "DOSS") to commission and steer the Support Service Centre for Minority Owners under Compulsory Sale (hereinafter referred to as "SMOCS"), which was set up by the Urban Renewal Authority (hereinafter referred to as "URA"), to provide one-stop, more comprehensive and effective support services to minority owners at different stages of compulsory sale applications.

   Commencing its operation in August 2024, the SMOCS, albeit supported by the financial resources of the URA, is entirely independent of the URA in operation and directly accountable to the DOSS under the DEVB, including reporting its work progress to the DOSS on a monthly basis. We will review the service demand from time to time to ensure that minority owners affected by compulsory sale applications can be provided with the support services in a timely manner. In 2024-25, two staff were employed by the SMOCS. The resources involved in its operation are provided by the URA, and no government expenditure is involved. As such, the DEVB does not maintain record of the expenditure on salaries, operation and equipment of the SMOCS.

2. The SMOCS will provide appropriate support for minority owners of each compulsory sale application. From August 2024 to end-February 2025, the Lands Tribunal received a total of three compulsory sale applications. The SMOCS has taken the initiative to provide the affected minority owners with support services, explaining to them the legal procedures for compulsory sale and the support services available at different stages, and arranged public education talks, etc. Furthermore, the SMOCS is also providing follow-up support services to about 120 minority owners who are affected by previous compulsory sale applications and private property acquisition activities.

   Separately, the SMOCS works with the non-governmental organisation (NGO) engaged through open tender to step up publicity and public education at the district level and enhance the understanding of the public and minority owners of old buildings on private property acquisition activities and the compulsory sale application mechanism. The statistical figures on the major services provided by the SMOCS and the NGO since the establishment of the SMOCS through end-February 2025 are set out below:

Major services	Frequency/ Number of cases
Outreach services	About 2 400 buildings were visited for publicity; and about 75 home visits were made
Public and district organisation talks	Three large-scale district talks and six district organisation talks were organised in collaboration with the Kowloon City, Wan Chai and Tsuen Wan District Offices, with a total attendance of about 430 (Note: A territory-wide public talk was also organised on 28 March 2025); and 15 smaller-scale talks were organised at district elderly centres and other venues
Publicity and promotional activities	Different types of publicity and promotional activities were organised in old districts on a monthly basis
Case support services	Case support services (including provision of information on acquisition and compulsory sale, assistance in mediation, preliminary professional advisory service, emotional counselling, and relocation support) were provided for over 120 minority owners (including about 120 minority owners affected by compulsory sale applications and private property acquisitions made prior to the establishment of the SMOCS)
Training workshops	One mediator training workshop was organised with about 50 participants (Note: One mediator training workshop, one legal training workshop and one surveying training workshop were also organised in March 2025)
Enquiry services	A website and a telephone hotline were set up to provide enquiry service

In 2025-26, the SMOCS will further enhance the public education and outreach services and refine some of the performance indicators, including requiring the engaged NGO to increase the number of outreach visits to target buildings from at least 2 000 buildings in the last financial year to at least 4 500 buildings, and to increase the number of street-counter publicity and district promotional activities from at least four to at least 12. The SMOCS will adjust the service requirements in a timely manner in light of actual needs. As for the frequency of advisory and support services provided for minority owners affected by compulsory sale applications, it will vary with the actual number of compulsory sale cases.

3. We will closely monitor the number of compulsory sale applications, and review the scope and level of services provided by the SMOCS at regular intervals. Timely consideration will be given as to whether it is necessary to adjust the services to meet the needs of minority owners.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2107)

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:

Over the past year, Hong Kong has seen a series of incidents involving fallen concrete or rendering from external walls of buildings. Despite being served with statutory notices under the Mandatory Building Inspection Scheme (MBIS), some of the buildings concerned still delayed repair works, revealing enforcement loopholes in the current mechanism. Although media reports indicated that the Government has reviewed, and plans to improve, the workflow of the Operation Building Bright (OBB), the specific funding scale and implementation timetable for the new round of the scheme were not mentioned in this year's Budget. In this connection, will the Government advise this Committee:

1. of the specific number of high-risk buildings estimated to be identified as planned in the coming two years, their geographical distribution, building age, whether they are residential/non-residential buildings, the number of households affected, etc.; the resources to be allocated accordingly; and the average maintenance cost per flat;

2. whether there are any plans to expand the funding scale for the OBB; if so, of the details; if not, how to ensure that the current budget is sufficient to meet the urgent needs of high-risk old buildings in Hong Kong;

3. before launching a new round of the scheme, what contingency measures the Government has put in place to deal with high-risk old buildings with outstanding notices (e.g. mandatory intervention in maintenance or use of "contingency fund" to carry out the works in default of owners); and the estimated administrative costs entailed in this regard;

4. whether there are any plans to step up inspection and enforcement actions, and publish a list of buildings with non-complied MBIS notices, so as to exert community pressure on them; if so, of the details; and

5. whether consideration has been given to enhancing owners' willingness to participate in the renewal of their buildings through inter-departmental collaboration, such as deduction of rates by the Lands Department and provision of technical support by the Buildings Department; if so, of the details; if not, the reasons for that?

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 66)

Reply:

1. There are two categories of buildings under the Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)[(1)]. Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and 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 (i.e. not upon application by owners) 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 the OBB 2.0 to cover all or part of such cost.

   As at 2024, there were a total of 3 599 buildings under the OBB 2.0 (1 655 Category 1 buildings and 1 944 Category 2 buildings). It is estimated that the number of buildings under the OBB 2.0 will reach about 5 000 by end-2026. Regarding the selection of 300 Category 2 buildings per year, the BD will consider factors such as building age, building condition, building management and potential risks to the public. Most of the buildings selected in the past were located in traditional old districts including Sham Shui Po, Yau Tsim Mong and Kowloon City. We are unable to provide information on the buildings involved in the coming two years at this stage.

   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.

2. & 5.

   The Government has been adopting a carrot and stick approach (supporting owners on one hand, and imposing legal responsibilities and a punitive system on the other) to compel owners' compliance with statutory orders and notices under the Buildings Ordinance (Cap. 123). The Government recognises that some owners may have genuine difficulties in fulfilling their responsibility in maintaining their properties due to lack of financial means, technical knowledge and/or organisation ability. Therefore, the Government has since 2018 introduced a number of subsidy schemes in partnership with Urban Renewal Authority (URA) with a total financial commitment of $19 billion[(2)] to provide financial and technical assistance to owners in need. Among

them, the major subsidy schemes that subsidise owners to carry out building inspection and repair works include OBB 2.0 and "Building Maintenance Grant Scheme for Needy Owners" (BMGSNO).

In the 2023 Policy Address, the Government undertook to review the arrangements of building inspection and maintenance. In February 2024, the Development Bureau (DEVB) briefed the Panel on Development of the Legislative Council on improvement measures, which were then implemented in May, including:

(i) refining the scoring system of the MBIS so that high-risk buildings can be identified in a more precise manner for issue of MBIS notices;

(ii) putting in place a regular inspection programme for external walls of buildings with the aid of technology and if necessary carrying out emergency works for potentially higher-risk buildings; and

(iii) strengthening procurement support with stepped-up monitoring for owners joining the OBB 2.0 to speed up appointment of registered inspectors (RIs) and contractors so that inspection and repair works can be undertaken in a more timely manner.

As there are over 2 000 buildings which are still at the various stages of inspection and repair works under the OBB 2.0, the priority task of the Government and the URA is to offer assistance and supervise the owners concerned to take forward the works as soon as possible. We will consider at a suitable juncture whether a new round of the scheme should be introduced in the light of the utilisation of the subsidy under the OBB 2.0.

On the other hand, maintaining their properties in good condition is the basic responsibility of owners. Given the large number of buildings, government subsidy should not be solely relied upon. It is therefore necessary to impose legal responsibilities on owners, urging them to comply with building and window inspection notices. In December 2024, the DEVB proposed amendments to the Buildings Ordinance (Cap. 123), including proposals to expedite building inspection and repair. Public opinion generally support the Government's principle of adopting a carrot and stick approach to increase the penalties for non-compliance with inspection and repair orders or notices, thereby enhancing the deterrent effect and urging owners to carry out building inspection and repair works in a timely manner so as to protect the safety of residents and the public. We are now analysing the views collected with a view to finalising the proposals and introducing the Bill into the Legislative Council in the first half of next year.

In addition, the DEVB established a multi-partite collaboration platform in the third quarter of 2023. Members include the BD, the URA, the Home Affairs Department (HAD) (as well as the Security Bureau and the Fire Services Department, which joined later in respect of compliance with fire safety directions). Briefings were held in old districts to directly answer owners' questions and concerns on compliance with building and window inspection notices, and assistance was provided to residents according to their needs. The Government will continue to step up publicity and education efforts to foster a culture of regular building maintenance, repair and rehabilitation in the community.

Note(2): Including the OBB 2.0; Fire Safety Improvement Works Subsidy Scheme; Lift Modernisation Subsidy Scheme; BMGSNO; Building Drainage System Repair Subsidy Scheme; and subsidising owners to participate in the Smart Tender Scheme.

3. The regular inspection programme for external walls of buildings was launched by the BD in the first quarter of 2024 to conduct inspection of the external walls of 360 higher-risk buildings across the territory every year and carry out emergency works by government contractors, where necessary. In 2024, the BD completed inspection of 360 buildings and carried out emergency repairs for 145 of them as planned. Another round of the programme was launched in January 2025.

The above inspection duties, including the use of drones when needed, supervision of emergency works taken by government contractors and liaison with owners/owners' corporations (OCs), are carried out by the professional and technical staff of the two Existing Buildings Divisions of the BD as part of their overall duties in relation to the BD's enforcement work in various areas of building safety and maintenance. The BD does not have a breakdown of the expenditure incurred solely for the operation.

4. Since 2023, the BD has been paying special attention to following up on about 2 700 buildings with non-complied MBIS notices, including the provision of information, co-ordination, technical and financial assistance to OCs/owners in collaboration with the URA and the HAD. As at February 2025, about 2 400 buildings made noticeable progress over the past year or so, following enhanced follow-up actions. Among them, around 1 850 buildings have complied with the MBIS notices, have appointed RIs/contractors, or are carrying out building inspection or repair works. For some 300 cases with expired notices with no progress and reasonable excuse, the BD has instigated prosecution.

As regards the list of buildings with non-complied MBIS notices, members of the public can search and check on the BD's website for the compliance status of buildings issued with MBIS notices throughout the territory.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1407)

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:

To increase the supply of residential flats, it is mentioned in the Budget that consideration will be given to rezoning some of the commercial sites into residential use and allowing greater flexibility of land use. In this connection, will the Government advise this Committee:

1. of the number of commercial sites in Hong Kong that the Government plans to review; of the estimated number of sites that will be rezoned into residential use according to the current Land Sale List; and the projected number of residential flats that can be provided;

2. in the course of examining the rezoning of sites, whether the Government will announce the selection of sites in a timely manner, so as to allow sufficient time for market discussion and to avoid disrupting district planning;

3. how the Government plans to provide greater flexibility of land use, and whether it will consider relaxing the area requirements or restrictions; and

4. the time of rolling out commercial sites again for sale, as projected by the Government?

Asked by: Hon LEUNG Man-kwong (LegCo internal reference no.: 3)

Reply:

In view of the considerable challenges faced by the commercial property market in the past few years, the high vacancy rates of offices in recent years and the relatively ample supply in the next few years, it was announced in the 2025-26 Budget that the Government would not roll out any commercial site for sale in 2025-26 so as to allow the market to digest the existing supply. The Government will consider rezoning some of these commercial sites to

residential use and allowing greater flexibility in land use. The goal is to adjust the tender conditions to cater for market needs, and thereby enhancing the attractiveness of sites to potential developers.

Our reply to the various parts of the question raised by the Member is as follows:

1. The scope of the Government's review covers commercial sites which are originally available for sale in the next few years, including those located in Hung Shui Kiu/Ha Tsuen, Tung Chung East (New Town Extension), Shek Mun in Sha Tin, and Kowloon East. The Government will not roll out any commercial sites in 2025-26, hence there is no commercial site on the 2025-26 Land Sale List. As the review is still ongoing, the Government will determine the flat yield that could be developed from those commercial sites in accordance with review results.

2. Our review will take into account all relevant factors, including the planning intention of the sites, the positioning of the relevant districts, the vacancy rate and estimated supply of commercial floor areas in the districts, technical feasibility, supporting infrastructure, and overall community compatibility. We will review the sites taking into account their development priorities, and will announce the results upon completion of the review and arrange for rezoning of the sites as required. As part of the rezoning procedures, we will also conduct thorough consultation per established practice to gauge community views and needs, and seek the approval of the Town Planning Board.

3. The directions of review includes the following:

   (i) rezoning sites into residential use (i.e. changing the overall land use of a site);
   (ii) retaining commercial use, while incorporating/increasing residential elements (i.e. commercial/residential mixed use); or
   (iii) providing greater flexibility for commercial use (i.e. retaining commercial use while removing restrictions related to commercial use. For example, not to specify the proportion to be used for office, retail or hotel, to give more flexibility to the market in determining the commercial mix).

4. Although the Government will not roll out any commercial sites through Land Sale Programme in the coming year, relevant site formation works will continue so as to maintain a stable land supply. The Government will take into account market and economic conditions in determining the time to resume the sale of commercial sites again.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1421)

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, the harbourfront on both sides of the Victoria Harbour will be enhanced, including the setting up of refreshment stalls at harbourfront locations in Central and Tsim Sha Tsui, as well as the development of the waterfront and former pier sites to the south of Hung Hom Station with the provision of retail, dining and entertainment facilities, etc. In this connection, will the Government advise this Committee:

1. of the total length of the existing harbourfront promenades on both sides of the Victoria Harbour;

2. of the planning for harbourfront development in the vicinity of Cheung Sha Wan and Tai Kok Tsui; regarding the idle pier site outside the Cheung Sha Wan Wholesale Food Market, whether the Government will explore developing the site into retail, dining and entertainment facilities, etc.; if not, of the reasons for that;

3. given that the Cheung Sha Wan Wholesale Food Market is adjacent to the harbourfront, whether the Government will explore opening up the market under certain conditions, so as to allow public access to the harbourfront; if not, of the reasons for that;

4. whether the Government will explore relaxing the restrictions in the application mechanism regarding the use of harbourfront public spaces by organisations, e.g. the requirement that activities may occupy no more than 10% of the area of the public space; if not, of the reasons for that; and

5. when the refreshment stalls that will be set up in Tsim Sha Tsui and other locations, as mentioned in the Budget, are expected to be officially opened; and of their mode of operation?

Asked by: Hon LEUNG Man-kwong (LegCo internal reference no.: 17)

Reply:

1. - 3.

The Government has been striving to enhance the Victoria Harbourfront, providing the public with harbourfront sites that are diversified, vibrant, accessible and inclusive by improving and enhancing existing harbourfront facilities. The work on connecting harbourfront is bearing fruits. As at February 2025, the total length of the harbourfront promenades on both sides of the Victoria Harbour was about 30 kilometres. We aim to further extend the total length of the harbourfront promenades along the Harbour to 34 kilometres by 2028.

Most of the developable harbourfront sections in Cheung Sha Wan and Tai Kok Tsui have already been opened to the public. These include those adjacent to a number of private residential lots in Tai Kok Tsui, which were opened in the early years, as well as those opened progressively in recent years, such as the Cheung Sha Wan Promenade, the promenade at the hotel development project at Lai Ying Street in Cheung Sha Wan, and the Hoi Fai Road Park and Playable Space in Tai Kok Tsui.

At present, some of the waterfront sites in the aforesaid areas still serve respective economic activities. Take the Cheung Sha Wan Wholesale Fish Market (the Fish Market) as example. According to the Agriculture, Fisheries and Conservation Department (AFCD), the daily operation of the Fish Market relies primarily on its waterfront area, including the loading and unloading of fish products. To cater for the operational needs of the Fish Market, which may pose safety risks to the public in using the waterfront area of the site, it is not appropriate at this stage to open up its waterfront area to the public for recreational purposes. That said, the public can now reach the opened harbourfront sites in Cheung Sha Wan and Tai Kok Tsui through the pathways at the hinterland.

There are two vacant piers currently at the Cheung Sha Wan Wholesale Food Market (the Food Market), the AFCD has said that it adopts an open mind to releasing these two piers and their associated waterfront areas for other uses, provided that the regular repair and maintenance of the seawater intake facilities (for extracting seawater for the Food Market's cooling system) near the piers is not compromised. If it is used as an open space, no planning application or amendment to plans would be required. Subject to the availability of resources and feasibility, the Harbour Office under the Development Bureau (DEVB) will continue to explore with the departments concerned flexible arrangements for opening up the site for public use first. When taking forward harbourfront development in different districts, we will take into account district-specific characteristics and relevant considerations, and listen to views of the communities on relevant themes.

4. The DEVB promulgated in 2011 a set of guidelines relating to public open space in private developments, under which the basic principle is that commercial activities should not occupy more than 10% of the total area of the public open space. However, it is specifically stated in the guidelines that commercial or non-commercial activities should be reasonably and flexibly permitted. To utilise outdoor or public spaces to

create a vibrant atmosphere, engage the public, promote spending and meet the Government's objective of promoting economic development, in collaboration with the LandsD, the DEVB is exploring a pilot scheme to remove some restrictions on the applications for organising commercial activities at the public spaces at shopping malls or commercial developments, including considering whether there is room to relax the limitation set at 10% of the total area. It is envisaged that the relevant initiative will be rolled out soon.

5. In 2025, the DEVB will set up refreshment stalls at four harbourfront locations with relatively more frequent flow of visitors in Central, Wan Chai, North Point and Tsim Sha Tsui to enrich visitors' experience. In the first phase, some stalls will be set up at each of the four locations. Before finalising the locations and arrangements, relevant stakeholders, including the Harbourfront Commission and the local community, will be consulted. As regards the mode of operation, and also types and prices of light snacks, we will make reference to the market conditions and past experiences to better meet the needs and enhance the experience of both local and overseas visitors.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3024)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

According to the latest Budget, the Government will develop the waterfront and former pier sites to the south of Hung Hom Station into a new harbourfront landmark. It will include commercial and residential developments and a yacht club. I have two questions in connection with this development:

1. Will the Government provide more details regarding the land use proposals for the Hung Hom Station waterfront site to be announced in the middle of this year? What will be the milestones or public engagement opportunities during this process?

2. Can the Government give an account of how this development will attract more high-end tourists? What impact will it have on Hong Kong's tourism industry as a whole? Will there be any related complementary measures in place to support this development direction?

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 18)

Reply:

1. Following the announcement of the 2023 Policy Address, the Mass Transit Railway Corporation Limited (MTRCL), at the invitation of the Government, has conducted a study to re-plan the site in the vicinity of Hung Hom Station as well as the waterfront sites. The Study proposes to develop the area into a new harbourfront landmark with iconic commercial and residential developments, and to utilise the nearby water bodies for the provision of yacht berthing facilities with the inclusion of water recreation elements. The proposed yacht berthing facilities will be integrated with land-based facilities for retail, dining and entertainment to unlock the potential for commercial and residential development in Hung Hom while providing visitors with diversified travel experiences. In addition to the yacht berthing facilities, the Study's proposal also

covers a number of measures that will benefit the Hung Hom community at large, including enhancement to the pedestrian connectivity between the hinterland of Hung Hom and the harbourfront area, and between the Tsim Sha Tsui East promenade/Tsim Sha Tsui East and Hung Hom, and improvement to the waiting environment of the bus stops at the Cross Harbour Tunnel.

We will consult stakeholders including the Legislative Council Panel on Development, respective District Councils, the Harbourfront Commission and the Land and Development Advisory Committee on the land use proposal in April. We will also publish the relevant information online to facilitate public feedback.

2. In addition to the construction of yacht berthing facilities at the waterfront site in the vicinity of the Hung Hom Station, the 2024 Policy Address also proposed inviting the market to construct and operate yacht berthing facilities in the expansion area of Aberdeen Typhoon Shelter and the ex-Lamma Quarry area to promote yacht tourism. We invited the market in January and early April 2025 to submit expressions of interest (EOI) on the development of yacht berthing facilities at the two locations mentioned above respectively, with a view to formulating appropriate development parameters and other details. We believe that the provision of yacht berthing spaces can drive the development of yacht tourism, promote yacht trading, and increase job opportunities in other supporting or related industries, as well as stimulating high-end consumption from the local, Mainland and overseas markets, thereby bringing economic benefits to Hong Kong.

In order to build up the yacht industry chain, apart from providing more berthing facilities to address the shortage of berthing spaces, it is also important for the Government to consider whether there is any need to further improve the arrangements for yacht registration and crew licensing, immigration procedures, and ancillary facilities such as berths and ship repairing, which involve the work of various bureaux and departments. We will make use of the aforesaid EOI exercises to collect the industry's views on the development of yacht tourism, the related ancillary facilities and improvement suggestions, and provide them to relevant bureaux and departments for reference, with a view to facilitating the formulation of a more holistic yacht industrial policy in the future. For the DEVB and the departments under its purview, we would make appropriate preparation related to land use planning and the hardware for disembarkation and onshore facilities.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1736)

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 2025, the Planning and Lands Branch of the Development Bureau (DEVB) will complete the town planning and other relevant procedures for the developments at Tseung Kwan O (TKO) Area 137 and off Area 132, with a view to commencing works in end-2025. Will the DEVB advise this Committee whether land will be earmarked at TKO Area 137 and Area 132 for healthcare facilities so as to alleviate the medical pressure in TKO?

Asked by: Hon LEUNG Tsz-wing, Dennis (LegCo internal reference no.: 6)

Reply:

Tseung Kwan O Area 137 (Area 137), located to the south of Tseung Kwan O InnoPark, is a sizeable piece of formed land. To optimise the land use of this site, the 2022 Policy Address proposed re-planning the area into a new predominantly residential community. Our objective is to develop Area 137 into a green, liveable and accessible new waterfront community. In formulating the Recommended Outline Development Plan for the area, we have, in anticipation of the future increase in population arising from the development of Area 137, reserved sufficient land for the provision of various types of community facilities, including a joint-user government complex, sports centre, open space and school, in accordance with the requirements set out in the Hong Kong Planning Standards and Guidelines. Area 137 falls under the Kowloon East Cluster (the Cluster) of the Hospital Authority (HA), encompassing the United Christian Hospital, the Tseung Kwan O Hospital, and the Haven of Hope Hospital, as well as eight General Out-patient Clinics. The Health Bureau and the HA will give due consideration to the demand for healthcare services arising from the population growth in Area 137 when reviewing the services to be provided by the Cluster in the future. Furthermore, following discussions with the Health Bureau and the HA, we have reserved a site near the proposed railway station in Area 137 for the construction of a joint-user government complex. We have also recommended to provide various

community facilities, including public healthcare facilities, in the complex to cater for the needs of future residents.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0480)

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 Matters Requiring Special Attention in 2025-26, the Development Bureau (DEVB) will continue to co-ordinate, champion and drive the overall development of the Northern Metropolis (NM) through the Northern Metropolis Co-ordination Office (NMCO). In this connection, please advise this Committee:

1. given that the DEVB will formulate a proposed framework for establishing a company led by the Government to develop and operate a pilot industry park in the NM, of the details of the company and the estimated expenditure; whether there is any concrete timetable for its establishment; and

2. given that a major innovation and technology enterprise has requested for earmarking a development site in the Loop and promised to bring its upstream and midstream businesses thereto, whether the Bureau will consider introducing other development modes to expedite the NM development; if so, of the details; if not, the reasons for that.

Asked by: Hon LIAO Cheung-kong, Martin (LegCo internal reference no.: 5)

Reply:

To enhance the speed and quality of the Northern Metropolis (NM) development, we will integrate government efforts with market forces, including adopting more diverse development models.

In particular, it is our wish to drive the development of industries in the NM in diversified manners. We are exploring the establishment of a pilot industrial park by granting sites to a company established and led by the Government. The company will, in accordance with the Government's industrial policies, be responsible for formulating the park's development and operation strategies, taking up day-to-day management and attracting businesses and

investment. It is hoped that this can enable the Government to strengthen its steering and piloting role. This company model is expected to be suitable for various industries. We have first selected some logistics sites in the Hung Shui Kiu/Ha Tsuen New Development Area (NDA) as study sites. The detailed proposal was originally planned to be announced in the first quarter of 2025. However, as the tender results of the two sites of multi-storey buildings for modern industries (one of which is located in Hung Shui Kiu/Ha Tsuen NDA) are of reference value for the study on the company model, and the tender closing date has recently been extended to end-July as announced by the Government, our latest plan is to announce the detailed proposal in the second half of 2025, so as to give due consideration to the tender results and other relevant factors in formulating the proposal.

In addition, the Chief Executive announced in the 2024 Policy Address to adopt, on a pilot basis, a large-scale land disposal approach. Sizable land parcels, including those with commercial value and earmarked for provision of public facilities, will be selected and granted to successful bidders for collective development. This approach will provide the enterprises with more opportunities to participate in the NM development and speed up development of the land parcels, and at the same time reduce the financial outlay of the Government. We have identified three pilot areas of large-scale land disposal located in the Hung Shui Kiu/Ha Tsuen NDA, the Fanling North NDA and San Tin Technopole, and launched a three-month exercise in end-December 2024 to invite interested parties to submit expressions of interest (EOI) for the three pilot areas. During the period, we received 22 EOI submissions from local and Mainland developers, contractors, conglomerates, e-commerce logistics companies, etc. We are consolidating and analysing the collected feedback, with a view to finalising the details and conditions of the open tender later. Our plan is to invite tenders for the three pilot areas progressively from the second half of this year to next year.

We are also exploring allowing land owners to voluntarily surrender land planned to be resumed by the Government in the NM to reduce or offset the premium charged for the in-situ land exchange or large-scale land disposal in NDAs. By paying a lesser amount of premium, developers can manage their cash flow with greater ease. In addition, we will explore the "pay for what you build" approach, i.e. developers involved in land exchanges are not required to pay large amounts of premium based on the maximum floor area; instead, the premium will be determined according to the actual construction area, thereby enhancing developers' investment incentives.

To tie in with the policy goal of developing innovation and technology and other emerging industries in the Loop and other areas in the NM, the DEVB will, from the perspective of land administration policy, support the relevant bureaux in exploring and adopting different modes of land grant, including considering the granting of sites for industries by way of open tender, restricted tender, or private treaty grant so as to attract leading Mainland and overseas enterprises to come to Hong Kong for bringing in new capital and technology and generating job opportunities, thereby expediting the NM development. We believe that the relevant bureaux will make announcement at suitable juncture on the appropriate arrangement for the industries under their policy purview.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0481)

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 146 of the Budget Speech, the Government is making every effort to enhance the harbourfront on both sides of the Victoria Harbour. The recently opened western section of the East Coast Boardwalk in North Point has been popular among the public. The eastern section of the Boardwalk, the Hung Hom Urban Park (Phase 2) and the open space at Eastern Street North in Sai Ying Pun will also be completed this year. Refreshment stalls will be set up at harbourfront locations in Central, Wan Chai, North Point and Tsim Sha Tsui this year to enrich visitor experience. In this connection, please advise this Committee of the following:

1. the details of the relevant estimated expenditure and manpower as planned; and

2. given that fixed and mobile stalls will reportedly be set up in respect of the refreshment stalls, how the Government will encourage operators to join the plan, and whether the Government will draw on experiences from the Food Truck Pilot Scheme and implement enhancement measures to make the plan more successful; if it will, of the details; if not, the reasons for that.

Asked by: Hon LIAO Cheung-kong, Martin (LegCo internal reference no.: 6)

Reply:

The Government has been striving to enhance the Victoria Harbourfront, and to introduce commercial facilities such as food and beverages (F&B), retail and entertainment facilities at selected suitable locations on a pilot basis to bring convenience to visitors. In 2024, the Development Bureau (DEVB) set up smart specialty vending facilities at the harbourfront in Wan Chai, Kwun Tong and Cha Kwo Ling, offering a variety of light snacks, specialty drinks and gadgets. In 2025, refreshment stalls will be set up at four harbourfront locations with relatively more frequent flow of visitors in Central, Wan Chai, North Point and Tsim Sha Tsui

to enrich visitors' experience. In the first phase, some stalls will be set up at each of the four locations. Before finalising the locations and arrangements, relevant stakeholders, including the Harbourfront Commission and the local community, will be consulted. We will provide light snacks and drinks at harbourfront sites under more innovative approaches (such as offering more flexibility in terms of operating hours and locations), with reference to the market conditions and past experiences, with a view to encouraging the participation of those interested in running F&B businesses, including young people. The associated costs will be absorbed by the provision of the DEVB and the relevant work will be undertaken by its existing manpower.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0054)

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 under the Matters Requiring Special Attention in 2025-26 that the Government will continue to oversee the study on near-shore reclamation at Lung Kwu Tan and the re-planning of Tuen Mun West area. In this connection, please advise this Committee of the following:

1. the latest progress and timetable of the study to date; and

2. given that the Government, in response to the proposal to set up a construction industry park in the vicinity of the Tuen Mun River Trade Terminal and leverage the advantage of water links, has stated that the proposal would be examined and considered in the study concurrently, how the Government will implement it in the study and the details about it?

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

Reply:

The Government commenced the planning and engineering study for Lung Kwu Tan (LKT) near-shore reclamation and re-planning of Tuen Mun West (TMW) area in end-2023. The study is progressing well. We are finalising the land use proposals for LKT and TMW, including the River Trade Terminal. The planning will be "industry-led" and it is proposed to provide potential development area of more than 300 hectares for the industries of advanced construction, modern logistics, new energy, and circular economy, including land reserved for setting up a construction industry park.

We plan to launch a public engagement exercise in around mid-2025 to consult relevant stakeholders including the Legislative Council on the initial land use proposals. We will

elaborate in detail the layout of industrial land by then, including the location of the construction industry park.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0080)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Government stated that it would assist brownfield operations affected by the Government's clearance exercises through a multi-pronged approach, including provision of one-stop facilitation services through the Development Projects Facilitation Office (DPFO) for displaced brownfield operators who wish to relocate their business. In this connection, will the Government inform this Committee of the following:

1. the number of affected brownfield operators, the area and the nature of their businesses since 2023;

2. the number of cases in which brownfield operators were assisted, the number of cases in which their businesses were successfully reprovisioned and the average processing time, and the number of cases in which their operations were discontinued since 2023, broken down by departments including DPFO; and

3. given that the Government has indicated that it will continue to take forward the development of multi-storey buildings for modern industries (MSBs) to promote the upgrading and transformation of relevant industries and reprovision affected brownfield operations, and that according to an earlier survey conducted by the Planning Department on brownfield sites, about 26% of the brownfield sites are used for the construction industry, 26.8% for general warehousing and 12% for the logistics industry, with many of them involving bulky machinery, whether the Government has assessed the feasibility of reprovisioning these operators to MSBs, and what support measures will be put in place if conditions do not permit?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 27)

Reply:

1. Since 2023, the Government has commenced land resumption for the Remaining Phase Development of the Kwu Tung North/Fanling North New Development Area (NDA) and the Second Phase Development of the Hung Shui Kiu/Ha Tsuen NDA, involving approximately 125 hectares (ha) of land and affecting around 1 110 business operators running businesses covering the construction industry, logistics (including warehouse/storage), vehicle repairing, workshop and recycling.

2. & 3.

At present, the Government assists brownfield operators affected by government development projects who wish to relocate their businesses along the policy directive of "providing monetary compensation in parallel with facilitation service". Apart from monetary compensation, the relevant support measures include -

(a) having reviewed and revised the relevant guidelines of the Town Planning Board (TPB) in 2023, with the effect of making available more land (mostly private lots) for application for temporary use by brownfield operators. Since the revised TPB guidelines came into effect in April 2023, about 289 relevant planning applications involving a total of about 140 ha of land have been approved by TPB, representing an increase of 49% and 66% respectively as compared with the corresponding figures in the two-year period before amendment of the TPB guidelines;

(b) setting up a dedicated multi-disciplinary team (the Team) under the Development Projects Facilitation Office in April 2023 to provide one-stop advisory and case management services on planning and lands matters to brownfield operators who have identified alternative private land for relocating their businesses, and to co-ordinate with different departments in assisting brownfield operators in obtaining necessary planning approvals and applying for necessary waivers. As at end-February 2025, the Team has assisted 69 business operators (covering the construction industry, logistics, vehicle repairing and sawmill) in securing planning approvals for relocating businesses, involving around 60 ha of relocation sites, and among which 40 operators were required to apply for waivers for their relocation sites and all cases were approved; and

(c) the Lands Department (LandsD) would identify suitable government sites for letting by way of short-term tenancy (STT) through restricted tender to brownfield operators affected by land resumption and clearance. Since December 2020, LandsD has awarded STTs for 23 sites involving a total of 46 800 square metres of land to affected brownfield operators for industrial uses, open storage, warehouse, vehicle repairing, etc.

The aforesaid work of assisting brownfield operators to relocate their businesses involves various types of development approval applications (e.g. planning applications, wavier applications, and building plan approval), and the facilitation work involved for each case of relocation is different. We do not maintain statistics on the average processing time of the relevant cases.

The decision of brownfield operators to continue or cease their operations/businesses often hinge on various factors, such as the operators' own circumstances, the prospect of the industries, and the external economic environment. We do not maintain any statistics on these two aspects.

We understand that it may not be suitable for some industries on brownfield sites to operate in multi-storey buildings for modern industries (MSBs). Therefore, we launched the measure under item (a) above two years ago, enabling more private lots to be made available for application for open-air storage or operation uses so as to assist brownfield operations which cannot be run in MSBs. DEVB has embarked on another thorough site search exercise lately to identify more possible government sites for temporary use by affected brownfield operators (mainly focusing on government land not yet needed for long-term uses). To this end, DEVB and the relevant departments have initially identified around 120 ha of government land that may be rolled out in batches over the next six years. The tender for the first batch of site(s) would be launched in the second half of this year. Apart from that, we have reserved sites in Hung Shui Kiu/Ha Tsuen, Yuen Long South and New Territories North New Town for open-air storage and operation uses in the long run. We will continue to reserve sites at suitable locations.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1080)

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

Subhead (No. & title): (000) Operational expenses & (700) General non-recurrent

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 revised provision for 2024-25 under this Programme is $1,559.5 million, which is considerably lower than the original provision for 2024-25 by 9.3%. In this connection, will the Government inform this Committee of the reason for the decrease in revised provision for 2024-25?

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

Reply:

Under Programme (2), the revised estimate for 2024-25 is $160.5 million (-9.3%) lower than the original estimate, which is mainly due to the decrease in cash flow requirements for some of the non-recurrent items (a decrease of $175 million in total). The amounts of decrease regarding the relevant items are tabulated below:

Non-recurrent item	**Amount of decrease in the revised estimate as compared with the original estimate**
Building Maintenance Grant Scheme for Needy Owners	$80 million
Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations	$75 million
Operation Building Bright 2.0	$10 million
Building Drainage System Repair Subsidy Scheme	$10 million
Total:	**$175 million**

Part of the decreased expenses is offset by the increased provision for other operational expenses.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1081)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2025-2026, the Government states that it will continue to roll out measures to streamline development-related administrative procedures. In this connection, will the Government inform this Committee of:

(a) the timetable of introducing these measures;

(b) the manpower and resources allocated for 2025-26 to execute this task; and

(c) the key performance indicators in respect of implementing these measures?

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

Reply:

(a) & (c)

The Development Bureau (DEVB) has been proactively rolling out various measures to streamline development control procedures. The Steering Group on Streamlining of Development Control (Steering Group) led by the DEVB has continuously reviewed the approval procedures involved in development projects. A joint subcommittee comprising representatives from professional bodies and the industry was also set up under the Land and Development Advisory Committee of the DEVB to provide a standing communication platform for the industry and the Government to discuss matters related to streamlining the administrative approval procedures.

Subsequently, the DEVB issued an internal circular in July 2024 to, for the first time, stipulate expressly that all approving departments are required to adopt a "facilitator" mentality when processing development applications. The circular also sets out guiding principles and good practices to help bureaux/departments (B/Ds)

institutionalise facilitation measures. All relevant B/Ds have drawn up work plans to explore or implement about 60 new measures from the third quarter of 2024 to end-2025, covering areas including promoting self-certification, introducing more arrangements for phased submission of information, reviewing the requirements for submitting and updating technical assessment, and streamlining land administration process, so as to implement the requirements stipulated in the circular. When incorporating these proposed measures into their work plans, relevant B/Ds have also set targets for the implementation timeframe of these measures and are required to report the progress to the Steering Group regularly.

(b) The work of each relevant B/D in formulating and implementing streamlining measures is part of its overall duties, so is the co-ordination and implementation work of the DEVB. Implementation of this task does not involve any additional manpower and resources.

- End -

Examination of Estimates of Expenditure 2025-26 Reply Serial No.

DEVB(PL)072

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1082)

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 2025-2026, the Government states that it will continue to implement the funding scheme which supports the use of vacant government sites by non-government organisations for community, institutional or other non-profit making purposes. In this connection, will the Government inform this Committee of:

(a) the information of the funded projects with construction works completed and operation commenced since April 2024;

(b) the number of applications with funding approved since April 2024 and the amount of funding approved; and

(c) out of the approved applications in (b), the number of projects benefited from the expanded scope of funding to cover the costs for preparation of technical assessments and submissions for short-term tenancy applications for use of vacant government sites and the amount of funding approved?

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 3)

Reply:

(a) Between April 2024 and 28 February 2025, there were two funded projects of which construction works had been completed and operation had commenced or would shortly commence. Their details are set out below:

	Location of vacant government site	Area of site (square metres)	Name of applicant organisation	Short-term uses for the site	Approved funding ceiling* ($million)	Funding disbursed ($million) (as at 28 February 2025)	Date of completion of construction works
1	Shiu Fai Terrace, Wan Chai (Ex-Pun U Association Wah Yan Primary School)	Approximately 1 600	Hong Kong Air Cadet Corps	Youth training centre	Stage 1: 5.0 Stage 2: 34.8 Total: 39.8	Approximately 29.3	Construction works were completed in December 2024 and operation commenced in March 2025.
2	Chap Wai Kon Village, Sha Tin	Approximately 3 500	Food Angel by Bo Charity Foundation	Non-profit-making food production centre	Stage 1: 1.3 Stage 2: 58.7 Total: 60.0@	Approximately 56.6	Construction works were substantially completed and operation is expected to commence in the second quarter of 2025.

Remarks:

* Generally speaking, depending on the scale of an individual project, the Development Bureau (DEVB) may process and approve funding applications for the project in stages. We will consider first approving and granting the costs for detailed design and site investigation in Stage 1 for the organisation to start the preliminary work. When the detailed design of the project and cost estimate of the construction works are more certain, the DEVB will then consider approving and granting the funding for Stage 2 (i.e. the funding for the construction costs).

@ The applicant organisation for project 2 has sought additional funding sources outside the funding scheme (including provision from the applicant organisation and/or other sponsorship) to cover the costs for stage 1 and/or stage 2 of the project.

(b) Between April 2024 and 28 February 2025, a total of eight projects were approved for funding (all for construction works in stage 2) and the total amount was $347.1 million. The details are set out below:

	Location of vacant government site	Area of site (square metres)	Name of applicant organisation	Short-term uses for the site	Approved funding ceiling* ($million) [date of approval]
1	Shiu Fai Terrace, Wan Chai (Ex-Pun U Association Wah Yan Primary School)	Approximately 1 600	Hong Kong Air Cadet Corps	Youth training centre	Stage 2#: 34.8 [May 2024]
2	Junction of Nullah Road and Tung Choi Street, Kowloon	Approximately 450	Concern for Grassroots' Livelihood Alliance	Community service centre	Stage 2#: 15.1 [June 2024]
3	Lung Cheung Road, Wong Tai Sin	Approximately 1 600	Chinese Dance Art Association	Dance centre	Stage 2#: 63.1 [July 2024]

	Location of vacant government site	Area of site (square metres)	Name of applicant organisation	Short-term uses for the site	Approved funding ceiling* ($million) [date of approval]
4	San Ping Circuit, Tuen Mun (Ex-St. Simon's Primary School)	Approximately 4 200	Paws United Charity	Animal rehoming centre	Stage 2#: 62.6 [July 2024]
5	Ha Wong Yi Au, Tai Po (Ex-Fish Marketing Organization Tai Po Primary School)	Approximately 3 000	Home of Loving Faithfulness	Residential Care Home for Persons with Disabilities	Stage 2: 70.0 [November 2024] (the cost for the detailed design in stage 1 was absorbed by the provision from the organisation)
6	Near Tai Tam Reservoir	Approximately 760	Scout Association of Hong Kong	Sea activity centre	Stage 2#: 28.5 [November 2024]
7	Sha Tau Kok, North District (Ex-King Sau School)	Approximately 6 900	Lin Ma Hang Village Charity Fund	Hakka cultural centre	Stage 2#: 40.8 [November 2024]
8	Shek Mun, Shatin	Approximately 530	Christian & Missionary Alliance Church Union Hong Kong	Community service centre	Stage 2#: 32.2 [February 2025]
Total amount of funding approved between April 2024 and 28 February 2025:					347.1

Remarks:

* Generally speaking, depending on the scale of an individual project, the DEVB may process and approve funding applications for the project in stages. We will consider first approving the costs for detailed design and site investigation in Stage 1 for the organisation to start the preliminary work. When the detailed design of the project and cost estimate of the construction works are more certain, the DEVB will then consider approving and granting the funding for Stage 2 (i.e. the funding for the construction costs).

\# Stage 1 application of the project was approved before April 2024.

(c) In July 2024, the Finance Committee of the Legislative Council approved an increase in commitment from $1 billion to $1.5 billion under the Funding Scheme to support the use of vacant government sites by non-government organisations and the implementation of enhancement measures, including (i) increasing the funding ceiling for projects with site area larger than 2 000 square metres and/or without vehicular access; and (ii) expanding the scope of funding to cover the costs for preparation of technical assessments and submissions for short-term tenancy (STT) applications for the use of vacant government sites.

Since the launch of the enhancement measures, a total of three projects (projects 3, 4 and 5 in part (b) of the reply above) have benefited from the increase in project funding ceiling. These include two projects with a site area exceeding 2 000 square metres (i.e. projects 4 and 5) and one project with a site lacking vehicular access (i.e. project 3).

The funding ceiling for each of these three projects has been increased by $10 million to $70 million.

Since July 2024, the DEVB has not received any project applications for funding covering the costs for preparation of technical assessments and submissions for STT applications for the use of vacant government sites.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1083)

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 2025-26, the Government states that it will explore allowing private land owners to voluntarily surrender land planned to be resumed by the Government in New Development Areas in the Northern Metropolis to offset the premium payable by the owners in in-situ land exchange under the "Enhanced Conventional New Town Approach" or "large-scale land disposal. In this connection, will the Government advise this Committee of:

(a) the timetable for implementing this new arrangement;

(b) the manpower and resources allocated for carrying out this work in 2025-26; and

(c) the estimated expenditure to be saved from land resumption under this arrangement?

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

Reply:

To enhance the speed and quality of the Northern Metropolis (NM) development, we will integrate government efforts with market forces, including adopting more diverse development models, such as more public-private partnerships, in-situ land exchanges and piloting large-scale land disposal, etc. In particular, we are exploring allowing land owners to voluntarily surrender land planned to be resumed by the Government in the NM to reduce or offset the premium charged for the in-situ land exchange or large-scale land disposal in NDAs. By paying a lesser amount of premium, developers can manage their cash flow with greater ease and are more incentivised to take part in the development. The scheme will also help alleviate pressure on public finance.

The scheme is still being explored, and the amount of expenditure on land resumption thus saved is contingent on the participation of land owners. In fact, while the scheme may reduce the Government's expenditure on land resumption in terms of "cold cash", the Government's income from land premium charged for land exchange will be reduced accordingly. In this regard, it is believed that there will be no significant changes in the Government's overall financial position as a result of the scheme. The related exploratory work will be absorbed by existing manpower and resources.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1084)

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

Subhead (No. & title): (000) Operational expenses & (700) General non-recurrent

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 provision for 2025-26 under this Programme is $1,656.3 million, which is higher than the revised provision for 2024-25 by 6.2%. According to the Controlling Officer's explanation, the change is mainly due to the aggregate increase in cash flow requirements for non-recurrent items and the increased provision for recurrent consequence of the East Coast Boardwalk. In this connection, will the Government inform this Committee of:

(a) the details of the non-recurrent items concerned and the relevant provisions involved; and

(b) the provisions for 2024-25 and 2025-26 for the East Coast Boardwalk?

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

Reply:

(a) The estimate for general non-recurrent items for 2025-26 is higher than the revised estimate for 2024-25 by $70.03 million (+6.3%), and the estimated cash flows for the relevant items are tabulated as follows:

General Non-recurrent Items	**Revised Estimate 2024-25 ($'000)**	**Estimate 2025-26 ($'000)**
Subsidy for property owners to participate in Smart Tender scheme	20,000	15,000
Operation Building Bright 2.0	390,000	400,000

General Non-recurrent Items	Revised Estimate 2024-25 ($'000)	Estimate 2025-26 ($'000)
Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations	195,000	220,000
Development of Common Spatial Data Infrastructure Portal	31,600	32,900
Establishment of Geospatial Lab	11,390	20,120
Building Drainage System Repair Subsidy Scheme	270,000	260,000
Building Maintenance Grant Scheme for Needy Owners	200,000	240,000
Total	**1,117,990**	**1,188,020 (higher than the revised estimate for 2024-25 by 6.3%)**

(b) The East Coast Boardwalk (Boardwalk) is about 2.2 kilometres long and is divided into eastern and western sections. The western section has been opened for public enjoyment since January 2025, while the eastern section is scheduled for progressive completion in the second half of 2025. The recurrent expenditure incurred after the opening of the western section of the Boardwalk in 2024-25 was absorbed by the operational expenses of the Development Bureau (Planning and Lands Branch) (DEVB(PLB)) for the financial year. The estimated recurrent expenditure of the Boardwalk for 2025-26 is about $23 million; the relevant amount has been subsumed under the operational expenses of DEVB(PLB) in 2025-26.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2151)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under Programme (2), the Development Bureau has mentioned in the Matters Requiring Special Attention in 2025-26 that it will "continue to co-ordinate, champion and drive the overall development of the Northern Metropolis through Northern Metropolis Co-ordination Office (NMCO)". In this connection, will the Government advise this Committee of:

(a) the (i) staff establishment and (ii) expenditures on salaries, operation and equipment of the NMCO in 2024-25 and 2025-26 as projected;

(b) the key performance indicators (KPIs) for the NMCO in 2024-25 and their completion status;

(c) the expected KPIs for the NMCO in 2025-26;

(d) the respective numbers of meetings that have been or will be convened by the (i) NMCO; (ii) Steering Committee on the Northern Metropolis; (iii) Advisory Committee on the Northern Metropolis and its four sub-committees; and (iv) Task Force for Collaboration on the Northern Metropolis Development Strategy in 2024-25 and 2025-26 as projected; and

(e) the (1) area of development land; (2) costs of preliminary studies; (3) costs of site formation and infrastructure works; (4) number of public housing; (5) number of private housing; (6) size of new population; (7) time of first population intake; (8) area of land for industries; (9) commercial floor area; (10) number of new jobs; (11) commissioning time of first batch of industries and (12) completed date of development (in tabular form) in respect of (i) Hung Shui Kiu/Ha Tsuen; (ii) Lau Fau Shan/Tsim Bei Tsui/Pak Nai; (iii) Yuen Long South; (iv) Ngau Tam Mei; (v) San Tin Technopole (including the Hong Kong-Shenzhen Innovation and Technology Park in the Loop); (vi) Kwu Tung North (including Ma Tso Lung); (vii) Fanling North and (viii) the various land parcels in the

New Territories North New Town within the Northern Metropolis according to the latest estimation by the Government?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 29)

Reply:

(a) The Northern Metropolis Co-ordination Office (NMCO) was established in June 2023. In 2024-25, the NMCO had 34 staff members (including civil service posts/staff employed on non-civil service contract or post-retirement service contract terms), with an actual expenditure on salaries of $37.6 million. In addition, as the operating expenses of the NMCO are subsumed under the overall departmental expenditure of the Planning and Lands Branch under the Development Bureau (DEVB), no separate breakdown is available. The estimated staff establishment of the NMCO for 2025-26 is expected to remain largely the same, with an estimated expenditure on salaries of approximately $40.31 million.

(b) & (c)

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 NMCO has assumed an overall championing and co-ordinating role in taking forward the NM, and taken on multiple functions. As regards land development, the NMCO co-ordinates the planning, land resumption, site formation and infrastructure works for different new development areas (NDAs). In terms of land use planning, the NMCO consults closely with the relevant bureaux to reserve appropriate land in the NDAs to create the critical mass for development of industries, as per the "industry-driven" approach to developing the NM. It follows up on the ways of land disposal of such land, and joins 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. The NMCO also works with other bureaux on the provision of public housing and government or community facilities to be developed on land provided in the NDAs.

Following the inception of the NMCO, the NM Action Agenda was published in late October 2023, which outlines the development blueprint of the NM including the development theme and implementation timetable of the four major zones in the NM. Last year, with the funding approval from the Finance Committee (FC) of the Legislative Council (LegCo), we commenced three large-scale site formation and engineering infrastructure works, namely the Second Phase Development of Hung Shui Kiu/Ha Tsuen, Remaining Phase Development of Kwu Tung North/Fanling North and Phase 1 Stage 1 Works of San Tin Technopole, involving a development area of over 660 hectares (ha). Subject to the funding approval of the FC of the LegCo, we plan to commence the works for the Second Phase Development of the Yuen Long South NDA in mid-2025 to develop 71 ha of land. As for land use planning, the development proposals for four major development projects (i.e. Lau Fau Shan/Tsim Bei Tsui/Pak Nai, Ngau Tam Mei, New Territories North New Town and Ma Tso Lung) were announced in 2024 for public consultation.

In the coming year, we will continue to take forward the works and land planning work mentioned above, and will seek funding approval from the FC of the LegCo for the Second Phase Development of Yuen Long South to develop around 71 ha of land. Separately, we have invited applications for in-situ land exchange in Yuen Long South, and will do the same for the development of San Tin Technopole. We will also progressively invite tender for the three pilot areas of "large-scale land disposal" in Fanling North, Hung Shui Kiu and San Tin Technopole. Such diversified development approaches will expedite land supply. Moreover, the DEVB has reserved approximately 80 ha of land in Tsim Bei Tsui and Pak Nai for the development of eco-tourism nodes, and has commenced an expression of interest exercise in April 2025. In addition, we will complete the rezoning procedure for the data park site in Sandy Ridge, finalise the land use proposals for Ngau Tam Mei, New Territories North New Town, and Ma Tso Lung, and then commence the environmental impact assessments and other statutory procedures to take forward land creation.

(d) The Steering Committee on the NM (SCNM), the Advisory Committee on the NM (ACNM) and the Task Force for Collaboration on the NM Development Strategy were established during end-2022 and early 2023 respectively. The NMCO is responsible for providing secretariat support, as well as taking up the co-ordinating and liaison role. As at 1 April 2025, the SCNM and the ACNM convened six and seven meetings respectively, while the four sub-committees under the ACNM and the Task Force for Collaboration on the NM Development Strategy convened five meetings. The frequency of meetings is expected to be largely the same in the future.

(e) According to the current planning, the details of the respective NDAs in the NM are set out in Table 1 to Table 3 below:

Table 1:

NDA	**Area of development land (ha)**	**Cost of preliminary studies ($ million)**	**Cost of site formation and engineering infrastructure ($ billion)**
Hung Shui Kiu/Ha Tsuen	Around 452	Planning and engineering study 66.27 (actual expenditure, with the item completed) Detailed design and site investigation for First Phase Development 31.23 Detailed design and site investigation for Second Phase Development 612.5 Detailed design and site investigation for Remaining	Site formation and engineering infrastructure for First Phase Development 1.6302 Site formation and engineering infrastructure for Second Phase Development 25.9468 Site formation and engineering infrastructure for Remaining Phase Development will be incorporated into the Lau Fau Shan Development

NDA	Area of development land (ha)	Cost of preliminary studies ($ million)	Cost of site formation and engineering infrastructure ($ billion)
		Phase Development will be incorporated into the Lau Fau Shan Development Project for joint implementation	Project for joint implementation, with the estimated cost to be confirmed.
Lau Fau Shan/Tsim Bei Tsui/Pak Nai	Around 411[1]	Land use review study 74.85 Investigation study 114.83	To be confirmed
Yuen Long South	Around 185	Planning and engineering study 46.29 Technical Review on Intensification of Yuen Long South Third Phase Development – Feasibility Study 13.69 Detailed design and site investigation for First Phase Development 60.91 Detailed design and site investigation for Second Phase and Third Phase (Part) Development 127.20	First Phase Development 7.2395 Second Phase Development 14.0651[2] Third Phase Development to be confirmed
Ngau Tam Mei	Around 127	Planning and engineering study 97.43	To be confirmed
San Tin Technopole (excluding the Hong Kong Park of the Hetao Co-operation Zone)	Around 539	Investigation and design study 793.8	Phase 1 Stage 1 Development 27.1751 Remaining Phase to be confirmed

[1] Including some of the land in the Remaining Phase of the Hung Shui Kiu/Ha Tsuen NDA.

[2] It is planned to seek funding approval from the FC of the LegCo in the second quarter of 2025.

NDA	Area of development land (ha)	Cost of preliminary studies ($ million)	Cost of site formation and engineering infrastructure ($ billion)
Hong Kong Park of the Hetao Co-operation Zone	Around 87	Planning and engineering study 30.29 Detailed design and site investigation and land decontamination and advance engineering works 11.84 Eastern connection road 41.38 Main Works Package 1 268.3	Land decontamination and advance engineering works 0.5176 Main Works Package 1 13.2173
Kwu Tung North/Fanling North	Around 320	Planning and engineering study 54.13 Detailed design and site investigation (First Phase) 369.8 Detailed design and site investigation (Remaining Phase Development) 764.5	First Phase Development 18.2165 Remaining Phase Development 30.1679
Ma Tso Lung	Around 52	Planning and engineering study 28.9	To be confirmed
New Territories North New Town	Around 1 175	Planning and engineering study 200.8	To be confirmed

Table 2:

NDA	Number of public housing units	Number of private housing units	New population	Time of first population intake	Area of land for industries (ha)
Hung Shui Kiu/Ha Tsuen	Around 36 800	Around 29 900	Around 184 000	2024	Around 103
Lau Fau Shan/Tsim Bei Tsui/Pak Nai	Around 48 000 - 53 000 (public/private housing split to be confirmed)		Around 141 000 - 146 000	To be confirmed	To be confirmed
Yuen Long South	Around 22 300[3]	Around 10 600[3]	Around 98 700[3]	2029	Around 11
Ngau Tam Mei	Around 12 000 - 13 000 (public/private housing split to be confirmed)		Around 32 000 - 36 000	2034	Not applicable
San Tin Technopole (excluding the Hong Kong Park of the Hetao Co-operation Zone)	Around 50 000 - 54 000 (public/private housing split subject to review)		Around 147 000 - 159 000	2031	Around 228
Hong Kong Park of the Hetao Co-operation Zone	Not applicable	Not applicable	Not applicable	Not applicable	Around 87
Kwu Tung North/ Fanling North	Around 57 500	Around 28 700	Around 226 700	2022	Not applicable
Ma Tso Lung	Not applicable	Around 9 800 - 10 700	Around 25 600 - 28 000	To be confirmed	Not applicable
New Territories North New Town	Around 163 000 -176 000[4] (public/private housing split to be confirmed)		Around 398 000 - 433 000	To be confirmed	Around 210

Table 3:

NDA	Net commercial floor area (square metres)	New jobs	Time of first batch of industries moving in	Completion date of development
Hung Shui Kiu/Ha Tsuen	Around 2 055 000 (under review)	Around 150 000	2028/29	To be taken forward with the Lau Fau Shan Development Project, with the completion time of development to be confirmed.
Lau Fau Shan/Tsim Bei Tsui/Pak Nai	Pending detailed land use planning	Around 50 000	To be confirmed	
Yuen Long South	Around 229 900[3]	Around 13 700[3]	To be confirmed	2038

[3] We are conducting a review on the development scale of the Third Phase Development. The development area, development density, number of housing units, new population, commercial floor space and number of new jobs will be adjusted based on the results of this review.

[4] The existing and planned 16 000 public housing units at Queen's Hill are included.

NDA	Net commercial floor area (square metres)	New jobs	Time of first batch of industries moving in	Completion date of development
Ngau Tam Mei	Pending detailed land use planning	Around 22 000 - 26 000	To be confirmed	To be confirmed
San Tin Technopole (excluding the Hong Kong Park of the Hetao Co-operation Zone)	Around 640 000	Around 165 000	2031	2039
Hong Kong Park of the Hetao Co-operation Zone	Pending the consultancy study on Phase 2 by Hong Kong-Shenzhen Innovation and Technology Park Limited (HSITPL)		2025	Pending the consultancy study on Phase 2 by HSITPL
Kwu Tung North/ Fanling North	Around 1 275 000	Around 53 100	Not applicable	2031
Ma Tso Lung	Pending detailed land use planning	Around 3 000	Not applicable	To be confirmed
New Territories North New Town	Pending detailed land use planning	Around 165 000	To be confirmed	To be confirmed

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2154)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Development Bureau has mentioned under Programme (2) that it "set up a dedicated office to co-ordinate and oversee the operation of the Support Service Centre for Minority Owners under Compulsory Sale (SMOCS), which was established by the Urban Renewal Authority (URA), to provide one-stop comprehensive support services to minority owners affected by compulsory sale applications, and to promote public understanding of the compulsory sale regime through education and publicity work" in 2024; and in the Matters Requiring Special Attention in 2025-26 that it will "continue to co-ordinate and oversee SMOCS in providing one-stop comprehensive support services to minority owners affected by compulsory sale". In this connection, will the Government advise this Committee:

(a) of the (i) staff establishment and (ii) expenditures on salaries, operation and equipment of the dedicated office in 2024-25 and 2025-26 as projected;

(b) whether the Bureau has drawn up key performance indicators (KPIs) for the work of the SMOCS; if so, of the KPIs for 2024-25 and their completion status, and the KPIs for 2025-26; if not, the reasons for that; and

(c) whether the Bureau has maintained information regarding the (i) number of visitors, (ii) number of processed cases, (iii) staff establishment and (iv) expenditures on salaries, operation and equipment since the operation of the SMOCS; if so, of the details; if not, the reasons for that.

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 32)

Reply:

(a) To strike a balance between expediting the redevelopment of old buildings and protecting the interests of property owners, the Development Bureau (DEVB) set up in

August 2024 the Dedicated Office of Support Services for Minority Owners under Compulsory Sale (hereinafter referred to as "DOSS") to commission and steer the Support Service Centre for Minority Owners under Compulsory Sale (hereinafter referred to as "SMOCS"), which was set up by the Urban Renewal Authority (hereinafter referred to as "URA"), to provide one-stop, more comprehensive and effective support services to minority owners at different stages of compulsory sale applications. As the work of the DOSS is part of the DEVB's overall duties, we are not able to provide the breakdown of the manpower, remuneration expenditure and operating expenses involved.

(b) & (c)

Commencing its operation in August 2024, the SMOCS, albeit supported by the financial resources of the URA, is entirely independent of the URA in operation and directly accountable to the DOSS under the DEVB, including reporting its work progress to the DOSS on a monthly basis. In 2024-25, two staff were employed by the SMOCS. The resources involved in its operation are provided by the URA, and no government expenditure is involved. As such, the DEVB does not maintain the record of the expenditure on salaries, operation and equipment of the SMOCS.

The SMOCS will provide appropriate support for minority owners of each compulsory sale application. From August 2024 to end-February 2025, the Lands Tribunal received a total of three compulsory sale applications. The SMOCS has taken the initiative to provide the affected minority owners with support services, explaining to them the legal procedure for compulsory sale and the support services available at different stages, and arranged public education talks, etc. Furthermore, the SMOCS is also providing follow-up support services to about 120 minority owners who are affected by previous compulsory sale applications and private property acquisition activities.

Separately, the SMOCS works with the non-governmental organisation (NGO) engaged through open tender to step up publicity and public education at the district level and enhance the understanding of the public and minority owners of old buildings on private property acquisition activities and the compulsory sale application mechanism. The statistical figures on the major services provided by the SMOCS and the NGO since the establishment of the SMOCS through end-February 2025 are set out below:

Major services	Frequency/ Number of cases
Outreach services	About 2 400 buildings were visited for publicity; and about 75 home visits were made
Public and district organisations talks	Three large-scale district talks and six district organisation talks were organised in collaboration with the Kowloon City, Wan Chai and Tsuen Wan District Offices, with a total attendance of about 430 (Note: A territory-wide public talk was also organised on 28 March 2025); and 15 smaller-scale talks were organised at district elderly centres and other venues
Publicity and promotional activities	Different types of publicity and promotional activities were organised in old districts on a monthly basis

Major services	Frequency/ Number of cases
Case support services	Case support services (including provision of information on acquisition and compulsory sale, assistance in mediation, preliminary professional advisory service, emotional counselling, and relocation support) were provided for over 120 minority owners (including about 120 minority owners affected by compulsory sale applications and private property acquisitions made prior to the establishment of the SMOCS)
Training workshops	One mediator training workshop was organised with about 50 participants (Note: One mediator training workshop, one legal training workshop and one surveying training workshop were also organised in March 2025)
Enquiry services	A website and a telephone hotline were set up to provide enquiry service

In 2025-26, the SMOCS will further enhance the public education and outreach services and refine some of the performance indicators, including requiring the engaged NGO to increase the number of outreach visits to target buildings from at least 2 000 buildings in the last financial year to at least 4 500 buildings, and to increase the number of street-counter publicity and district promotional activities from at least four to at least 12. The SMOCS will adjust the service requirements in a timely manner in light of actual needs. As for the frequency of advisory and support services provided for minority owners affected by compulsory sale applications, it will vary with the actual number of compulsory sale cases.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2505)

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 Northern Metropolis development is an important strategy for Hong Kong's future economic growth and regional integration, and the planning of the Hong Kong Park in the Loop is one of the key components. However, various sectors of the community still have doubts on whether mega projects can be implemented as scheduled. In particular, the processing time and costs of infrastructure and ancillary works have often become a concern for investors and the financing sector, thus affecting the speed of project implementation and the availability of funds. In this connection, will the Government advise this Committee of the following:

1. whether the Government will consider establishing a "Northern Metropolis Green Lane", with a view to setting a standardised processing timeframe for the relevant projects, and expediting the approval process by streamlining the procedures under the premise of ensuring quality and quantity, as this can help save development time and cost, boost investor confidence and ensure the timely implementation of the projects;

2. to incentivise enterprises to participate in the Northern Metropolis development, whether the Government will consider forming a "Northern Metropolis Road Naming Committee" to award road naming rights, on a "first-come-first-served" basis, to enterprises with significant contributions to the development, as this can not only strengthen enterprises' sense of social responsibility, but also attract more enterprises to actively engage in the Northern Metropolis development;

3. whether the Government will consider taking the initiative to contact enterprises and organisations in the other nine cities in the Greater Bay Area and encourage them to participate in the Northern Metropolis development under an "enclave" approach, as this can help promote regional collaboration, attract more resource and technology inputs, and expedite the development pace of the Northern Metropolis; and

4. while expediting the approval process and promoting project implementation, how the Government will ensure that financing can be successfully secured and that investors will be provided with clear return projections; whether consideration will be given to setting up a dedicated fund or providing financing guarantee to reduce investment risks and enhance capital participation from the private sector?

Asked by: Hon SHANG Hailong (LegCo internal reference no.: 20)

Reply:

1. In 2023, the Government introduced legislative amendments to streamline the processes related to various statutory procedures, such as those for town planning, land resumption, gazettal of road works and environmental impact assessment, so as to expedite land development. Moreover, at the end of 2024, the Development Bureau (DEVB) completed a strategic study on construction costs with a view to identifying the major reasons for the high construction costs in Hong Kong, and formulated four specific directions to reduce the costs of public works projects, including streamlining the administrative approval processes. The Government will continue to adopt the "implementation as and when ready" approach in implementing various measures to streamline the approval processes, and foster an innovative mindset among government departments, with a view to enhancing the efficiency and reducing the costs of works projects in Hong Kong.

2. Under the existing mechanism, street naming work in Hong Kong is undertaken by the Lands Department (LandsD) in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). That said, we keep an open mind on the introduction of alternative considerations for naming of streets in the Northern Metropolis (NM) in the future. As a reference, the Northern Metropolis Co-ordination Office (NMCO) organised the "Northern Metropolis Estate Naming Competition" between August and September 2024 to raise public understanding of the new communities in the NM, promote public engagement and enhance the sense of belonging to the communities among members of the public. With enthusiastic public response to the Competition, the NMCO received about 3 000 entry forms, with more than 5 300 naming suggestions. The result of the Competition was announced in January 2025, and the Hong Kong Housing Authority has adopted the winning entries and named the public housing estates in Fanling North Area 15 East and Kwu Tung North Area 19 as "鳳凰嶺邨" and "古雋邨" in Chinese, respectively.

3. & 4.

The Hong Kong Special Administrative Region Government has set up the Task Force for Collaboration on the NM Development Strategy (Task Force) under the Guangdong-Hong Kong and Hong Kong-Shenzhen co-operation mechanisms to strengthen liaison and co-ordination between Hong Kong and the Mainland on matters related to the NM. As at end-March 2025, the Task Force held five meetings.

In addition, the NMCO has, from time to time, co-operated with the Office for Attracting Strategic Enterprises and Invest Hong Kong in promoting the NM and attracting businesses and investment, involving many Mainland enterprises among others.

On 29 November 2024, the Government held the Enterprise Participation in NM Development Event to encourage local, Mainland and overseas enterprises to support and participate in the NM development. On that day, representatives from 85 enterprises (including Mainland enterprises) signed a Memorandum of Understanding about supporting and participating in the NM development. During the ceremony, 35 enterprise representatives (including those representing Mainland enterprises) also signed agreements among themselves to collaborate in the NM development, with a total investment of over $100 billion.

Separately, to enhance the speed and quality of the NM development, we will integrate government efforts with market forces, including adopting more diversified development approaches. In addition to continuing to promote "in-situ land exchanges" (whereby land owners apply for development on their land in accordance with the Government's planning), which is conducive to reducing government expenditure on works projects, we will adopt, on a pilot basis, a "large-scale land disposal" approach, whereby sizeable land parcels, including those with commercial value and earmarked for provision of public facilities, will be selected and granted to successful bidders for collective development. This approach will provide the enterprises with more opportunities to participate in the NM development and speed up development of the land parcels, and at the same time reduce the financial outlay of the Government. We have identified three pilot areas of large-scale land disposal located in the Hung Shui Kiu/Ha Tsuen NDA, the Fanling North NDA and San Tin Technopole, and launched a three-month exercise in end-December 2024 to invite interested parties to submit expressions of interest (EOI) for the three pilot areas. During the period, we received 22 EOI submissions from local and Mainland developers, contractors, conglomerates, e-commerce logistics companies, etc. We are consolidating and analysing the collected feedback, with a view to finalising the details and conditions of the open tender later. Our plan is to invite tenders for the three pilot areas progressively from the second half of this year to next year. We are also exploring allowing land owners to voluntarily surrender land planned to be resumed by the Government in the NM to reduce or offset the premium charged for the in-situ land exchange or "large-scale land disposal" in NDAs. By paying a lesser amount of premium, developers can manage their cash flow with greater ease and are more incentivised to take part in the development. The measure also helps alleviate pressure on public finance. In addition, we will explore the "pay for what you build" approach, i.e. developers involved in land exchanges are not required to pay large amounts of premium based on the maximum floor area; instead, the premium will be determined according to the actual construction area, thereby enhancing developers' investment incentives.

To ensure that the NM project and other strategic infrastructure works projects can proceed on schedule and deliver early benefits to the economy and the public, the Government will leverage market resources more flexibly, including adopting more diversified development approaches mentioned above to take forward the relevant projects. To encourage market investment, it is also important for the Government to have a clear timetable and certainty to take forward land development and infrastructure works in the NM. We will raise capital by issuing government bonds, with a view to ensuring that the progress of projects crucial to the future development of Hong Kong will not be impeded by the fiscal position. As stated in this year's Budget, with the increase in capital works expenditure, the Government will expand the scale of bond

issuance accordingly. It is expected that in the next five years, a total of about $150 billion to $195 billion worth of bonds will be issued under the Government Sustainable Bond Programme and the Infrastructure Bond Programme every year. In addition, we are aware of comments that the loan period offered by banks for the financing of infrastructural projects are relatively short at present, which is unconducive to the financing of longer-term projects in the NM, such as large-scale land disposal. We will follow up with the Hong Kong Monetary Authority on this issue.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2178)

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

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

(Item 803 Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under Programme (2), the Development Bureau (DEVB) has mentioned in the Matters Requiring Special Attention in 2025-26 that it will continue to implement the funding scheme which supports the use of vacant government sites by non-government organisations for community, institutional or other non-profit making purposes; according to the paper provided by the DEVB to the Legislative Council Panel on Development in February 2025 (LC Paper No. CB(1)266/2025(04)), one of the justifications for the DEVB's proposed retention of a time-limited supernumerary Administrative Officer Staff Grade C (AOSGC) (D2) post is to continue to oversee the aforesaid funding scheme. In this connection, will the Government advise this Committee:

(a) of the (i) number and (ii) locations of vacant government sites which are currently available for application under the scheme, broken down by District Council (DC) districts;

(b) of the (i) locations, (ii) planned long-term uses (if any), (iii) beneficiary organisations, (iv) proposed services, (v) service targets, (vi) amount of funding, (vii) expiry dates of tenancy agreements, and (viii) annual rentals payable to the Government in respect of the sites granted under the scheme by the DEVB in the past three years;

(c) whether the DEVB has estimated the number of applications to be approved under the funding scheme in 2025-26;

(d) since the implementation of the scheme, whether any organisation has been warned, suspended from being granted the funding or even has its project terminated prematurely

by the DEVB due to unsatisfactory service performance, breach of funding agreements, etc.; if so, of the details; and

(e) given that according to Enclosure 3 to LC Paper No. CB(1)266/2025(04), the number of non-directorate supporting staff under Principal Assistant Secretary (Planning and Lands)7 (PAS(PL)7) will be reduced from 11 in 2024-25 to nine in 2025-26, of (i) the expenditure on salaries and staff on-cost entailed in Planning Unit 7 in 2024-25 and those estimated to be incurred in 2025-26; and (ii) how the DEVB will ensure that the reduction in manpower will not have any impact on the support for the scheme?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 13)

Reply:

(a) As at 28 February 2025, 482 vacant government sites (including 68 vacant school premises) were available for short-term tenancy applications. A breakdown of the number of these sites by district is provided below:

District Council district	**Number of sites (including vacant school premises)**
Central & Western	9 (0)
Islands	58 (13)
Kowloon City	5 (0)
Kwai Tsing	10 (2)
Kwun Tong	1 (0)
North	62 (11)
Sai Kung	37 (8)
Sha Tin	30 (5)
Sham Shui Po	8 (0)
Southern	23 (1)
Tai Po	41 (8)
Tsuen Wan	7 (1)
Tuen Mun	32 (2)
Wan Chai	15 (0)
Yau Tsim Mong	1 (1)
Yuen Long	143 (16)
Total	**482 (68)**

Vacant government sites under Lands Department's management and available for application for short-term use, together with the relevant information (including the locations of respective sites), can be found on the department's "GeoInfo Map" website (https://www.map.gov.hk/gm/map/search/faci/__VGS).

(b) Details of the applications approved for funding over the past three financial years (i.e. 2022-23 to 2024-25) are set out in the Annex.

(c) For projects approved for funding in respect of which detailed design and site investigation under Stage 1 are underway, we expect that the applicants of some projects will apply for funding in relation to the construction costs under Stage 2 in 2025-26,

depending on the progress of the respective projects. As regards the number of new projects to be granted funding in 2025-26, this will depend on the number of applications received and the remaining available funding under the funding scheme.

(d) The funding scheme provides successful non-government organisation applicants with subsidies to support one-off, basic, and essential restoration works required to make the sites/school premises fit for use. We also have a mechanism in place to oversee the progress of the restoration projects taken forward by the relevant organisations. Since the implementation of the funding scheme in 2019, no organisation has been warned, suspended from grant of funding, or had its project terminated due to unsatisfactory performance in taking forward the restoration project or breach of funding agreements.

(e) The funding scheme is part of the work undertaken by a team under Principal Assistant Secretary (Planning and Lands) 7 in the Development Bureau. Expenditure on personal emoluments of the staff of the unit is subsumed under the relevant overall expenditure of the Development Bureau (Planning and Lands Branch).

As mentioned in the question, two time-limited posts (i.e. one Assistant Clerical Officer and one Clerical Assistant) in the unit would lapse on 1 April 2025. As always, the Planning and Lands Branch will monitor the workload across various units and make appropriate staffing deployment as necessary to ensure that all relevant work would continue to progress smoothly.

Annex

Details of applications approved for funding from 2022-23 to 2024-25

	Location of vacant government site	Beneficiary organisation	Short-term uses for the site[&]	Services proposed to be/being provided^	Approved funding ceiling* ($ million)	Expiry date of tenancy agreement and annual rentals payable to the Government
1	San Tin, Yuen Long (Ex-Chuk Hing Public School)	Fruit Garden Social Enterprise	Community service centre	Project was completed, and operation has commenced to provide the community with various social services	Stage 2#: 27.0	The fixed term expired in August 2022, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
2	Mai Po, Yuen Long (Ex-Koon Ying Public School)	Anfield Hearts Foundation	Non-profit-making school for children with special educational needs	Project was completed, and operation has commenced to provide children in need with special educational and assistance	Stage 2#: 22.7	The fixed term will expire in September 2025, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
3	Ping Shan, Tin Shui Wai	Tin Shui Wai Community Development Network	Farming and fishery education centre	Project was completed, and operation has commenced to provide agricultural and fisheries education services	Stage 2#: 13.2	The fixed term expired in June 2024, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
4	Kam Tin, Yuen Long	HK Saving Cat and Dog Association	Animal rehoming centre	Project was completed, and operation has commenced to provide stray animals with temporary shelter and animal rehoming service	Stage 2#: 39.3	The fixed term expired in August 2023, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
5	Chuen Lung, Tsuen Wan (Ex-Koon Man School)	Hong Kong Photographic Culture Association	Photography resource centre	Project was completed, and operation has commenced to provide various photography and visual arts exhibitions	Stage 2#: 12.0	The fixed term will expire in September 2025, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
6	Shiu Fai Terrace, Wan Chai (Ex-Pun U Association Wah Yan Primary School)	Hong Kong Air Cadet Corps	Youth training centre	Project was completed, and operation has commenced to provide young people with aviation education and related training courses	Stage 1: 5.0 Stage 2: 34.8 Total: 39.8	The fixed term will expire in November 2028, subject to renewal on a quarterly basis thereafter at a nominal rent of $1

	Location of vacant government site	Beneficiary organisation	Short-term uses for the site[&]	Services proposed to be/being provided[^]	Approved funding ceiling* ($ million)	Expiry date of tenancy agreement and annual rentals payable to the Government
7	Chap Wai Kon Village, Sha Tin	Food Angel by Bo Charity Foundation	Non-profit-making food production centre	Project was completed, and operation will commence in the second quarter of 2025 to provide people in need with food assistance	Stage 1: 1.3 Stage 2: 58.7 Total: 60.0	The fixed term will expire in February 2028, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
8	Junction of To Shek Street and Sha Tin Wai Road, Sha Tin	Hong Kong, China Table Tennis Association	Table tennis training centre	Project is underway, and table tennis training courses will be provided upon completion	Stage 2#: 52.0	The fixed term will expire in October 2026, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
9	Wa Shun Street, Hung Hom harbourfront	Playright Children's Play Association	Public recreation and open space	Project is underway, and recreation space and facilities will be provided for public use upon completion	Stage 1: 7.2 Stage 2: 52.8 Total: 60.0	The fixed term will expire in September 2027, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
10	Junction of Nullah Road and Tung Choi Street, Mong Kok	Concern for Grassroots' Livelihood Alliance	Community service centre	Project is underway, and various community services will be provided in the district upon completion	Stage 2#: 15.1	The fixed term will expire in August 2026, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
11	Lung Cheung Road, Wong Tai Sin	Chinese Dance Art Association	Dance centre	Project is underway, and performing arts and relevant training courses will be provided to the public upon completion	Stage 2#: 63.1	The fixed term will expire in January 2026, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
12	San Ping Circuit, Tuen Mun (Ex-St. Simon's Primary School)	Paws United Charity	Animal rehoming centre	Project is underway, and temporary shelter and animal rehoming services will be provided to stray animals upon completion	Stage 1: 7.4 Stage 2: 62.6 Total: 70.0	The fixed term will expire in October 2027, subject to renewal on a quarterly basis thereafter at a nominal rent of $1

	Location of vacant government site	Beneficiary organisation	Short-term uses for the site[&]	Services proposed to be/being provided^	Approved funding ceiling* ($ million)	Expiry date of tenancy agreement and annual rentals payable to the Government
13	Ha Wong Yi Au, Tai Po (Ex-Fish Marketing Organization Tai Po Primary School)	Home of Loving Faithfulness	Residential Care Home for persons with disabilities	Project is underway, and care home bedspaces will be provided to persons with disabilities upon completion	Stage 2: 70.0 (the cost for the detailed design in Stage 1 was absorbed by the provision from the organisation)	The fixed term will expire in January 2031, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
14	Near Tai Tam Reservoir	Scout Association of Hong Kong	Sea activity centre	Project is underway, and sea activity training courses will be provided for public participation upon completion	Stage 1: 3.7 Stage 2: 28.5 Total: 32.2	The fixed term will expire in August 2027, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
15	Sha Tau Kok, North District (Ex-King Sau School)	Lin Ma Hang Village Charity Fund	Hakka cultural centre	Project is underway, and Hakka culture will be promoted upon completion	Stage 2#: 40.8	The fixed term will expire in September 2026, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
16	Shek Mun, Sha Tin	Christian & Missionary Alliance Church Union Hong Kong	Community service centre	Project is underway, and various social services will be provided in the community upon completion	Stage 2#: 32.2	The fixed term will expire in September 2028, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
17	Leung Choi Lane, Tuen Mun	Hong Kong Institute of Utility Specialists	Non-profit-making utility training centre	Project is underway, and utility infrastructure training services and promotion of relevant knowledge will be provided upon completion	Stage 1: 4.0	The fixed term will expire in October 2027, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
18	Ta Kwu Ling, North District (Ex-Ping Yeung Public School)	Hung Hei Lun Charity Organisation	Youth centre	Project is underway, and diversified activities will be provided to young people upon completion	Stage 1: 9.5	The fixed term will expire in February 2026, subject to renewal on a quarterly basis thereafter at a nominal rent of $1
19	Shek Pik, Lantau Island (Ex-Tung Wan Mok Law Shui Wah School)	Christian New Life Association	Drug treatment and rehabilitation centre	Project is underway, and drug treatment and rehabilitation services will be provided to drug abusers	Stage 1: 12.0	The fixed term will expire in June 2031, subject to renewal on a quarterly basis thereafter at a nominal rent of $1

Remarks:

& As for long-term planning, locations 1, 2, 5, 6, 12, 13, 15 and 19 are vacant school premises that have been reviewed under the Central Clearing House mechanism, and are recommended for long-term use as Government, Institution, or Community use. The long-term planning uses of locations 3, 10, and 18 are subject to study. The long-term planning uses of locations 4, 7, 8, 9, 11, 14, 16 and 17 shall align with the land use zoning and planning intentions of the relevant outline zoning plans.

* Generally speaking, depending on the scale of an individual project, the Development Bureau (DEVB) may process and approve funding applications for the project in stages. We will consider first approving and granting the costs for detailed design and site investigation in Stage 1 for the organisation to start the preliminary work. When the detailed design of the project and cost estimate of the construction works are more certain, the DEVB will then consider approving and granting the funding for Stage 2 (i.e. the funding for the construction costs).

\# Funding application for Stage 1 of the project has previously been approved.

^ As the services provided by the projects applying for funding vary, we currently do not specify service indicators across the board for the beneficiary organisations. When assessing applications, the Assessment Committee of the funding scheme looked into the experience and capability of the applicant organisations, as well as the social benefits and feasibilities of the proposals, to ensure proper use of funding.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2183)

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 146 of the Budget Speech, the Government will set up refreshment stalls at harbourfront locations in Central, Wan Chai, North Point and Tsim Sha Tsui within 2025 to enrich visitor experience (hereinafter referred to as "proposal in paragraph 146"); it is also mentioned in paragraph 147 that the Government has invited the Mass Transit Railway Corporation Limited to conduct a study to develop the waterfront and former pier sites to the south of Hung Hom Station into a new harbourfront landmark, including the setting up of a yacht club (hereinafter referred to as "proposal in paragraph 147"). However, there are views that the Government has not taken into account the development potential of the Kwun Tong harbourfront and Yau Tong Bay, thus failing to promote local economy of Kwun Tong. In this connection, will the Government advise this Committee:

(a) whether the Development Bureau (DEVB) has estimated the economic benefits that can be brought about by the proposals in paragraph 146 and paragraph 147 in the coming five years;

(b) of the respective (i) staff establishment, (ii) grades, ranks and posts, (iii) expenditures on salaries, operation and equipment, and (iv) consultancy fees involved (if any) in taking forward the proposals in paragraph 146 and paragraph 147 by the DEVB;

(c) given that the Kwun Tong Promenade has become a popular leisure spot for young people, whether the DEVB will consider setting up additional refreshment stalls at the Kwun Tong harbourfront; if so, of the timetable; if not, the reasons for that;

(d) given that there have been repeated public requests for capitalising on the topographical edge of Yau Tong Bay to set up a yacht club at the site zoned Comprehensive Development Area, whether the DEVB has conducted any feasibility study in this regard; if so, (i) of the progress, and the respective (ii) staffing establishment,

(iii) grades, ranks and posts, (iv) expenditures on salaries, operation and equipment, and (v) consultancy fees involved (if any); if not, the reasons for that; and

(e) whether the DEVB has conducted any planning for the full connection of Kwun Tong, Cha Kwo Ling, Yau Tong Bay and Lei Yue Mun harbourfronts; if so, of the development schedule and how to ensure that connectivity will be maintained among the various sections; if not, the reasons for that?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 18)

Reply:

(a) & (b)

The Government has been striving to enhance the Victoria Harbourfront, providing the public with harbourfront sites that are diversified, vibrant, accessible and inclusive by improving and enhancing existing harbourfront facilities, with due emphasis on both quality and quantity.

The 2024 Policy Address proposed inviting the market to construct and operate yacht berthing facilities at three locations, including the waterfront site in the vicinity of the Hung Hom Station, to promote yacht tourism. As regards the project of the Hung Hom Station and nearby waterfront sites, the Mass Transit Railway Corporation Limited (MTRCL), at the invitation of the Government, has conducted a study to re-plan the aforesaid site. The Study proposes to develop the area into a new harbourfront landmark with iconic commercial and residential developments, and to utilise the nearby water bodies for the provision of yacht berthing facilities with the inclusion of water recreation elements. The proposed yacht berthing facilities will be integrated with land-based facilities for retail, dining and entertainment to unlock the potential for commercial and residential development in Hung Hom, to provide visitors with a diversified travel experience, and to bring economic benefits to Hong Kong by promoting yacht tourism through the provision of additional yacht berthing spaces. We will consult the Legislative Council Panel on Development and other stakeholders in April on land use proposals. Given that the MTRCL is responsible for the Study, the Government has not incurred any expenditure or additional manpower in this regard.

In addition, the Government has also introduced commercial facilities such as food and beverages (F&B), retail and entertainment facilities at selected suitable locations on a pilot basis to bring convenience to visitors. In 2024, the Development Bureau (DEVB) set up smart specialty vending facilities at the harbourfront in Wan Chai, Kwun Tong and Cha Kwo Ling, offering a variety of light snacks, specialty drinks and gadgets. In 2025, refreshment stalls will be set up at four harbourfront locations with relatively more frequent flow of visitors in Central, Wan Chai, North Point and Tsim Sha Tsui to enrich visitors' experience. In the first phase, some stalls will be set up at each of the four locations. Before finalising the locations and arrangements, relevant stakeholders, including the Harbourfront Commission, and the local community, will be consulted. As regards the types of light snacks, we will make reference to the market conditions and past experiences to better meet the needs and enhance the experience of both local and overseas visitors.

(c) At present, there are quite a number of F&B facilities in the vicinity of the Kwun Tong Promenade. Restaurants and refreshment kiosks at the "Fly the Flyover" sites along the Kwun Tong waterfront have also been providing dining services to visitors for many years. Moreover, with a number of old industrial buildings along Hoi Bun Road having been redeveloped/renovated, a wide range of F&B facilities can also be found in shops fronting the seaside. Coupled with the completion of some new high-quality commercial developments and large shopping malls in the vicinity, choices of F&B services along the Kwun Tong waterfront have been enriched. The Government will continue to actively promote and encourage the introduction of commercial facilities such as F&B at suitable waterfront venues to provide locals and tourists with diverse and enjoyable experience.

(d) & (e)

Most of the waterfront sites of Kwun Tong, Yau Tong and Cha Kwo Ling are zoned "Comprehensive Development Area" (CDA) or "Open Space" and have been planned for developments including waterfront promenade. Among them, the waterfront of the "CDA" in Yau Tong Bay and Yau Tong Industrial Area is mostly under private ownership. Under the relevant outline zoning plan, the developer concerned is required to provide a public waterfront promenade with a minimum width of 15 metres when developing the site. In this connection, part of the waterfront promenade in the "CDA" has gradually been opened to the public since 2024, while remaining parts are pending redevelopment projects to be undertaken by private developers. As for the Cha Kwo Ling waterfront promenade, part of the promenade has been opened to the public in 2023 and become connected with the Kwun Tong harbourfront. The remaining part will be developed jointly with the adjacent campus development programme of the Vocational Training Council. The harbourfront beautification works in Kwun Tong, including the Tsui Ping Riverside Promenade and the waterfront promenade under the "Infrastructure works for developments at Kwun Tong Action Area", were completed and opened to the public in 2024 and January 2025 respectively.

The harbourfront of Yau Tong Bay is mostly under private ownership. The Government is open to proposals of yacht club development within the Yau Tong Bay "CDA", such as allowing lot owners to develop yacht berthing-related landside facilities at specific locations within the relevant area through planning application. The proposed amendments to the Protection of the Harbour Ordinance (Cap. 531), which are now under consideration by the Legislative Council, will facilitate the development of a yacht club at the aforesaid location.

Moreover, we will also conduct the Study on East Kowloon Harbourfront Trail to consider potential options to further connect the East Kowloon harbourfront (including those individual locations along Yau Tong and Cha Kwo Ling which have not been connected so far due to the presence of public facilities) and enhance harbourfront facilities along this section, riding on the opportunities brought about by the amendments to the Protection of the Harbour Ordinance.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2042)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In recent years, Hong Kong's market has remained unsatisfactory, with commercial and private property prices dropping, and the tenders for the sale of government land were unsuccessful on several occasions. It is promulgated in the new Budget that commercial sites will not be rolled out for sale for one year, and that consideration will be given to rezoning some of the commercial sites into residential use. In this connection, will the Government advise this Committee:

(a) of the basis that revenue from land premium is estimated to be $21 billion for 2025-26; and

(b) whether the Government has assessed the impact of not rolling out residential sites for sale for one year on the increase in private property prices; if so, of the details; if not, the reasons for that?

Asked by: Hon TIEN Puk-sun, Michael (LegCo internal reference no.: 29)

Reply:

(a) When formulating the Budget in each year, the Government takes into account factors such as the overall performance of the property market, demand and supply situation in the market, and economic environment so as to draw up the Government Land Sale List and estimate the revenue from land premium. In addition to the government land sale, the estimated revenue from land premium in 2025-26 also includes other sources such as private treaty grants and lease modifications.

(b) The commercial property market has been facing considerable challenges in the past few years. In view of the high vacancy rates of offices in recent years and the relatively ample supply in the next few years, it was announced in the 2025-26 Budget that the

Government would not roll out any commercial site for sale in 2025-26 so as to allow the market to digest the existing supply.

The situation of residential sites is different from that of commercial sites, and so are the policy considerations involved. In the annual report of the Long Term Housing Strategy, the Government has set out the estimated housing needs in the society for the next 10 years (taking into account various relevant factors, including the increase in the number of households, the redevelopment and rehousing of old buildings, and the housing needs generated by acquisition of a new flat as replacement). It is stated in the 2024 Annual Progress Report that the private housing supply target for the ten-year period from 2025-26 to 2034-35 will be 132 000 units. Although the supply of first-hand residential units in the next three to four years are on the high side when compared to past figures, the Government is obliged to ensure a continuous and stable land supply to meet future housing demands.

Drawing on past experiences, the Government will not precipitately halt the sale of all residential sites. We will monitor market conditions closely and assess the situation carefully, and draw up a land disposal plan in a pragmatic manner. For instance, in 2024-25, in light of the uncertain external environment and the slower-than-expected pace of interest rate cut, we cautiously selected for sale four smaller-scale sites located in more mature communities, which developers showed more interest in. All of these sites were successfully sold. The Development Bureau announced the Land Sale List for 2025-26 in late February 2025, which included eight residential sites selected after due consideration. The Government will announce the land disposal programme on a quarterly basis in light of market conditions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2048)

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 Lantau Tomorrow Vision mentioned in 2018 Policy Address, the Government would study the construction of a rail link to link up the coastal areas of Tuen Mun, North Lantau, the artificial islands in the Central Waters and the traditional business centre in Hong Kong Island North. However, the current-term government has revised the alignment, now beginning at Hung Shui Kiu and passing through Tuen Mun East (Siu Lam), Lantau Island and the artificial islands, before reaching Hong Kong Island West; and the railway planning for a previously planned section that connects Tuen Mun East, So Kwun Wat, the coastal areas of Tuen Mun, Tuen Mun Ferry Pier and the River Trade Terminal in Tuen Mun has been incorporated into the Planning and Engineering Study for Lung Kwu Tan Reclamation and the Re-planning of Tuen Mun West Area. In this connection, will the Government advise this Committee:

(a) of the latest details of the railway project for the section connecting Tuen Mun East, So Kwun Wat, the coastal areas of Tuen Mun, Tuen Mun Ferry Pier and the River Trade Terminal in Tuen Mun;

(b) whether the Government will, according to the planning, make the River Trade Terminal in Tuen Mun as the starting point of the rail link that connects Yam O on Lantau Island and the Kau Yi Chau Artificial Islands via Siu Lam, before extending to Hong Kong Island; if so, of the details; if not, the reasons for that;

(c) if the River Trade Terminal in Tuen Mun is economically unviable due to insufficient population or other factors, whether the Government will still construct a rail link connecting Tuen Mun East, So Kwun Wat, the coastal areas of Tuen Mun East, the Gold Coast, Sam Shing and Tuen Mun Ferry Pier; and

(d) as the population of Tuen Mun District in 2023 was approximately 530 000 based on the figures of the Census and Statistics Department, whether the Government has taken

into account the principle of "bringing forward infrastructure construction and increasing development capacity", i.e. addressing the transport needs arising from the development of Tuen Mun East, in considering railway development; if so, of the details; if not, the reasons for that?

Asked by: Hon TIEN Puk-sun, Michael (LegCo internal reference no.: 35)

Reply:

(a) - (c)

The Government is conducting a planning and engineering study on the near-shore reclamation in Lung Kwu Tan and the re-planning of Tuen Mun West area, with these areas being strategically positioned as an important source of land supply for the development of high value-added economic industries. We will consider in the study the provision of ancillary transport facilities to support the proposed development. To this end, we are conducting a detailed Traffic and Transport Impact Assessment which covers exploring improvement to the transport network in the area (e.g. widening of Lung Mun Road connecting Lung Kwu Tan/Tuen Mun West and Tuen Mun Town Centre, as well as constructing a new connecting road within the Lung Kwu Tan reclamation area), as well as the transport connectivity of Lung Kwu Tan/Tuen Mun West with other districts. We plan to launch a public engagement exercise in around mid-2025 to consult the relevant stakeholders, including the Legislative Council, on the preliminary land use proposals. By then, we will suggest more concrete traffic improvement measures in light of the initial land use proposals for gauging public views.

As regards the existing strategic railway for the Kau Yi Chau Artificial Islands (KYCAI), the proposed alignment will connect Hong Kong Island West to Hung Shui Kiu in the Northern Metropolis to facilitate the connection to the Hong Kong-Shenzhen Western Rail Link under planning. The KYCAI project is currently still at the preliminary planning and study stage. The Government will adopt a prudent approach and take into account the priorities and overall planning of the Government's various land creation and infrastructure projects in determining the implementation strategy for the projects concerned. At present, the Government has not formulated a timetable for the commencement of works for the KYCAI project. The on-going studies will provide an important and useful basis for the future planning of the project.

(d) The Government has been adopting the "infrastructure-led" and "capacity-creating" planning principles in taking forward transport infrastructure projects. In December 2023, the Transport and Logistics Bureau promulgated the "Hong Kong Major Transport Infrastructure Development Blueprint" (the Blueprint) to formulate a planning framework for the city's future transport infrastructure development and outline the strategic railway and major road networks which can meet the transport and logistics demand up to 2046 and beyond. Taking into account the available planning data on land development, the Blueprint has duly considered the transport and logistics demand brought about by population growth, employment and economic activities in the major planned development areas, and prioritised the projects based on traffic analysis. Should there be significant changes to the planning parameters or actual conditions in the future, we will review the situation in a timely manner.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2637)

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:

Please provide a breakdown of expenses on land development projects in the Northern Metropolis over the past five years.

Asked by: Hon TIK Chi-yuen (LegCo internal reference no.: 17)

Reply:

The expenditures on the studies, land resumption and engineering works for the various land development projects of the New Development Areas (NDAs) in the Northern Metropolis (NM) over the past five years (2020-21 to 2024-25) are set out below:

NDAs	Total expenditures or estimates of project (in money-of-the-day prices)		Expenditures over past five years
Hung Shui Kiu/Ha Tsuen	Planning and engineering study (Note 1)	PWP Item No. 7733CL $66.27 million (actual expenditure, with the item completed)	$4.87 million
	Detailed design and site investigation (Note 1)	First Phase Development (PWP Item Nos. 7E70CL and 7E71CL) $31.23 million (funding approved) Second Phase Development (PWP Item Nos. 7845CL(Part) and 7846CL) $612.5 million (funding approved)	$7.98 million $237 million (expenditure under 7845CL is included in the expenditure on site formation and engineering infrastructure under the same Public Works Programme (PWP) item)
	Site formation and engineering infrastructure (Note 1)	First Phase Development (PWP Item Nos. 7845CL(Part) and 7796CL) $1,630.2 million (funding approved) Second Phase Development (PWP Item Nos. 7787CL and 7829CL) $25,946.8 million (funding approved)	$691 million $369 million
	Land resumption and clearance (Note 2)	First Phase Development $1,937.6 million Second Phase Development $29,733.5 million	$1,579 million $2,462 million

NDAs	Total expenditures or estimates of project (in money-of-the-day prices)		Expenditures over past five years
Yuen Long South	Planning and engineering study/feasibility study (Note 1)	Planning and Engineering Study for Housing Sites in Yuen Long South (PWP Item No. 7752CL) $46.29 million (actual expenditure, with the item completed) Technical Review on Intensification of Yuen Long South Third Phase Development – Feasibility Study (PWP Item No. 7F60CL) $13.69 million (funding approved)	$2.03 million $9.11 million
	Detailed design and site investigation (Note 1)	First Phase Development (PWP Item Nos. 7E89CL and 7F30CL) $60.91 million (funding approved) Second Phase and Third Phase (Part) Development (PWP Item No. 7872CL(Part)) $127.2 million (funding approved)	$38.56 million (expenditure under 7872CL is included in the expenditure on site formation and engineering infrastructure under the same PWP item)

NDAs	Total expenditures or estimates of project (in money-of-the-day prices)		Expenditures over past five years
	Site formation and engineering infrastructure (Note 1)	First Phase Development (PWP Item Nos. 7817CL and 7872CL(Part)) $7,239.5 million (funding approved) Second Phase Development (PWP Item No. 7827CL(Part)) $14,065.1 million (funding application planned to be submitted to the Finance Committee of the Legislative Council in the second quarter of 2025)	$1,783 million No expenditure yet
	Land resumption and clearance (Note 2)	First Phase Development $3,266.9 million Second Phase Development $8,833.5 million	$2,585 million No expenditure yet
Lau Fau Shan	Land use review study (Note 1)	PWP Item Nos. 7F65CL and 7F66CL $74.85 million (funding approved)	$66.75 million
	Investigation study (Note 1)	PWP Item Nos. 7G02CL, 7G27CL and 7G34CL $114.83 million (funding approved)	$21.70 million
San Tin Technopole (excluding the Hong Kong Park of the Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone)	Investigation and design study (Note 1)	PWP Item No. 7864CL $793.8 million (funding approved)	$304 million
	Site formation and engineering infrastructure (Note 1)	Phase 1 Stage 1 Development (PWP Item No. 7899CL) $27,175.1 million (funding approved)	$20.49 million
	Land resumption and clearance (Note 2)	$42,603.8 million	No expenditure yet

NDAs	Total expenditures or estimates of project (in money-of-the-day prices)		Expenditures over past five years
Hong Kong Park of Hetao Shenzhen-Hong Kong Science and Technology Innovation Co-operation Zone	Detailed design and site investigation (Note 1)	Eastern Connection Road (PWP Item Nos. 7F58TS and 7F92TH) $41.38 million (funding approved) Main Works Package 1 (PWP Item No. 7823CL) $268.3 million (funding approved)	$10.24 million $78.66 million
	Site formation and engineering infrastructure (Note 1)	Land Decontamination and Advance Engineering Works (PWP Item No. 7748CL) $517.6 million (funding approved) Main Works Package 1 (PWP Item No. 7856CL) $13,217.3 million (funding approved)	$230 million $2,854 million
	Land resumption and clearance (Note 2)	Main Works Package 1 $297.3 million	$ 66 million
Ngau Tam Mei	Land use review study (Note 1)	PWP Item Nos. 7F54CL and 7F83CL $97.43 million (funding approved)	$55.95 million
Kwu Tung North/Fanling North	Detailed design and site investigation (Note 1)	First Phase Development (PWP Item Nos. 7E15CL and 7772CL) $369.8 million (funding approved) Remaining Phase Development (PWP Item No. 7835CL) $764.5 million (funding approved)	$42.87 million $405 million

NDAs	Total expenditures or estimates of project (in money-of-the-day prices)		Expenditures over past five years
	Site formation and engineering infrastructure (Note 1)	First Phase Development (PWP Item Nos. 7747CL and 7759CL) $18,216.5 million (funding approved) Remaining Phase Development (PWP Item No. 7828CL) $30,167.9 million (funding approved)	$11,044 million $380 million
	Land resumption and clearance (Note 2)	First Phase $13,329.6 million Remaining Phase $21,419.7 million	$1,836 million $4,254 million
New Territories North New Town	Planning and engineering study (Note 1)	PWP Item No. 7854CL $200.8 million (funding approved)	$106 million
Ma Tso Lung	Feasibility study (Note 1)	PWP Item No. 7F71CL $28.9 million (funding approved)	$21.79 million

Notes:

1 The expenditure involved for 2024-25 is the revised estimate in the 2024-25 Budget.

2 The expenditure/estimate on land resumption and clearance is based on the actual compensation/ex-gratia compensation rates payable to the eligible affectees (if applicable), or estimated based on the latest prevailing compensation/ex-gratia compensation rates and the estimated number of eligible affectees.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0015)

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:

With a view to safeguarding public safety, the Government injected a total of $6 billion to roll out the Mandatory Building Inspection Scheme (MBIS) and the Operation Building Bright 2.0, assisting the owner-occupiers of eligible residential or composite buildings in acting in compliance with the requirements under the MBIS. In this connection, please advise this Committee:
of the numbers of eligible applications received every year, subsidy amount and average processing time since the launch of the MBIS.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 27)

Reply:

There are two categories of buildings under the Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS)[(1)]. Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and 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 (i.e. not upon application by owners) 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 the OBB 2.0 to cover all or part of such cost.

As at 2024, the number of eligible applications received for Category 1 buildings, the number of approved applications involving Category 1 buildings, and the amount of subsidies approved are set out in the table below as broken down by years:

Year	Number of eligible applications received[2]	Number of approved applications	Subsidy approved[3] ($'000)
2018[4]	579	-	-
2019	1	249	-
2020[5]	806	227	65,240
2021	35	363	19,450
2022	39	500	136,100
2023[6]	1 296	103	41,560
2024	117	410	149,310
Total	2 873	1 852[7]	411,660

The number of Category 2 buildings selected by the BD and the amount of subsidies approved as at 2024 are set out in the table below as broken down by years:

Year	Number of Category 2 buildings selected by the BD	Subsidy approved [3] ($'000)
2018[8]	70	-
2019	257	-
2020	309	11,240
2021	345	67,630
2022	330	39,190
2023	333	27,470
2024	300	31,280
Total	1 944	176,810

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]: Application under the 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.

In addition to processing applications for the first to third rounds of the OBB 2.0, the URA also processes applications from buildings switched from Category 2 to Category 1. Under the prevailing mechanism, if owners of buildings selected as Category 2 eventually take up the organisation of inspection and repair works for the common areas of their buildings, they can apply to the URA for turning the relevant buildings into Category 1 buildings.

Note[3]: Subsidy approved includes the amount of subsidies released and committed to be released as at 2024. 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[4]: The application period for the first round of the OBB 2.0 was from 1 July 2018 to 30 October 2018.

Note[5] : The application period for the second round of the OBB 2.0 was from 1 July 2020 to 30 October 2020.

Note[6] : The application period for the third round of the OBB 2.0 was from 1 April 2023 to 30 September 2023.

Note[7] : This includes 140 cases where the applications were initially approved but were subsequently revoked by the URA due to unsatisfactory progress, or were withdrawn by the owners themselves.

Note[8] : The BD began selecting Category 2 buildings under the OBB 2.0 since July 2018.

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

For the third round of applications, the URA began issuing AIP letters in batches from May 2024, with the last batch expected to be issued in September 2026.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0038)

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 61(d) of the Budget Speech, apart from reserving land for cultural and sports facilities, the Northern Metropolis (NM) preserves traditional villages and historical and cultural resources to develop culture, sports and tourism industries, including promoting eco-tourism. In this connection, please advise this Committee of:

1. the amount of land planned to be reserved in the NM for developing culture, sports and tourism industries, and the amount of land used for promoting eco-tourism; and

2. the amount of the land concerned to be used for preserving traditional villages and historical and cultural resources.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 29)

Reply:

As the major source of land supply for Hong Kong in the future, the Northern Metropolis (NM) is capable of providing some 3 000 hectares (ha) of new development land, promoting the diversified development of various industries (including cultural, sports and tourism industries). Meanwhile, the Government is committed to conserving the ecology and fostering the characteristics of urban-rural integration.

As regards culture and sports industries, about 15 ha of land has been reserved in San Tin Technopole to accommodate an iconic cultural complex that will house a major performance venue, museum and library. About 50 ha of land has been reserved in New Territories North New Town for the development of a Cultural Node and a Sports Hub; the former includes land reserved for the second campus of the Hong Kong Academy for Performing Arts, a museum cluster and a performance venue, while the latter will accommodate various sports facilities and venues for hosting international and local sports events, while providing training

venues for local athletes and promoting new and urban sports, contributing to the development of Hong Kong's sports industry. In the western part of the NM, about 2 ha of land has been reserved in Lau Fau Shan for construction of a dedicated performing arts venue. Moreover, we will provide various recreational and sports facilities in each new development area in accordance with the population-based provision standards as stipulated in the Hong Kong Planning Standards and Guidelines. These planned facilities, along with the New Territories East Cultural Centre under construction, will further enrich the existing cultural and sports resources in the NM, creating higher quality and more comprehensive cultural and recreational experiences for residents.

As regards the tourism industry, leveraging Hong Kong's rich cultural and natural resources, the Government has promoted the concept of "tourism is everywhere" in recent years. The NM boasts numerous tourism elements such as cultural heritage sites, traditional rural townships and natural ecosystems. For instance, the Government established the Robin's Nest Country Park (approximately 530 ha) and opened the Long Valley Nature Park (approximately 37 ha) in 2024 as significant eco-tourism hubs in the NM. The Government will also develop the Sam Po Shue Wetland Conservation Park (covering over 300 ha) to further expand the NM's eco-tourism resources. Moreover, the Development Bureau has reserved about 80 ha of land in Tsim Bei Tsui and Pak Nai to develop eco-tourism nodes, with the expression of interest exercise launched in early April 2025.

In preserving traditional rural townships and historical cultural resources, the Government will, through appropriate planning, strive to create an environment that fosters and features urban-rural integration, while enabling existing residents to benefit from improved ancillary transport facilities and enhanced infrastructure (including water supply, and sewage and drainage facilities) and community facilities, as well as diverse employment opportunities, brought about by the new development. Meanwhile, we will further link up and promote buildings of historical significance as appropriate. The Government has commenced a consultancy study on urban-rural integration to formulate specific implementation recommendations.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3248)

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 147 of the Budget, the Government has invited the Mass Transit Railway Corporation Limited to conduct a study to develop the waterfront and former pier sites to the south of Hung Hom Station into a new harbourfront landmark; it also plans to build iconic commercial and residential developments. At present, there are a harbourfront promenade, a hotel and other residential and entertainment projects in the area to the south of Hung Hom Station. If the waterfront and former pier sites to the south of Hung Hom Station are to be developed into a new landmark, it will inevitably involve the sites near the Cross Harbour Tunnel (the Tunnel) in Hung Hom. In this connection, please advise this Committee:

1. how the Government will ensure that the potential construction projects will not be affected by the noise nuisances or disturbances caused by the Tunnel's busy daily traffic; and

2. of the estimated expenditures of the construction projects as planned by the Government; how the Government will allocate resources to address relevant challenges arising from the traffic impacts caused to the surrounding areas when taking forward the projects; and of the amount of the related expenditures?

Asked by: Hon WONG Chun-sek, Edmund (LegCo internal reference no.: 51)

Reply:

Following the announcement of the 2023 Policy Address, the Mass Transit Railway Corporation Limited (MTRCL), at the invitation of the Government, has conducted a study to re-plan the site in the vicinity of Hung Hom Station as well as the waterfront sites. The Study proposes to develop the area into a new harbourfront landmark with iconic commercial and residential developments, and to utilise the nearby water bodies for the provision of yacht

berthing facilities with the inclusion of water recreation elements. The proposed yacht berthing facilities will be integrated with land-based facilities for retail, dining and entertainment to unlock the potential for commercial and residential development in Hung Hom while providing visitors with diversified travel experiences. In addition to the yacht berthing facilities, the MTRCL's proposal also covers a number of measures that will benefit the Hung Hom community at large, including enhancement to the pedestrian connectivity between the hinterland of Hung Hom and the harbourfront area, and between the Tsim Sha Tsui East promenade/Tsim Sha Tsui East and Hung Hom, and improvement to the waiting environment of the bus stops at the Cross Harbour Tunnel. We will consult the Legislative Council Panel on Development and other stakeholders on the land use proposal in late April. After gauging public views on the land use proposals, the project team will embark on a detailed technical assessment to evaluate the impact of the project on various aspects, such as traffic and environment, and formulate appropriate mitigation measures.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1233)

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 2025-26, the Development Bureau will continue to take forward the development of Multi-Storey Buildings for Modern Industries (MSBs) and assist brownfield operations affected by the Government's clearance exercises through a multi-pronged approach. That said, in the face of large-scale land resumptions while MSBs have yet to be completed, brownfield operators have to wind up their business due to the difficulty in successfully seeking alternative sites for relocation; as for the establishment of the Development Projects Facilitation Office (DPFO) to provide one-stop support services, brownfield operators are required to identify sites on their own before assistance will be provided to them in respect of their applications for change of land use. In this connection, please advise this Committee:

1. in respect of brownfield operators affected by land resumption in Hung Shui Kiu/Ha Tsuen, of the numbers of those who have already wound up their business, successfully identified sites for relocation and continue the operation of their business;

2. whether the Government will expedite the MSB development for reprovisioning the brownfield operators affected by land resumption; if so, of the details; if not, the reasons for that;

3. of the number of cases handled by the DPFO in 2024 and the number out of these cases where the reprovisioning was successful, with the relevant details; and

4. of the resources involved in the Government's handling of brownfield operators affected by land resumption?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 21)

Reply:

1. The Development Bureau (DEVB) has all along led and co-ordinated the relevant departments to provide an array of support measures to brownfield operators affected by government development projects along the policy directive of "providing monetary compensation in parallel with facilitation service". Such measures include:

   (a) 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 can offer, and to provide appropriate assistance having regard to the preference of operators;

   (b) providing monetary compensation in accordance with established mechanism to eligible affected operators and disbursing ex-gratia allowance (EGA) as soon as practicable to business operators whose eligibility has been confirmed. In May 2022, the Government enhanced the arrangements for the EGA for Open-air/Outdoor Business Undertakings, including relaxing the eligibility criteria concerning the operation duration, and removing the payment ceiling for 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;

   (c) setting up a dedicated multi-disciplinary team to co-ordinate with different departments in providing one-stop advisory and case management services on planning and lands matters to brownfield operators who have identified alternative private land for relocating their businesses, and assisting affected brownfield operators in obtaining necessary planning approvals and applying for necessary waivers. As at end-February 2025, we assisted 69 business operators (covering operators from the logistics, vehicle repairing, sawmill and the construction industries) in securing planning approvals for relocating businesses, involving some 60 hectares (ha) of relocation sites, among which 40 operators were required to apply for waivers for their relocation sites and all cases were approved;

   (d) reviewing and revising the relevant guidelines of the Town Planning Board (TPB) in 2023, with the effect of making available more land (mostly private lots) for application for temporary use by brownfield operators. Since the revised TPB guidelines came into effect in April 2023, about 289 planning applications involving a total of about 140 ha of land were approved by TPB, representing an increase of 49% and 66% respectively as compared with the corresponding figures in the two-year period before amendment of the TPB guidelines; and

   (e) identifying more suitable government sites for letting by way of short-term tenancy (STT) through restricted tender to brownfield operators affected by land resumption and clearance. Since December 2020, the LandsD has awarded STTs for 23 sites involving a total of 46 800 square metres of land to affected brownfield operators for industrial uses, open storage, warehouse, vehicle repairing, etc.; and

   (f) embarking on another thorough site search exercise lately which focuses on government land, unlike the review mentioned under item (d) above which mainly

targets at private lots. This allows the Government a greater degree of control in the granting/allocation of land with a view to making available more possible government sites for temporary use by affected brownfield operators (mainly focusing on government land not yet needed for long-term uses). To this end, the DEVB and the relevant departments have initially identified around 120 ha of government land that may be rolled out in batches over the next six years. Where planning permission is required, the DEVB and the Planning Department will take the applications to TPB for consideration. The first batch of sites is expected to be awarded to affected brownfield operators by restricted tender in the second half of this year.

The decision of brownfield operators to continue or cease their operations/businesses often hinges on various factors, such as the operators' own circumstances, the prospect of the industries, and the external economic environment. We do not maintain any statistics on these two aspects.

2. In addition to the various support measures mentioned in part 1 of the reply above, the Government is also committed to taking forward the development of multi-storey buildings for modern industries (MSBs), so as to achieve the dual policy objectives of promoting the development of industries, and providing floor space to some brownfield operations affected by government development projects to enable them to upgrade their operation. To this end, the Government is conducting open tender exercises under the "two-envelope" approach for two MSB sites in Yuen Long and Hung Shui Kiu. The Government announced on 20 March 2025 that in light of the latest market feedback, some of the tender conditions would be adjusted without affecting the original policy intent, so as to render the project a more reasonable investment return and enhance the synergy between the policy objectives and the proposed development to be pursued by the tendering enterprises, thereby encouraging enterprises to bid for the sites. The tender closing date of the two sites would also be extended to 25 July 2025 accordingly. The revised tender conditions would stipulate that upon completion of the MSB, the enterprise successfully bidding the site will lease part of the floor space of the MSB to the Government at nominal rent for ten years. The Government or its appointed agent will then manage and rent out the floor space at concessionary rent to brownfield operators displaced by government development projects who run businesses related to logistics and freight and/or vehicle servicing. These two sites are the first batch of MSB sites rolled out by the Government. Upon completion of the tendering exercise, the DEVB will consider the strategy for applying the tendering and other arrangements to other MSB sites.

In the expression of interest exercise for the three pilot areas of large-scale land disposal in Northern Metropolis which closed invitation in end-March this year, we have proposed requiring developers to construct an MSB in the Fanling North pilot area and hand it over to the Government upon completion for accommodating affected brownfield operators. If the proposal is well received by the market, we will consider including such arrangement in the upcoming tender conditions.

3. In 2024, the Development Projects Facilitation Office (DPFO) under the DEVB handled 179 cases related to brownfield site relocation, including inquiries from relevant operators regarding the suitability of the targeted relocation sites. The DPFO is

responsible for co-ordinating various departments to provide advice on planning and lands matters to assist operators who wish to relocate their businesses in seeking necessary approvals for moving their operation to the relocation sites. Details of the DPFO's relevant achievements are set out in paragraph 1(c) above.

4. Providing support to brownfield operators affected by land resumption forms part of the duties of the staff of the DEVB and relevant departments. As such, we are unable to provide a separate breakdown of the manpower resources solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0527)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

To press ahead with the development of the Northern Metropolis (NM) and bring in industries, and to benefit the economy and people's livelihood sooner, the Government will adopt a more diversified development approach with an innovative mindset, including piloting "large-scale land disposal".

In this connection, please advise this Committee: whether the Government will, under certain prerequisites, consider attracting multinational corporations to establish their regional headquarters in the NM by offering low or zero land premium; whether consideration will be given to the provision of dedicated facilities in the NM for importing green and low-priced electricity from the Mainland in respect of the future development of strategic industries, such as computing centres and semiconductor manufacturing, so as to lower the production costs of enterprises; and whether it is feasible to adopt in large scale the "Modular Integrated Construction" method for the future development of the NM, so as to reduce the construction costs.

Asked by: Hon YIM Kong (LegCo internal reference no.: 14)

Reply:

Having consulted with the Commerce and Economic Bureau and the Environment and Ecology Bureau, our reply is set out as follows:

The Government has been committed to attracting Mainland and overseas enterprises to Hong Kong. Invest Hong Kong offers one-stop support services to assist these enterprises in establishing their presence in the territory, including helping them identify suitable locations for operation. The Northern Metropolis (NM) is one of the options recommended by Invest Hong Kong to various enterprises.

As regards the land for industries in the NM, the Government may, after taking into account industry-specific policies, adopt diversified methods other than open tendering, such as restricted tendering or direct land grant after negotiation with individual enterprises, with a view to attracting enterprises that can bring significant economic contributions to establish their presence in Hong Kong. In respect of direct land grant, the premium can be set according to market prices, or it may be discounted or waived according to the relevant policies. From land management policy angle, the Development Bureau supports other policy bureaux in exploring the use of different land grant models so as to attract leading local, Mainland and overseas enterprises to Hong Kong, bringing with them new capital and technologies, creating job opportunities and expediting the NM development. We believe other policy bureaux will announce appropriate arrangements for the industries under their policy purview when opportune.

Regarding electricity, the Government signed the Scheme of Control Agreements (SCAs) with the two power companies respectively, setting out the rights and obligations of the two power companies and provide a framework for the Government to monitor their performance in terms of finance and technology. The current SCAs will expire on 31 December 2033. The CLP Power Hong Kong Limited has made planning regarding the demand for electricity supply in the NM during the period of the 2018-23 Development Plans, and will proceed with the projects approved under the 2024-28 Development Plans based on the development situation in the NM to meet the future increase in demand for electricity.

In addition, the Government announced the Hong Kong's Climate Action Plan 2050 in 2021, with "net-zero electricity generation" as one of the four major decarbonisation strategies. Under the overall target of achieving carbon neutrality by 2050, we will progressively increase the use of zero-carbon energy for electricity generation, taking into account four important factors, namely safety, reliability, affordability and environmental performance. To this end, the Government will continue to drive the development of renewable energy, while exploring ways to enhance regional co-operation in identifying sources of zero-carbon energy in neighbouring regions, thereby reducing reliance on electricity generation from fossil fuels and increasing the share of zero-carbon energy in the fuel mix for electricity generation to around 60% to 70% by 2035.

As regards Modular Integrated Construction method (MiC), the Government has been proactively promoting its adoption in public and private projects to enhance the productivity of the construction industry. At present, more than 100 government and private development projects, including hostels, elderly homes, schools, office buildings and medical facilities, have adopted MiC. The first dedicated rehousing estate in Hung Shui Kiu/Ha Tsuen within the NM was constructed with MiC. To encourage wider use of MiC by the private sector, the Government has introduced several measures as incentives, such as concession on MiC gross floor area and subsidies under the Construction Innovation and Technology Fund. Moreover, the MiC Dedication Section under the DEVB also provides technical support for future development of the NM, with a view to promoting wider use of MiC and enhancing the cost efficiency of projects.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0551)

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, the Government is making every effort to enhance the harbourfront on both sides of the Victoria Harbour, and will set up refreshment stalls at harbourfront locations in Central, Wan Chai, North Point and Tsim Sha Tsui this year to enrich visitor experience.

In this connection, will the Government consider opening up more sponsorship channels, especially to attract non-local enterprises to sponsor events such as harbourfront stalls, harbourfront firework displays and drone shows, thereby alleviating the burden on public finance while enhancing the scale and creativity of these events?

Asked by: Hon YIM Kong (LegCo internal reference no.: 26)

Reply:

The Government has been striving to enhance the Victoria Harbourfront, to support and encourage various government departments/organisations to make good use of harbourfront sites for organising a variety of activities/events, and to introduce commercial elements in different forms, with a view to creating a vibrant harbourfront. In fact, a considerable number of harbourfront events/activities involve collaborations with commercial or other organisations, which include "BOC Life Hong Kong Harbour Marathon 2024" held at the HarbourChill in Wan Chai in April 2024; "Kerry Hong Kong Streetathon 2024" held in late 2024, which covered both sides of the Victoria Harbour, particularly the Kwun Tong harbourfront; and the "Kellett Island Cup" dragon boat race held in March 2025 by the Royal Hong Kong Yacht Club at the Wan Chai harbourfront. Moreover, there are private organisations which regularly sponsor individual large-scale outdoor events at the harbourfront (such as the Swire "Symphony under the Stars" and the AIA Carnival) or serve as long-term partners of individual events or facilities (such as the Hong Kong Observation Wheel). To allow more elements of commercial collaborations, the Development Bureau

does not impose any specific restrictions on the types of organisations or enterprises which can participate in sponsorship.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1480)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(700) General non-recurrent (Item 803 Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations)
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Ms Doris HO)
Director of Bureau:	Secretary for Development

Question:

The Government has put in place a funding scheme for supporting the use of vacant government sites by non-government organisations (NGOs) (funding scheme); its commitment was increased from $1 billion to $1.5 billion last year, with the implementation of enhancements. In this connection, will the Government advise this Committee:

1. whether expenses on any items other than the funded projects (e.g. administrative costs) will be included under the expenditure of the funding scheme; if so, of the details;

2. of the percentage of expenditure in respect of all approved funded projects under the funding scheme, broken down by types of expenditures (including but not limited to restoration works and appointment of consultants);

3. for each of the projects approved so far under the funding scheme, of the (i) location of site, (ii) name of organisation, (iii) approved funding limit, (iv) actual funding amount, (v) stage of the project, (vi) other sources of funding, (vii) estimated number of beneficiaries, and (viii) the actual number of beneficiaries; with any of the approved projects that may have benefited from the enhancements of the funding scheme so far; if so, of the details and the approved funding limit; and

4. of any future plans to continue accepting applications from NGOs for the funding scheme; if so, of the details; if not, the reasons for that?

Asked by: Hon YUNG Hoi-yan (LegCo internal reference no.: 30)

Reply:

1. The funding scheme provides successful non-government organisation (NGOs) applicants with subsidies to support one-off, basic, and essential restoration works required to make the sites/school premises fit for use. Such works may include, for example, slope upgrading, site formation, erection of structures, provision of sewerage/drainage or other basic facilities, provision of pedestrian/vehicular access, renovation of dilapidated premises, and installation of fire safety equipment or barrier-free facilities. The costs for engaging consultancy services to carry out detailed design, tendering and submission of building plans for the proposed works, and the costs associated with preparing technical assessments and submissions for short-term tenancy applications for the use of vacant government sites may also be covered.

   The funding scheme does not cover the costs for interior fitting-out, procurement of furniture and equipment, etc., for the renovated sites or school premises, or any other expenses to be incurred in future operation. The scope of funding also does not cover expenses incurred by the relevant organisations for purposes other than the funded project (e.g. administration cost).

2. The funding to be allocated to each approved project under the funding scheme and the items of expenses to be funded vary with regard to factors such as the size and existing conditions of the site, scope of works, construction requirements and the proposed use(s) of facilities. We do not maintain figures on the various items of expenses under the funding scheme. The funding ceilings of respective approved projects are set out in the Annex.

3. As at 28 February 2025, a total of 30 projects were approved for funding, 17 of which were completed, nine in the construction stage and the remaining in the detailed design stage. The details are set out in the Annex. Since the introduction of enhancement measures in July 2024, a total of three projects have benefited from the increase in project funding ceiling due to site area being larger than 2 000 square metres or lacking vehicular access.

4. At present, no time limit has been set for acceptance of applications under the funding scheme, which has a total commitment of $1.5 billion. The 30 projects approved to date for funding involve a commitment totalling $994 million, and some of the applications are still being processed. The Development Bureau will continue to make optimal use of the fund available under the funding scheme to approve funding in support of new worthy community projects implemented by NGOs on vacant government sites.

Annex

Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations
Applications approved for funding as at 28 February 2025

	Location of vacant government site	Name of applicant organisation	Short-term use(s) for the site	Approved funding ceiling *# ($ million)	Funding disbursed ($million) (as at 28 February 2025)	Actual number of beneficiaries (applicable to projects of which construction works were completed and operation commenced)
(I) Construction works completed						
1	Small Traders New Village, Nam Sang Wai, Yuen Long (Ex-Small Traders New Village Public School)	Yuen Long Kam Kwong Church	Community service centre	7.5 (detailed design and revitalisation works)	Approximately 5.9	Over 90 000 visits
2	Shing Sai Road, Kennedy Town	Rough C	Community garden	Stage 1: 2.6 Stage 2: 35.6 Total: 38.2	Approximately 37.4	Over 200 000 visits
3	Kam Tin, Yuen Long	House of Joy & Mercy	Animal rehoming centre	13.9 (detailed design and construction works)	Approximately 13.4	The centre offers 56 kennels and has received over 50 stray dogs since its operation. 80% of the dogs are from the north-eastern New Territories; among them, 11 dogs have been adopted. The occupancy rate of kennels reaches 90%.
4	Victoria Road, Mount Davis (Ex-Mount Davis Caritas Centre and Ex-Mount Davis Caritas Jockey Club Hostel)	Society for Community Organization	Transitional housing	7.4 (detailed design, site investigation and construction works)	Approximately 5.6	The venue has provided transitional housing units to 15 households in need (19 individuals). The average occupancy rate is over 90%.

	Location of vacant government site	Name of applicant organisation	Short-term use(s) for the site	Approved funding ceiling *# ($ million)	Funding disbursed ($million) (as at 28 February 2025)	Actual number of beneficiaries (applicable to projects of which construction works were completed and operation commenced)
5	Ta Kwu Ling, North District (Ex-Sam Wo Public School)	Hong Kong Seeing Eye Dog Services	Guide dog training school	Stage 1: 3.0 Stage 2: 53.4 Total: 56.4	Approximately 47.8	Over 89 000 visits Since the operation of the school, 38 guide dogs have been trained, and over 2 750 training courses related to guide dogs have been conducted, benefitting 213 visually impaired individuals.
6	Tan Kwai Tsuen, Yuen Long (Ex-Ying Yin Catholic Primary School)	Muhammadia Ghosia Islamic Association	Community service centre	Stage 1: 2.8 Stage 2: 20.8 Total: 23.6	Approximately 21.5	Over 41 300 visits
7	Quarry Bay harbourfront	St. James' Settlement	Recreation and sitting-out area	Stage 1: 1.3 Stage 2: 58.7 Total: 60.0 @	Approximately 53.9	Over 79 300 visits
8	San Tin, Yuen Long (Ex-Chuk Hing Public School)	Fruit Garden Social Enterprise	Community service centre	Stage 1: 2.1 Stage 2: 27.0 Total: 29.1	Approximately 22.7	Over 2 200 visits
9	Mai Po, Yuen Long (Ex-Koon Ying Public School)	Anfield Hearts Foundation	Non-profit-making school for children with special educational needs	Stage 1: 3.3 Stage 2: 22.7 Total: 26.0	Approximately 21.1	The school offers three classes for children with special educational needs and there are a total of 26 students.
10	Ping Shan, Tin Shui Wai	Tin Shui Wai Community Development Network	Farming and fishery education centre	Stage 1: 2.0 Stage 2: 13.2 Total: 15.2	Approximately 12.4	Over 6 500 visits

	Location of vacant government site	Name of applicant organisation	Short-term use(s) for the site	Approved funding ceiling *# ($ million)	Funding disbursed ($million) (as at 28 February 2025)	Actual number of beneficiaries (applicable to projects of which construction works were completed and operation commenced)
11	Kam Tin, Yuen Long	HK Saving Cat and Dog Association	Animal rehoming centre	Stage 1: 4.2 Stage 2: 39.3 Total: 43.5	Approximately 36.9	The centre offers 150 kennels and has received over 250 stray dogs and cats since its operation. 70% of the dogs and cats are from the north-eastern New Territories; among them, 138 have been adopted. The occupancy rate of catteries and kennels is around 80%.
12	Cox's Road, Yau Tsim Mong (Ex-Portuguese Community School)	Hong Kong Repertory Theatre	Theatre education centre	Stage 1: 8.3 Stage 2: 50.8 Total: 59.1	Approximately 49.3	Over 4 100 visits
13	Chuen Lung, Tsuen Wan (Ex-Koon Man School)	Hong Kong Photographic Culture Association	Photography resource centre	Stage 1: 3.0 Stage 2: 12.0 Total: 15.0	Approximately 8.6	Over 4 000 visits
14	Shiu Fai Terrace, Wan Chai (Ex-Pun U Association Wah Yan Primary School)	Hong Kong Air Cadet Corps	Youth training centre	Stage 1: 5.0 Stage 2: 34.8 Total: 39.8	Approximately 29.3	As operation just commenced in March 2025, no data is available yet.
15	Chap Wai Kon Village, Sha Tin	Food Angel by Bo Charity Foundation	Non-profit-making food production centre	Stage 1: 1.3 Stage 2: 58.7 Total: 60.0 @	Approximately 56.6	As operation is expected to commence in the second quarter of 2025, no data is available yet.
16	Yip Shing Street, Kwai Chung	The Hong Kong Council of Social Service	Transitional housing	Stage 1: 2.9 %	Approximately 2.3	The venue has provided transitional housing units to 139 households in need (165 individuals). The average occupancy rate is near 90%

	Location of vacant government site	Name of applicant organisation	Short-term use(s) for the site	Approved funding ceiling *# ($ million)	Funding disbursed ($million) (as at 28 February 2025)	Actual number of beneficiaries (applicable to projects of which construction works were completed and operation commenced)
17	Junction of Hoi Hing Road and Hoi Kok Street, Tsuen Wan	Yan Chai Hospital Board	Transitional housing	Stage 1: 3.3%	Approximately 3.2	The venue has provided transitional housing units to 224 households in need (541 individuals). The average occupancy rate is over 90%
(II) Construction works in progress						
18	Junction of To Shek Street and Sha Tin Wai Road, Sha Tin	Hong Kong, China Table Tennis Association	Table tennis training centre	Stage 1: 4.9 Stage 2: 52.0 Total: 56.9	Approximately 14.0	Not applicable^
19	Wa Shun Street, Hung Hom harbourfront	Playright Children's Play Association	Public recreation and open space	Stage 1: 7.2 Stage 2: 52.8 Total: 60.0	Approximately 26.8	Not applicable ^
20	Junction of Nullah Road and Tung Choi Street, Mong Kok	Concern for Grassroots' Livelihood Alliance	Community service centre	Stage 1: 3.3 Stage 2: 15.1 Total: 18.4	Approximately 2.7	Not applicable ^
21	Lung Cheung Road, Wong Tai Sin	Chinese Dance Art Association	Dance centre	Stage 1: 6.9 Stage 2: 63.1 Total: 70.0&	Approximately 11.5	Not applicable ^
22	San Ping Circuit, Tuen Mun (Ex-St. Simon's Primary School)	Paws United Charity	Animal rehoming centre	Stage 1: 7.4 Stage 2: 62.6 Total: 70.0&	Approximately 15.4	Not applicable ^
23	Ha Wong Yi Au, Tai Po (Ex-Fish Marketing Organization Tai Po Primary School)	Home of Loving Faithfulness	Residential Care Home for Persons with Disabilities	Stage 2: 70.0@& (the cost for the detailed design in stage 1 was borne by the organisation)	0	Not applicable ^

	Location of vacant government site	Name of applicant organisation	Short-term use(s) for the site	Approved funding ceiling *# ($ million)	Funding disbursed ($million) (as at 28 February 2025)	Actual number of beneficiaries (applicable to projects of which construction works were completed and operation commenced)
24	Near Tai Tam Reservoir	Scout Association of Hong Kong	Sea activity centre	Stage 1: 3.7 Stage 2: 28.5 Total: 32.2	Approximately 1.6	Not applicable ^
25	Sha Tau Kok, North District (Ex-King Sau School)	Lin Ma Hang Village Charity Fund	Hakka cultural centre	Stage 1: 6.6 Stage 2: 40.8 Total: 47.4	Approximately 6.4	Not applicable ^
26	Shek Mun, Sha Tin	Christian & Missionary Alliance Church Union Hong Kong	Community service centre	Stage 1: 3.8 Stage 2: 32.2 Total: 36.0	Approximately 1.4	Not applicable ^
(III) Detailed design and site investigation in progress						
27	Ting Kok Village, Tai Po (Ex-Ming Tak School)	Positive Life Association Ltd	Non-profit-making kindergarten for children with special educational needs	Stage 1: 6.9	Approximately 1.6	Not applicable ^
28	Leung Choi Lane, Tuen Mun	Hong Kong Institute of Utility Specialists	Non-profit-making utility training centre	Stage 1: 4.0	Approximately 0.6	Not applicable ^
29	Ta Kwu Ling, North District (Ex-Ping Yeung Public School)	Hung Hei Lun Charity Organization	Youth centre	Stage 1: 9.5	Approximately 2.5	Not applicable ^
30	Shek Pik, Lantau Island (Ex-Tung Wan Mok Law Shui Wah School)	Christian New Life Association	Drug treatment and rehabilitation centre	Stage 1: 12.0	Approximately 1.3	Not applicable ^

Remarks:

***** Generally speaking, depending on the scale of an individual project, the Development Bureau (DEVB) may process and approve funding applications for the project in stages. We will consider first approving and granting the costs for detailed design and site investigation in Stage 1 for the organisation to start the preliminary work. When the detailed design of the project and cost estimate of the construction works are more certain, the DEVB will then consider approving and granting the funding for Stage 2 (i.e. the funding for the construction costs).

[#] The DEVB would discuss and clarify the proposed basic and essential scope of works and the cost estimates with the applicant organisations with reference to the estimated expenditure on restoration works provided in their application forms. Upon verification of relevant information, availability of quantity surveying assessment and completion of detailed design, the Assessment Committee will consider and decide on the funding ceiling to be approved for individual projects. The actual funding to be granted will depend on the actual costs incurred for individual projects and disbursed in stages on a reimbursement basis.

[^] When assessing applications, the Assessment Committee has considered the experience and capability of the applicant organisations, as well as the social benefits and feasibility of the proposals, with a view to ensuring proper use of funding.

[@] The applicant organisations for projects 7, 15 and 23 have sought additional funding sources outside the funding scheme (including provision from the applicant organisations and/or other sponsorship) to cover the costs for stage 1 and/or stage 2 of the projects.

[%] As a non-recurrent commitment of $5 billion was approved by the Finance Committee of the Legislative Council on 6 March 2020 for the then Transport and Housing Bureau to implement the "Funding Scheme to Support Transitional Housing Projects by NGOs", funding applications for transitional housing projects thereafter, i.e. the remaining construction costs for projects 16 and 17, are processed and assessed under the said scheme.

[&] Since the launch of the enhancement measures in July 2024, a total of three projects (21, 22 and 23) have benefited from the increase in project funding ceiling. These include two projects with a site area exceeding 2 000 square metres (i.e. projects 22 and 23) and one project with a site lacking vehicular access (i.e. project 21). The funding ceiling for each of these three projects has been increased by $10 million to $70 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2997)

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 connection with taking forward the strategy of pilot areas under "large-scale land disposal" in a more diversified manner and with an innovate mindset in the Northern Metropolis (NM), please advise this Committee:

1. given that the "large-scale land disposal" allows developers to carry out comprehensive development of various types of sites (private residential, industries and public facilities), how innovative the "large-scale land disposal" is in comparison with the previous projects developed with similar mindset such as City One Shatin, with an account focusing on three aspects, i.e. 1. the land assembly mechanism; 2. the positioning of the major role in development; and 3. the mode of income distribution;

2. given the great difference among various pilot areas under "large-scale land disposal" in the NM in terms of development requirements on land for industries, including science parks under private operation, handover to the Government or requiring site formation merely, how the Government assesses the impact of different development requirements on enterprises' willingness to participate, and whether a flexible adjustment mechanism will be put in place;

3. given that the three pilot areas having distinct positioning in development are interconnected geographically, of the measures the Government will implement to ensure that the development and construction to be carried out by developers align with the industrial positioning and spatial distribution of the land parcels, and to avoid the redundant construction of cross-district infrastructure;

4. given that the Government requires developers to co-ordinate the entire process from site formation to the handover of public facilities, of the regulatory nodes at different stages (e.g. the deadlines for completing infrastructure works) and penalty mechanisms for breaches that will be put in place to ensure both progress and quality; and

5. in addition to shortening development periods and alleviating financial burdens, what quantitative indicators (e.g. the occupancy rate of land for industries and rate of home-job balance) or qualitative objectives (e.g. the integrity of industrial chains) the Government will draw up for measuring the effectiveness of the "large-scale land disposal" approach.

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 32)

Reply:

To enhance the speed and quality of the Northern Metropolis (NM) development, we will integrate government efforts with market forces, including adopting more diverse development models. In particular, the Chief Executive announced in the 2024 Policy Address to adopt, on a pilot basis, a large-scale land disposal approach. Sizable land parcels, including those with commercial value and earmarked for provision of public facilities, will be selected and granted to successful bidders for collective development. This approach will provide the enterprises with more opportunities to participate in the NM development and speed up development of the land parcels, and at the same time reduce the financial outlay of the Government. The effectiveness of large-scale land disposal can also be assessed in terms of the future population intake, the industries that have set up their businesses there, as well as the employment opportunities created and the timing of their creation.

The large-scale land disposal approach adopted in the NM on a pilot basis is similar to the development of Sha Tin New Town in the mid-1970s. At that time, a consortium of developers tendered for the reclamation, site formation and construction works. Upon completion of the works, part of the land was handed back to the Government for construction of public housing and other facilities, whereas the remaining part of the land retained by the developers was developed into City One Shatin of today.

We have identified three pilot areas of large-scale land disposal located in the Hung Shui Kiu/Ha Tsuen New Development Area (NDA), the Fanling North NDA and San Tin Technopole within the NM. The three NDAs have different functions and industry positioning. Given that the statutory town planning procedures have been completed for the NDAs where the pilot areas are located, the developers must develop the sites in accordance with the statutory land use planning for the land parcels in the pilot areas. Each pilot area covers private residential, industry and public facility sites. Developers are required to carry out site formation and engineering infrastructure works for all the sites, retain the residential sites for development, and hand other sites back to the Government for management after constructing some public facilities such as roads and open space. The requirements on sites for industries vary across the pilot areas, which include requiring the developer to construct and operate an enterprise and technology park building on its own and requiring the developer to construct a multi-storey building for modern industries for the Government to accommodate brownfield operators displaced by development.

We launched a three-month exercise in end-December 2024 to invite interested parties to submit expressions of interest (EOI) for the three pilot areas of large-scale land disposal, in order to aid the Government in finalising the details and conditions of the open tender later. One of the focus areas of the EOI exercise is to invite the market to put forward innovative

and feasible suggestions, including their willingness and plans for developing and operating the sites for industries.

The feature of large-scale land disposal in the NM is that, in addition to developing residential and public facility sites, emphasis has been put on the development of industries. It is hoped that investors with industry operation background can be attracted to participate in the development, thereby facilitating the development of industries in the NM. As such, different levels of participation approaches have been proposed for the sites for industries in the three pilot areas to assess market interest in these approaches. We will take into account the feedback collected in finalising the development mode of the sites for industries in the future tenders. From the perspective of promoting the NM development, we look forward to more in-depth participation by the market in the development of industries.

The sites of the three pilot areas shall be developed in conformity with their respective statutory planned use, so as to ensure that the positioning and spatial layout of the industries can be implemented in line with the planning intention. We will specify in the tender documents the durations of building covenants, the Specified Works to be completed by the developers and the completion deadlines, as well as the arrangements for liquidated damages, defects liability and guarantee. During the EOI exercise, we also asked if any other requirements should be included to better ensure that the developers have the financial ability to fully discharge their contractual commitments in a timely manner, and we had sought feedback from the market on the above.

During the period, we received 22 EOI submissions. We will consolidate and analyse the feedback collected, with a view to finalising the details and conditions of tender later. Our plan is to invite tenders for the three pilot areas progressively from the second half of 2025 to 2026.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3127)

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:

There will be a net decrease of 38 posts under this Head in 2025-26. Please explain the reasons for the substantial decrease in the number of posts, and advise the posts to be deleted as well as the total amount of expenditure to be saved.

Asked by: Hon CHAN Chun-ying (LegCo internal reference no.: 15)

Reply:

To optimise the use of civil service manpower resources and ensure the sustainability of public finances, the Government has maintained zero-growth in the overall civil service establishment since 2021-22. Through measures such as re-prioritisation of work, internal re-deployment, streamlining of work procedures and application of innovative technologies to assist in enforcement, coupled with the lapse of time-limited posts, the Buildings Department will have a net deletion of 38 posts in 2025-26. These include ten professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer), eight technical posts (Survey Officer (Building)/Technical Officer (Structural)), 14 posts of the clerical grade and six posts of other grades. The expenditure on salaries involved is about $17.8 million in terms of notional annual mid-point salary value.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3167)

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 Building Safety Loan Scheme (BSLS):

1. Some owners of old buildings who are recipients of the Comprehensive Social Security Assistance (CSSA) reflected that they had encountered quite some difficulties in applying to relevant departments for BSLS. While the Urban Renewal Authority provides assistance through subsidy schemes such as the Building Maintenance Grant Scheme for Needy Owners and the Lift Modernisation Subsidy Scheme, applicants are required to make upfront payments for the relevant expenses. However, as CSSA recipients do not have the spare money to pay in advance, they are unable to complete the works and may face possible imposition of an encumbrance or prosecutions instigated by the owners' corporations or the Department. In this connection, will the Department provide the number of BSLS applications submitted by owners of old buildings who are CSSA recipients in the past three years? Are there any figures on the requests for the Department's flexible processing of applications by CSSA recipients having relayed the above difficulties? What is the amount of loans involved?

2. Will the Government consider exercising discretion in handling the above situation to assist owners receiving CSSA in making upfront payments, so that their obligations in respect of the improvement works concerned can be fulfilled?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 40)

Reply:

1. Regarding the Building Safety Loan Scheme (BSLS) administered by the Buildings Department (BD), the numbers of applications submitted by owners who are recipients of the Comprehensive Social Security Assistance (CSSA) in the past three years are tabulated below –

	2022	2023	2024
Number of loan applications submitted by owners who are CSSA recipients	8	18	13

In the past three years, BD received two requests for assistance from applicants who were unable to make upfront contributions, involving a maximum amount of loan approved totalling $137,000.

2. BD's BSLS offers low-interest or interest-free loans to individual owners of private properties to assist them in carrying out repair works in common areas of buildings or individual units. In addition to BSLS, owners may also apply for various subsidy schemes under the Integrated Building Rehabilitation Assistance Scheme of the Urban Renewal Authority (URA), such as the Common Area Repair Works Subsidy, Operation Building Bright 2.0, the Fire Safety Improvement Works Subsidy Scheme, the Lift Modernisation Subsidy Scheme and the Building Maintenance Grant Scheme for Needy Owners.

Given that BSLS is financed by public money, under the principle of prudent and effective use of public money, approved loans will be disbursed on the basis of reimbursement for actual expenses incurred according to the actual progress of works reflected in the progress reports of works as certified by contractors and/or authorized persons and/or the owners' corporation. To ensure that no double subsidies or loans are granted to applicants for the same works items, if an applicant for BSLS is granted with a subsidy/grant by URA for the same works item, the amount of the subsidy/grant approved for such item will be deducted from the maximum amount of loan approved under BSLS.

In general, the above loan disbursement arrangement on the basis of reimbursement for actual expenses incurred has been running smoothly over the years. Taking into account the circumstances and request of an individual case, BD will submit the case to the Building Safety Loan Scheme Vetting Committee, which is responsible for reviewing cases, to consider and examine if discretion is to be exercised. BD will also review the loan disbursement arrangement for applicants receiving CSSA under BSLS in a timely manner.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0236)

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 sub-divided flats in industrial buildings, will the Government please inform this Committee in table form of i) the number of enforcement actions, ii) the number of flats involved, iii) the number of occupants affected, and iv) the number of households rehoused to Interim Housing, Transitional Housing/Light Public Housing with assistance from the Government and the number of people involved in the past three financial years.

Asked by: Hon CHAN Hok-fung (LegCo internal reference no.: 23)

Reply:

i) & ii) Sub-divided flats (SDFs) generally refer to the subdivision of a flat in a building, as shown on the original approved building plans, into multiple individual domestic units for rental.

Pursuant to the prevailing enforcement policy, the Buildings Department (BD) takes enforcement actions against building irregularities associated with SDFs through large scale operations (LSOs) and by acting on public reports. Where actionable building irregularities associated with SDFs are identified, BD will issue removal orders to the owners concerned. As regards SDFs used for domestic purposes in industrial buildings (IBs), BD will also issue discontinuation orders against the owners requiring the cessation of the domestic use. BD will instigate prosecutions against the owners who fail to comply with the removal orders or discontinuation orders.

BD selected 20 IBs for conducting LSOs against illegal domestic use in IBs in each of the past three years. The numbers of IB premises inspected under LSOs and in response to public reports, premises found with illegal domestic use, and among them, premises with SDFs involved and premises issued with statutory orders are tabulated below –

	2022	2023	2024
Number of IB premises inspected[(1)]	592	624	459[(3)]
Number of premises found with illegal domestic use[(1)]	38	70	22[(3)]
Number of premises found with illegal domestic use and involved SDFs[(1)]	26	27	5[(3)]
Number of statutory orders issued to the abovementioned premises with SDFs involved[(2)]	57	67	11[(3)]

Note[(1)]: Number of premises in buildings refers to the number of premises shown on the original approved building plans.

Note[(2)]: The figures do not necessarily correspond to the IB premises inspected in the same year.

Note[(3)]: As fewer public reports were received in 2024, the numbers of relevant inspections and enforcement actions also decreased accordingly.

iii) & iv) Depending on the needs of the cases, BD will arrange for in-house social services teams to provide appropriate assistance to affected occupants when taking enforcement actions. BD will make arrangements in collaboration with the Housing Department (HD), the Social Welfare Department and the Home Affairs Department to offer appropriate rehousing and assistance to residents affected by enforcement actions based on their eligibility. Occupants who are required to move out of the premises or structures concerned (including SDFs used for illegal domestic purposes in IBs) due to the Government's enforcement actions may, if they have temporary accommodation need, through referrals by the government departments concerned, be accommodated in transit centres (TCs)[(1)] under the Hong Kong Housing Authority (HA) for a short period of time, during which they may continue to look for alternative accommodation on their own or wait for the vetting results of the "homeless test". For occupants who have stayed in TCs for three months and passed the "homeless test", if they fulfil the eligibility criteria for public rental housing application (including income limit, asset limit and "no-domestic-property" requirement), HD will arrange for their admission to Interim Housing (IH)[(2)].

In the past three financial years (as at February 2025), no person required rehousing to IH as a result of enforcement actions against SDFs used for illegal domestic purposes in IBs.

As regards Transitional Housing (TH) and Light Public Housing (LPH), the Housing Bureau (HB) has been maintaining communication with BD, which includes providing relevant information on the projects so that eligible persons for TH or LPH (including individuals/families with imminent housing needs as a result of living in unauthorised structures or SDFs recommended by registered social workers) may consider applying according to their needs. HB does not

keep the figures in relation to admissions to TH or LPH due to the above circumstances.

Note(1): There are two TCs under the purview of HA, namely Po Tin TC in Tuen Mun and Lung Tin TC in Tai O.

Note(2): There is one IH under the purview of HA, namely Po Tin IH in Tuen Mun.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3233)

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 various measures to enhance building safety covering inspection of target buildings, enforcement, as well as support and assistance for owners, etc., will the Government please provide the numbers of inspections of target buildings and enforcement actions in the past three years by district?

Asked by: Hon CHOW Ho-ding, Holden (LegCo internal reference no.: 36)

Reply:

Regarding the various measures to enhance building safety, in light of the series of incidents of fallen concrete or rendering from external walls of buildings in 2023, the Buildings Department (BD) conducted special inspections for some target buildings with higher potential risks and completed inspections of the external walls of 186 buildings in the second half of 2023. Drawing on the experience, BD has regularised the External Wall Inspection Scheme since 2024 to inspect 360 buildings across the territory each year and carry out necessary emergency works.

Regarding the External Wall Inspection Scheme in 2023 and 2024, the numbers of target buildings selected by BD, buildings with necessary emergency works carried out by the owners/owners' corporations (OC) concerned at BD's request, as well as buildings with emergency works carried out by government contractors arranged by BD, broken down by geographical distribution, are tabulated below –

	Number of target buildings[(1)]			Number of buildings with emergency works carried out by the owners/OC at BD's request			Number of buildings with emergency works carried out by government contractors		
	2023	**2024**	**Total**	**2023**	**2024**	**Total**	**2023**	**2024**	**Total**
Central and Western	22	29	51	11	8	19	11	21	32
Eastern	5	31	36	4	19	23	0	12	12
Islands	0	0	0	0	0	0	0	0	0
Kowloon City	41	56	97	24	40	64	10	12	22
Kwai Tsing	2	11	13	0	10	10	2	1	3
Kwun Tong	2	8	10	2	4	6	0	4	4
North	10	1	11	2	1	3	2	0	2
Sai Kung	0	0	0	0	0	0	0	0	0
Sha Tin	0	9	9	0	4	4	0	5	5
Sham Shui Po	38	41	79	26	25	51	9	15	24
Southern	2	8	10	1	5	6	0	3	3
Tai Po	0	11	11	0	3	3	0	8	8
Tsuen Wan	7	18	25	3	8	11	4	10	14
Tuen Mun	1	14	15	0	13	13	1	1	2
Wan Chai	14	32	46	6	20	26	5	11	16
Wong Tai Sin	3	15	18	1	13	14	2	2	4
Yau Tsim Mong	35	70	105	22	28	50	10	40	50
Yuen Long	4	6	10	1	6	7	3	0	3
Total	186	360	546	103	207	310	59	145	204

Note[(1)]: Regarding the External Wall Inspection Scheme in 2023 and 2024, there were 24 and eight target buildings with no obvious danger on the external walls respectively.

In addition, BD has stepped up enforcement action against dilapidated buildings since 2023 by engaging government contractors to undertake default works for long outstanding non-compliant repair or investigation orders targeting dangerous or defective buildings with potential safety hazards, with the costs to be recovered from the owners upon completion of the works. The numbers of buildings with default works for non-compliant repair/investigation orders carried out by BD and repair/investigation orders involved in the past three years, broken down by geographical distribution, are tabulated below –

	Number of buildings[(2)&(3)]			
	2022	**2023**	**2024**	**Total**
Central and Western	6 (8)	9 (13)	12 (12)	27 (33)
Eastern	1 (1)	2 (2)	12 (13)	15 (16)
Islands	2 (2)	0 (0)	0 (0)	2 (2)
Kowloon City	0 (0)	10 (13)	17 (18)	27 (31)

	Number of buildings[(2)&(3)]			
	2022	**2023**	**2024**	**Total**
Kwai Tsing	0 (0)	1 (1)	2 (2)	3 (3)
Kwun Tong	0 (0)	3 (3)	4 (4)	7 (7)
North	0 (0)	1 (1)	1 (1)	2 (2)
Sai Kung	0 (0)	1 (2)	0 (0)	1 (2)
Sha Tin	0 (0)	0 (0)	1 (1)	1 (1)
Sham Shui Po	2 (3)	11 (15)	17 (21)	30 (39)
Southern	0 (0)	1 (1)	0 (0)	1 (1)
Tai Po	0 (0)	1 (1)	2 (3)	3 (4)
Tsuen Wan	0 (0)	1 (1)	7 (7)	8 (8)
Tuen Mun	0 (0)	0 (0)	2 (2)	2 (2)
Wan Chai	2 (3)	9 (12)	10 (12)	21 (27)
Wong Tai Sin	0 (0)	2 (2)	7 (8)	9 (10)
Yau Tsim Mong	1 (1)	11 (14)	23 (28)	35 (43)
Yuen Long	0 (0)	2 (2)	1 (1)	3 (3)
Total	14 (18)	65 (83)	118 (133)	197 (234)

Note[(2)]: There may be more than one non-compliant repair/investigation order warranting default works in a building.

Note[(3)]: The numbers of repair/investigation orders involved are shown in brackets.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2717)

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 cases of suspected unauthorised building works and unlawful occupation of government land found in detached houses, please inform this Committee of the following:

1. What was the number of inspections of detached houses across the territory conducted by the enforcement departments in the past three years? What was the allocation of manpower resources?

2. What was the number of prosecutions instigated in the above inspections? How many of these cases resulted in conviction? How long was the handling time for these cases?

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 11)

Reply:

1. & 2. The numbers of inspections conducted and prosecutions instigated by the Buildings Department (BD), as well as the number of convictions in respect of unauthorised building works (UBWs) in single-family houses of not more than three storeys (excluding New Territories Exempted Houses) in the past three years are tabulated below –

Year	Number of inspections	Number of prosecutions instigated	Number of convictions[(1)]
2022	712	22	24
2023	780	25	20
2024	682	20	17

Note[(1)]: The figures do not necessarily correspond to the prosecutions instigated in the same year.

Enforcement actions against the above UBWs are carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD does not compile a breakdown of the manpower involved solely for enforcement actions against UBWs.

The time required for handling UBW cases depends on a number of factors, such as the nature and complexity of UBWs, whether the owners or occupants concerned are co-operative, filing of appeals by owners against the orders, requests for extension of time for compliance, practical difficulties encountered and the need for assistance in complying with the orders, whether the removal of UBWs involves relocation, as well as the need for occupants to look for alternative accommodation. BD does not keep statistics on the time required for handling UBW cases.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1287)

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:

At present, owners of private buildings may apply for loans under the Building Safety Loan Scheme (BSLS) of the Buildings Department to carry out maintenance and repair works to reinstate or improve the safety conditions of their buildings and/or private slopes. In this connection, will the Government inform this Committee of the following:

(1) Please provide a breakdown by type of works of (i) the numbers of loan applications received, (ii) the numbers of applications approved (for interest-bearing loans and interest-free loans), (iii) the expenditures involved and (iv) the percentage increase/decrease as compared with the previous year for BSLS in the past five years.

(2) What were the staff establishments involved in the processing of applications in the past five years?

(3) What were the default rates of BSLS and the percentage increase/decrease as compared with the previous year in the past five years?

(4) Has the Government formulated any measures to ensure that BSLS would not be abused? If yes, what are the details? If not, what are the reasons?

Asked by: Hon IP LAU Suk-yee, Regina (LegCo internal reference no.: 11)

Reply:

(1) The types of works covered by the Building Safety Loan Scheme (BSLS) administered by the Buildings Department (BD) include building maintenance, improvement or replacement works relating to fire safety, lift modernisation or replacement, slope maintenance, in-flat maintenance, as well as removal of unauthorised building works (UBWs).

The numbers of loan applications received, the numbers of applications approved (for interest-bearing loans and interest-free loans), the expenditures involved and the percentage increase/decrease as compared with the previous year in the past five years, broken down by type of works, are tabulated below –

Type of works			**Year**				
			2020[1]	**2021**	**2022**	**2023**	**2024**
Building maintenance[2]	Number of loan applications received		227 (-)	294 (+29.5%)	438 (+49%)	446 (+1.8%)	393 (-11.9%)
	Number of applications approved	Interest-bearing	117 (-)	125 (+6.8%)	267 (+113.6%)	358 (+34.1%)	212 (-40.8%)
		Interest-free[3]	31 (-)	15 (-51.6%)	33 (+120%)	39 (+18.2%)	98 (+151.3%)
	Expenditure involved ($ million)[4]		10.47 (-)	12.83 (+22.5%)	25.14 (+96%)	41.36 (+64.5%)	37.3 (-9.8%)
Improvement or replacement works relating to fire safety	Number of loan applications received		5 (-)	3 (-40%)	7 (+133.3%)	3 (-57.1%)	5 (+66.7%)
	Number of applications approved	Interest-bearing	2 (-)	2 (-)	3 (+50%)	1 (-66.7%)	2 (+100%)
		Interest-free[3]	0 (-)	1 (+100%)	0 (-100%)	1 (+100%)	3 (+200%)
	Expenditure involved ($ million)[4]		0.1 (-)	0.12 (+20%)	0.17 (+41.7%)	0.15 (-11.8%)	0.25 (+66.7%)
Lift modernisation or replacement	Number of loan applications received		8 (-)	15 (+87.5%)	38 (+153.3%)	77 (+102.6%)	86 (+11.7%)
	Number of applications approved	Interest-bearing	3 (-)	2 (-33.3%)	2 (-)	7 (+250%)	48 (+585.7%)
		Interest-free[3]	0 (-)	1 (+100%)	0 (-100%)	3 (+300%)	12 (+300%)
	Expenditure involved ($ million)[4]		0.22 (-)	0.23 (+4.5%)	0.04 (-82.6%)	0.45 (+1 025%)	1.16 (+157.8%)
Slope maintenance	Number of loan applications received		0 (-)	0 (-)	0 (-)	2 (+200%)	0 (-100%)
	Number of applications approved	Interest-bearing	0 (-)	0 (-)	0 (-)	2 (+200%)	0 (-100%)
		Interest-free[3]	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)
	Expenditure involved ($ million)[4]		0 (-)	0 (-)	0 (-)	1.88 (+188%)	0 (-100%)
In-flat maintenance	Number of loan applications received		55 (-)	44 (-20%)	59 (+34.1%)	78 (+32.2%)	54 (-30.8%)
	Number of applications approved	Interest-bearing	2 (-)	8 (+300%)	5 (-37.5%)	9 (+80%)	14 (+55.6%)
		Interest-free[3]	9 (-)	17 (+88.9%)	20 (+17.6%)	33 (+65%)	30 (-9.1%)
	Expenditure involved ($ million)[4]		1.35 (-)	2.82 (+108.9%)	2.02 (-28.4%)	4.85 (+140%)	7.11 (+46.6%)
Removal of UBWs	Number of loan applications received		35 (-)	43 (+22.9%)	46 (+7%)	51 (+10.9%)	39 (-23.5%)
	Number of applications approved	Interest-bearing	14 (-)	14 (-)	27 (+92.9%)	24 (-11.1%)	22 (-8.3%)
		Interest-free[3]	9 (-)	11 (+22.2%)	10 (-9.1%)	9 (-10%)	12 (+33.3%)
	Expenditure involved ($ million)[4]		3.61 (-)	3.47 (-3.9%)	4.76 (+37.2%)	3.24 (-31.9%)	6.08 (+87.7%)

Note[1]: Except for Year 2020, the percentage increase/decrease in the figures as compared with the previous year is shown in brackets.

Note(2): Building maintenance works may also include improvement or replacement works relating to fire safety, lift modernisation or replacement works as well as maintenance and improvement works for drainage pipes, etc.

Note(3): Applicants for interest-free loans must be persons in financial hardship or meeting the asset and income limits, such as recipients of the Comprehensive Social Security Assistance, recipients of the Old Age Living Allowance or persons with income earned and assets possessed (including other household members) not exceeding the limits set for low income category applicants.

Note(4): The expenditures involved refer to the maximum amount of loans approved.

(2) BD's Building Safety Loan Scheme Unit had an establishment of 18 staff in the past five years, comprising one Senior Executive Officer, two Executive Officers I, one Executive Officer II, one Accounting Officer I, two Accounting Officers II and 11 clerical grade staff.

(3) The default rates of BSLS based on financial year and the percentage increase/decrease as compared with the previous financial year in the past five years are tabulated below –

	2020-21(1)	**2021-22**	**2022-23**	**2023-24**	**2024-25 (as at 6 March 2025)**
Default rate	0.91% (-)	0.86% (-5.5%)	0.82% (-4.7%)	0.74% (-9.8%)	0.75% (+1.4%)

Note(1): Except for 2020-21, the percentage increase/decrease in the figures as compared with the previous financial year is shown in brackets.

(4) To ensure that BSLS is not abused, BD takes into account the total cost of the works and the number of owners contributing towards the cost of the improvement works in determining the loan amount. The amount of loans to be applied for must not exceed the price listed in the quotation for the works, subject to a ceiling of $1 million per flat. In addition, borrowers are required to provide security for different loan amounts (for example, by submitting a Deed of Indemnity, providing documentary proofs of repayment ability and credit checks, executing a legal charge in respect of a property or providing a Letter of Guarantee issued by a restricted licence bank/licensed bank in Hong Kong). Approved loans will be disbursed on the basis of reimbursement for actual expenses incurred according to the actual progress of works reflected in the progress reports of works as certified by contractors and/or authorized persons and/or the owners' corporation. Borrowers are required to pay interest on the principal and overdue interest for late repayment. BD will refer default cases to the Department of Justice for legal recovery actions in accordance with established procedures.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2278)

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:

As unauthorised building works (UBWs) pose invisible dangers to the public, the Government should take stringent enforcement actions against UBWs. In this connection, will the Government please provide the following information regarding enforcement actions and removal operations against UBWs:

(a) Please provide in a table the expenditure and staff establishment involved in the enforcement actions against UBWs in the past five years.

(b) Please provide in a table the numbers of serious UBWs, UBWs removed, removal orders issued by the Government but not complied with, as well as UBWs removed by the Government in various districts in the past five years.

(c) Please provide in a table the Government's expenditure on the removal of UBWs in the past five years, with a detailed breakdown.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 1)

Reply:

(a) When attending to unauthorised building works (UBWs) cases, the Buildings Department (BD) will investigate and identify whether the UBWs are actionable under the existing enforcement policy. For actionable UBWs, BD will take enforcement action by issuing removal orders to the concerned owners.

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 building safety and maintenance enforcement programmes. BD does not compile a breakdown of the manpower and expenditure involved solely for enforcement actions against UBWs.

(b) BD does not keep statistics on the number of UBWs in private buildings across the territory.

Under the prevailing Buildings Ordinance (Cap. 123) (BO), with the exception of exempted works, designated exempted works and New Territories exempted houses, all building works in contravention of the regulatory requirements of the BO are regarded as UBWs irrespective of their nature, scale, complexity and safety risk. BD will take enforcement actions against actionable UBWs pursuant to the prevailing enforcement policy against UBWs. In the past five years, the numbers of UBWs removed in the enforcement actions taken against UBWs in response to public reports and through large scale operations, broken down by district, are tabulated below –

District	**Year**				
	2020	**2021**	**2022**	**2023**	**2024**
Central and Western	981	1 507	1 259	2 015	2 585
Eastern	1 793	2 637	2 244	2 500	3 507
Islands	18	54	35	38	86
Kowloon City	2 765	3 567	3 737	4 333	2 728
Kwai Tsing	916	728	855	894	1 230
Kwun Tong	1 787	3 340	1 426	1 259	1 455
North	247	235	253	348	350
Sai Kung	136	192	143	158	266
Sham Shui Po	2 151	3 395	2 918	2 712	3 481
Sha Tin	542	802	964	1 619	499
Southern	490	512	194	865	1 766
Tai Po	605	940	1 188	1 117	1 068
Tsuen Wan	846	1 635	1 314	2 060	1 218
Tuen Mun	450	490	484	764	814
Wan Chai	1 456	2 060	1 625	2 199	2 310
Wong Tai Sin	305	749	1 129	680	316
Yau Tsim Mong	3 120	4 085	4 286	4 674	3 888
Yuen Long	891	989	1 185	1 350	937
Total	**19 499[(1)]**	**27 917**	**25 239**	**29 585**	**28 504**

Note[(1)]: The lower performance in 2020 was owing to the special work arrangements of BD due to COVID-19 epidemic.

As at February 2025, the numbers of outstanding removal orders issued by BD that are expired[(2)] in the past five years, broken down by district, are tabulated below –

District	Year				
	2020	**2021**	**2022**	**2023**	**2024**
Central and Western	48	125	257	209	260
Eastern	367	334	252	254	706
Islands	16	19	33	58	27
Kowloon City	146	418	765	231	684
Kwai Tsing	55	81	99	114	199
Kwun Tong	75	117	143	224	149
North	60	21	103	126	81
Sai Kung	17	46	27	59	108
Sham Shui Po	270	398	450	271	317
Sha Tin	10	30	48	88	67
Southern	21	23	51	97	113
Tai Po	104	81	244	182	193
Tsuen Wan	55	178	288	208	227
Tuen Mun	22	46	123	422	128
Wan Chai	53	115	271	261	221
Wong Tai Sin	41	15	90	50	40
Yau Tsim Mong	281	378	783	575	1 098
Yuen Long	121	252	318	417	312
Total	**1 762**	**2 677**	**4 345**	**3 846**	**4 930**

Note(2): Outstanding removal orders include orders that are currently subject to appeals and prosecutions, removal or rectification works being carried out by the owners, and default works being carried out by BD.

Building owners should take primary responsibility for the proper maintenance of their properties and ensure that their properties are free from UBWs. When removal orders are served against the owners, they should comply with the orders within the period specified in the orders. When orders have not been complied with after the specified period, BD will issue warning letters to the owners to urge them to comply with the orders. In case the owners encounter genuine difficulties in arranging the works, an extension of time may be granted on a case-by-case basis where justified to allow them more time to comply with the orders. If the owners fail to comply with the orders without reasonable excuse, BD may instigate prosecutions, and where appropriate, intervene proactively by its engaging consultants and contractors to carry out the required works in the owners' default and recover the costs of such works, supervision charge and surcharge from the owners afterwards.

The numbers of UBWs removed by BD in the owners' default in respect of outstanding removal orders that are expired in the past five years, broken down by district, are tabulated below –

District	Year				
	2020	**2021**	**2022**	**2023**	**2024**
Central and Western	0	7	1	1	8
Eastern	15	1	6	18	9
Islands	0	0	0	0	1
Kowloon City	7	12	1	8	10
Kwai Tsing	0	0	1	3	2
Kwun Tong	0	5	1	0	1
North	0	0	0	2	0
Sai Kung	0	0	0	0	0
Sham Shui Po	12	4	3	13	22
Sha Tin	0	0	0	0	0
Southern	6	0	0	2	1
Tai Po	0	0	0	0	4
Tsuen Wan	1	0	14	9	2
Tuen Mun	0	0	0	0	0
Wan Chai	1	5	5	14	0
Wong Tai Sin	2	0	2	1	0
Yau Tsim Mong	43	1	6	26	8
Yuen Long	1	3	3	6	2
Total	**88**	**38**	**43**	**103**	**70**

(c) BD does not compile statistics on the expenditure involved in carrying out default works to remove UBWs in default of owners.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2281)

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 increasing number of aged buildings in Hong Kong may pose potential dangers to residents, and therefore it is essential to enhance inspection of their building conditions. In this connection, will the Government please provide the following information regarding mandatory building inspections and mandatory window inspections:

(a) Please provide in a table the Government's expenditure and staff establishment for mandatory building inspections in the past five years.

(b) Please provide in a table the Government's expenditure and staff establishment for mandatory window inspections in the past five years.

(c) Please provide the number of owners failing to take action after being prosecuted for non-compliance with notices under the Mandatory Building Inspection Scheme or the Mandatory Window Inspection Scheme, and the additional expenditure so incurred by the Government.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 4)

Reply:

(a) & (b) The Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) are implemented by the professional and technical staff of the Mandatory Building Inspection Sections of the Buildings Department (BD). The staff establishment and expenditure involved in the past five years are tabulated below –

	2020-21	2021-22	2022-23	2023-24	2024-25
Number of professional and technical staff	194	194	195	185	199
Expenditure ($ million)	185.3	208.7	205.7	230.4	247.3 (Estimate)

Since the work with respect to MBIS and MWIS falls within the overall duties of the Mandatory Building Inspection Sections, BD does not have a breakdown of the expenditure and staff establishment involved for the schemes separately.

(c) As at February 2025, BD has instigated prosecution against 9 158 non-compliant MBIS notices and 1 061 non-compliant MWIS notices. The numbers of non-compliant MBIS or MWIS notices after a judgement has been made by the court, as well as the numbers of owners or owners' corporations (OC) involved are tabulated below –

	Number of notices	Number of owners or OC involved
Non-compliant MBIS notices after court judgement	657	753
Non-compliant MWIS notices after court judgement	115	130

If owners fail to carry out the required prescribed inspection and repair works (if necessary) under MBIS or MWIS notices upon conviction, BD will consider instigating further prosecution. As prosecutions are part of the overall duties of the Legal Services Section, BD does not have a breakdown of the expenditure involved for the work concerned.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2282)

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:

Fire safety is crucial to buildings in Hong Kong. Residents will be at risk in case of fire, and therefore it is essential to ensure that fire service equipment can function properly. In this connection, will the Government please provide the following information regarding fire safety:

(a) Please provide in a table the Government's expenditure and staff establishment for fire safety inspections in the past five years.

(b) Please provide in a table the reasons for the Government to issue fire safety directions (FSDns) to various types of buildings, and the respective numbers for each reason in the past five years.

(c) Please provide in a table the numbers of non-compliant FSDns for various types of buildings in various districts.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 5)

Reply:

(a) To enhance the fire safety standards of old buildings, the enforcement authorities (EAs) (i.e. the Buildings Department (BD) and the Fire Services Department (FSD)) require the owners or occupiers of the buildings concerned to carry out the necessary fire safety improvement works under the Fire Safety (Commercial Premises) Ordinance (Cap. 502) (FS(CP)O), the Fire Safety (Buildings) Ordinance (Cap. 572) (FS(B)O) and the Fire Safety (Industrial Buildings) Ordinance (Cap. 636) (FS(IB)O). The EAs' staff establishments and expenditures for enforcing the abovementioned ordinances in the past five years are tabulated below –

Year	BD		FSD	
	Number of staff	Expenditure ($ million)	Number of staff	Expenditure ($ million)
2020-21	150	78	265	170
2021-22	150	78	281	178
2022-23	150	80	281	176
2023-24	150	84	288	186
2024-25	166	95 (Estimate)	289	187

As fire safety inspections are part of the EAs' overall duties, the EAs do not have a breakdown of the expenditure and staff establishment involved solely for the work concerned.

(b) The EAs issue Fire Safety Directions (FSDns)/Fire Safety Improvement Directions (FSIDns) to owners and/or occupiers with regard to the fire safety measures of the buildings under their respective purview, with the aim of enhancing the fire safety standards of these buildings by requiring them to carry out works in relation to fire safety construction and/or provide appropriate fire service installations and equipment. The numbers of FSDns/FSIDns issued to various types of buildings by the EAs in the past five years are tabulated below –

	2020	2021	2022	2023	2024
Prescribed commercial premises and specified commercial buildings[(1)]	2 178	3 122	3 202	3 530	3 259
Composite and domestic buildings[(2)]	17 022	32 616	22 300	23 215	38 584
Industrial buildings[(3)]	Not applicable	3 194	5 454	7 319	5 771
Total	**19 200**	**38 932**	**30 956**	**34 064**	**47 614**

Note[(1)] : Under the FS(CP)O, which came into operation on 2 May 1997 (for prescribed commercial premises) and 1 June 1998 (for specified commercial buildings).

Note[(2)] : Under the FS(B)O, which came into operation on 1 July 2007.

Note[(3)] : Under the FS(IB)O, which came into operation on 19 June 2020.

(c) The EAs do not have a breakdown of the number of non-compliant FSDns/FSIDns by District Council district. The numbers of non-compliant FSDns/FSIDns by type of buildings as at February 2025 are tabulated below –

	Number of non-compliant FSDns/FSIDns
Prescribed commercial premises and specified commercial buildings	9 051
Composite and domestic buildings	249 862
Industrial buildings	16 360

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2537)

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 the updating of the Buildings Ordinance as mentioned in the Programme, will the Government please inform this Committee of the following regarding the existing list of regulated unauthorised building works:

(1) Please provide the current staff establishment and related expenditure on enforcement, the standards for updating the list of designated exempted works (DEWs), as well as the staff establishment involved in the studies of technical inspection.

(2) In response to the updating of the standards, will the Government expect to update the list of DEWs, as well as undertake the publicity work for the industry in this financial year? If yes, what are the details? If no, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 15)

Reply:

(1) The Government put forth proposals to amend the Buildings Ordinance (Cap. 123) and launched a public consultation in December 2024. Proposals included rationalising the policy for handling unauthorised building works (UBWs), with a view to adopting a pragmatic and facilitating approach in handling "minor UBWs" on one hand, and focusing enforcement resources on enhancing enforcement effectiveness against "serious UBWs" on the other hand. Taking into account such factors as the scale, complexity and risk involved in the works concerned, the Government proposed to add more building works relating to people's daily lives and of low risk as Designated Exempted Works (DEWs) items, and relax the requirements for existing items. Upon passage of the proposals, these works items can be carried out in the future without having to obtain the Buildings Department (BD)'s approval or follow the simplified requirements of the Minor Works Control System.

Enforcement actions against UBWs as well as the study on the addition and relaxation of existing DEW items 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 the abovementioned work.

(2) DEW items and their descriptions are set out in Schedule 2 of the Building (Minor Works) Regulation (Cap. 123N). Addition or relaxation of works items involves amendments to the subsidiary legislation. The Development Bureau will take full account of the views collected and continue with the briefing and publicity work for the industry, with a view to finalising the proposals. The target is to introduce an amendment bill into the Legislative Council in the first half of 2026.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0788)

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) implemented a Reporting Scheme for Unauthorised Building Works (UBWs) in New Territories Exempted Houses (NTEHs) (Reporting Scheme) from 1 April to 31 December 2012. UBWs reported under the Reporting Scheme are required to undergo safety inspections once every five years with safety certifications submitted to BD. In this connection, will the Government inform this Committee of the following:

1) What were the numbers of NTEHs surveyed in each of the past three years?

2) What is the estimated number of UBWs in NTEHs at present? Of these, how many were reported under the Reporting Scheme?

3) Among the UBWs that had been reported under the Reporting Scheme in 2012, have any of them been removed? If yes, what are the number of UBWs removed and the reasons for their removal?

4) Have there been any owners failing to submit safety certifications every five years as required? If yes, what follow-up actions have been taken? Have enforcement actions been taken against the owners concerned? What is the number of such enforcement actions taken?

5) Given the Government's proposal to re-launch the Reporting Scheme, what are the details and the expected time for implementation this year?

6) Will the Government consider legalising UBWs that do not affect structural and environmental safety, and imposing a charge according to their sizes so as to increase government revenue? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LEE Tsz-king, Dominic (LegCo internal reference no.: 2)

Reply:

1) Enforcement against unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) had been carried out in accordance with an enhanced enforcement strategy adopted since April 2012(1). The Buildings Department (BD) engages outsourced consultants to conduct village by village (V-by-V) large scale operations (LSOs) for identification of UBWs that constitute serious contravention of the law and pose higher potential risks (classified as First Round Targets (FRTs)) for priority enforcement action. The numbers of NTEHs surveyed by BD through V-by-V LSOs in the past three years are tabulated below –

Year	Number of NTEHs surveyed
2022	4 029
2023	4 221
2024	6 522
Total	**14 772**

Note(1): The enhanced enforcement strategy includes (i) immediate enforcement action against UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction; and (ii) progressive enforcement action against FRTs and non-FRTs not reported under the Reporting Scheme through LSOs in phases.

2) In view of the history and unique situation of NTEHs, as a special arrangement, the Government launched a one-off Reporting Scheme for UBWs in NTEHs in 2012, of which the reporting period ended in December 2012. Under the Reporting Scheme, owners were required to report to BD non-FRT UBWs completed before 28 June 2011 (hereinafter referred to as "reported UBWs"). To safeguard the structural safety of NTEHs, owners are required to appoint qualified persons to conduct safety inspections and submit safety certifications every five years. As at 2024, there were 21 400 reported UBWs.

Based on desktop surveys and verification against available inspection records, BD estimated that there were about 99 000 NTEHs in the territory in 2023. Taking out the 56 200 NTEHs already inspected with enforcement taken against the UBWs found between 2012 and 2023, drawing reference from past enforcement actions and statistics on inspections by random sampling, BD estimates that, among the remaining about 42 800 NTEHs, there are about 2 900 FRTs and 166 700 non-FRTs (including UBWs existed before 28 June 2011 but not reported under the Reporting Scheme, or erected on or after 28 June 2011).

At present, among the non-FRT UBWs, it is estimated that there are about 44 000 eligible but not yet reported UBWs in NTEHs, accounting for about one quarter of the total number of UBWs other than FRTs and involving about 18 500 NTEHs.

3) During enforcement against FRTs, BD will not require the immediate removal of the reported UBWs unless they become imminently dangerous. BD does not compile statistics on the number of reported UBWs that have been removed.

4) For reported UBWs, if the owners fail to submit safety certifications as required, the UBWs concerned will be regarded as non-reported UBWs subject to progressive enforcement action. BD does not compile statistics on the relevant enforcement actions.

5) In response to the views of villagers and Legislative Council members that the reporting period was too short, the Government proposed in the consultation paper on the proposed amendment of the Buildings Ordinance (Cap. 123) (BO) issued in December 2024 to re-launch the administrative scheme to allow owners who at that time did not report their UBWs to do so. Nevertheless, all the original arrangements under the scheme will be maintained, including that the scheme is only applicable to non-FRT UBWs erected before 28 June 2011 with no enforcement action taken by BD before the specified date, and that regular safety inspection is required every five years for reported UBWs. BD is working out the implementation details for re-launching the Reporting Scheme and arranging for the upgrading of the computer system to enable electronic reporting by qualified persons appointed by residents of NTEHs. Meanwhile, BD staff will conduct briefings in various districts to give residents of NTEHs a better understanding of the requirements of the scheme.

6) Regarding the suggestion that owners may be allowed to retain their UBWs after they have been certified as safe through payment of a fine, charge or land premium, the Government has to carefully consider a number of factors. In terms of policy fairness, this is unfair to law-abiding owners who do not have the financial means or who have voluntarily removed their UBWs upon receipt of BD's removal orders. Such practice will also convey a wrong message to the community that the illegal erection of UBWs can be legalised through financial means, which in effect encourages breaches of the law. From the perspective of building and public safety, building safety of serious and actionable UBWs may not necessarily be ascertainable solely by means of post-work inspection. For example, there were no records of the source of building materials used in the unauthorised works, nor did the materials undergo any statutory tests, and there was a lack of quality control in the course of the works. It is not possible to confirm that the unauthorised works have met the standards under the BO solely based on the analysis outcome of limited sampling conducted post-work.

- End -

Examination of Estimates of Expenditure 2025-26 Reply Serial No.

DEVB(PL)102

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0789)

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 launched the final stage (i.e. Stage 3) of the Electronic Submission Hub (ESH) on 30 June 2024 to accept and process all types of plans including general building plans and plans for alteration and addition works, as well as related applications submitted under the Buildings Ordinance (Cap. 123). In this connection, will the Government inform this Committee of the following:

1. What are the numbers of plans and applications received through ESH and in paper form respectively each year since the launch of ESH in 2022?

2. What is the total number of registered users of ESH at present? What is their estimated proportion to potential users?

3. What measures will the Government take this year to encourage the industry to submit plans and related applications through ESH? What is the estimated expenditure involved?

4. What other measures will the Government take to support the industry in the use of Building Information Modelling (BIM) to promote their wider use of BIM, and to assist them in submitting plans and related applications through ESH?

Asked by: Hon LEE Tsz-king, Dominic (LegCo internal reference no.: 3)

Reply:

1. Since the launch of Stage 1 of the Electronic Submission Hub (ESH) in June 2022, as at 31 December 2024, the numbers of building plans and applications received under the Buildings Ordinance (Cap. 123) (BO) through ESH and in paper form respectively are tabulated below –

Year	Received through ESH		Received in paper form	
	Plans (Note)	Applications for consent to commence works and occupation permits (Note)	Plans	Applications for consent to commence works and occupation permits
2022 (Since June)	50	11	9 645	7 823
2023	595	267	17 445	14 645
2024	1 732	978	14 983	13 057

Note: Since ESH was launched by stages, the plans and applications that could be processed through ESH in different stages varied.

Stage 1 was launched in June 2022 to accept structural plan submissions for building works above ground not requiring cross-departmental referral, excluding alteration and addition works. Stage 2 was launched in March 2023 to cover submissions which require processing by some organisations or government departments including those under the Works Branch of the Development Bureau (DEVB). The final stage (i.e. Stage 3) was launched in June 2024 to accept all types of plan submissions and related applications under the BO.

2. As at 31 December 2024, 1 378 external users including registered building professionals and their collaborators, authorized signatories of registered contractors and owners of development projects have registered under ESH. Among them, 496 are registered building professionals, accounting for 27% of the total number of potential users in the category, while 88 are authorized signatories of registered contractors, accounting for 5% of the total number of potential users in the category.

3. Since the launch of Stage 1 of ESH in June 2022, the Buildings Department (BD) has organised a series of briefing sessions and workshops for building professionals and stakeholders to introduce the features and benefits of ESH. Additionally, BD arranged multiple visits to the offices of different building professionals to provide technical support and assistance on the use of ESH for building plan submissions, etc. Besides, BD has introduced initiatives and incentives, including significantly shortening the period for submission of notification of commencement of works through ESH from not less than seven days to not less than one day before the commencement of works, to further streamline the procedures and expedite the progress of works.

To further promote and facilitate the wider use of ESH, BD will, in addition to stepping up publicity to the industry, continue to introduce initiatives and incentives. For example, for plan submissions of simple structural works under the Self-certification System via ESH, BD's processing time for the first or re-submissions and major revision of plans can be reduced from 40 days to 20 days, while the processing time for amendment plans can be reduced from 20 days to 10 days. BD will also continue to enhance and improve ESH's capacity, as well as provide better user experience in light of users' feedback, with a view to implementing mandatory e-submissions of building plans in 2027.

The work concerned is part of the overall duties of BD's staff in implementing ESH. BD is not able to provide a breakdown of the expenditure involved solely for the above promotion initiatives.

4. To promote the wider adoption of Building Information Modelling (BIM) in the industry, DEVB promulgated an initial Roadmap on Adoption of BIM for Building Plan Preparation and Submission in December 2023. Major directions include (1) the public sector taking lead as the pioneer to extend the adoption of BIM to private sector projects of different scales on a gradual basis; (2) aligning the relevant standards and practices; (3) providing incentives, support and manpower training to the industry; and (4) mandating the full adoption of BIM for preparation and submission of building plans by the private sector by 2029 tentatively.

In this connection, BD launched a BIM area checking tool in March 2024 for automatic checking of floor area information for general building plans on compliance with the plan requirements of BD and the Lands Department. In addition, BD has launched checking tools covering sanitary fitments, fire safety and structural plan compatibility in the first quarter of 2025, and plans to launch a building separation requirement checking tool in the fourth quarter of 2025 to allow the industry to use BIM for free and experience the convenience brought by BIM in their day-to-day work, with a view to further encouraging their adoption of BIM.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2109)

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 the regularised External Wall Inspection Scheme, will the Government inform this Committee of the following:

1. What are the numbers of external walls inspected each month and the average time involved since the launch of the scheme?

2. What is the Government's work target for this year? Please provide a breakdown by District Council district.

3. What are the manpower and expenditure involved in the implementation of the scheme?

4. Regarding the use of drones and artificial intelligence, what is the average cost of each inspection? What are the cost, manpower and time saved, as compared with the conventional way of manual inspection?

5. In response to recent public concerns over the monitoring of outsourced services, what measures will the Government take to monitor such services? For example, will random audit checks on the work of outsourced companies be conducted and what is the rate of such checks?

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 102)

Reply:

1. The Buildings Department (BD) has regularised the External Wall Inspection Scheme since 2024. The numbers of buildings inspected by month are tabulated below –

2024	Number of buildings with external walls inspected
January	0
February	10
March	4
April	35
May	65
June	126
July	22
August	16
September	9
October	35
November	8
December	30
Total	**360**

The time required for conducting external wall inspection depends on a number of factors, such as weather, visibility, building height and width, surrounding conditions and environment of buildings, whether the owners or occupants are co-operative, practical difficulties encountered or the need for assistance from other government departments (e.g. temporary road closure) in conducting inspection, etc. BD does not compile statistics on the time required for each target building to undergo external wall inspection.

2. In 2025, BD will, under the regularised External Wall Inspection Scheme, inspect the external walls of 360 buildings with higher risks across the territory and arrange for government contractors to carry out emergency works where necessary. Based on the experience in 2024, the estimated numbers of target buildings by geographical distribution are tabulated below –

	Estimated number of target buildings
Central and Western	40
Eastern	18
Islands	1
Kowloon City	42
Kwai Tsing	3
Kwun Tong	9
North	9
Sai Kung	2
Sha Tin	12
Sham Shui Po	51
Southern	3
Tai Po	13
Tsuen Wan	16
Tuen Mun	13
Wan Chai	38

	Estimated number of target buildings
Wong Tai Sin	6
Yau Tsim Mong	80
Yuen Long	4
Total	**360**

3. Through redeployment of existing manpower, a total of 14 teams, each consisting of one professional officer and one technical officer, overseen by one senior professional officer, will be set up in the first half of 2025 during which inspection for a total of about 240 target buildings is expected to be completed. In the latter half of 2025, eight teams will be deployed to continue with the scheme to carry out inspection for the remaining 120 target buildings. The estimated expenditure for employing drone/artificial intelligence (AI) technology service providers and outsourced consultants in 2025-26 is $7.5 million.

4. & 5. In addition to the use of drones by BD staff, outsourced drone service providers are also engaged to assist in conducting external wall inspection. BD's professional and technical staff will be present to make professional judgement on external wall defects and decide whether emergency works under the Buildings Ordinance (Cap. 123) are required. BD staff will also co-operate with the Police in making road closure arrangements and continuously monitor the performance of outsourced service providers. Moreover, BD is making active attempts to apply outsourced AI technology for generation of inspection reports based on images collected by drone inspection via a cloud system to assist its professional and technical staff in identifying and analysing external wall defects, with a view to enhancing efficiency. BD reviews the analysis results and reports with the service provider on a continuous basis to further improve the accuracy and effectiveness of external wall inspection by AI, and to keep enriching the database of the AI service provider. As external wall inspection and the use of AI technology are still undergoing testing and improvement, BD does not compile a breakdown of the cost solely for the relevant work, nor does it compare the cost, manpower and time involved in the use of drones and AI technology with those adopting the conventional methods of manual inspection and analysis of building conditions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3095)

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 the Mandatory Building Inspection Scheme (MBIS), will the Government inform this Committee of the following:

(1) Since the implementation of MBIS, how many buildings have been issued with MBIS notices by the Buildings Department? What is the total number of buildings with expired notices yet to be complied with?

(2) Regarding the enforcement actions against non-compliance with MBIS statutory notices, what were the numbers of prosecutions instigated and owners involved, as well as the total amount of fines imposed in the past three years?

Asked by: Hon LEUNG Man-kwong (LegCo internal reference no.: 38)

Reply:

(1) As at 2024, the Buildings Department (BD) has issued Mandatory Building Inspection Scheme (MBIS) notices to about 8 000 buildings. Excluding those with notices that have been complied with and not yet expired, there are about 4 200 buildings with outstanding notices. Among them, about 2 300 buildings are appointed with registered inspectors/registered contractors with building inspection or repair works underway, and some 1 300 buildings have been selected as Category 2 buildings under Operation Building Bright 2.0 (OBB 2.0)[(1)] on a risk basis by BD for default inspection and repair works.

Note[(1)] : The Government allocated $6 billion for the Urban Renewal Authority to implement OBB 2.0 to subsidise eligible owners in co-ordinating inspection and repair works in respect of common parts under MBIS. Buildings that are able to co-ordinate the works among themselves may apply as Category 1 buildings. For Category 2 buildings, BD will exercise its statutory power in carrying out the necessary inspection and repair works on behalf of the owners

with the cost to be recovered from the owners upon completion of works. Eligible owners can apply for OBB 2.0 subsidy for reimbursement of all or part of the cost of the works.

(2) The figures on prosecutions instigated by BD in relation to MBIS notices in the past three years are tabulated below –

	2022	**2023**	**2024**
Number of prosecutions against outstanding notices	1 740	1 740	1 964
Number of owners or owners' corporations involved	2 217	2 277	2 582
Total amount of fines ($ million)	2.7	2.8	3.4

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1732)

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 Joint Office for Investigation of Water Seepage Complaints (JO) under the Buildings Department (BD) and the Food and Environmental Hygiene Department (FEHD), please inform this Committee of the following:

(1) How many requests for assistance were received by the four existing regional joint offices (RJOs) (the Hong Kong RJO, the Kowloon RJO, the New Territories West RJO and the New Territories East RJO) in 2024-25? What was the average handling time for each case?

(2) What are the respective staff establishments of FEHD and BD in JO for handling reported cases of water seepage in buildings in the new financial year (broken down by the four existing RJOs)?

(3) What are FEHD's estimates for the staff costs and departmental expenses for handling reported cases of water seepage in buildings in JO in the new financial year (broken down by the four existing RJOs)?

(4) What are BD's staff costs and departmental expenses for handling reported cases of water seepage in buildings in JO (broken down by the four existing RJOs)?

(5) What are the number of cases investigated by consultants engaged and the estimated expenditure for engaging outsourced consultants (i.e. Stage III professional investigation) (broken down by the four existing RJOs)?

Asked by: Hon LEUNG Tsz-wing, Dennis (LegCo internal reference no.: 2)

Reply:

(1) The Joint Office (JO) formed by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD) set up four regional joint

offices (RJOs) to enhance the efficiency and effectiveness in handling reports on water seepage in buildings. The numbers of reported cases of water seepage in buildings received by the four RJOs in 2024 are as follows –

RJO	**Number of reported cases received**
Hong Kong	11 646
Kowloon	16 958
New Territories East	8 705
New Territories West	9 990

For cases that are simple and easy to handle (i.e. officers can access the premises for investigation, there is no difficulty in tracing the source of water seepage, multiple sources or multiple tests are not involved, and there is no need to confirm the test results of the source of water seepage with government laboratories) and where the owners/occupants concerned are willing to co-operate in the investigation, the performance indicator of JO is to complete the investigation and notify the informant of the investigation result in writing within 90 working days from the receipt of the report. For such simple cases, investigation can generally be completed within 90 working days.

Based on the statistics of all reported cases received (including those simple and easy to handle as well as those relatively complicated cases), the percentage of cases in which investigation could be completed and the informant could be notified of the investigation result within 90 working days from the receipt of the report in 2023 was 65.4%. The progress of investigation hinges on various factors, including the complexity of the case (e.g. seepage involving more than one source, recurring or intermittent seepage warranting multiple tests), and whether owners or occupants are co-operative. JO does not keep the statistics on the average time required for completing a case.

(2)-(5) The estimated staffing and expenditure of JO, as well as the expenditure on contract consultants in 2025-26 are as follows –

FEHD	
Number of investigation and co-ordinating staff[1]	252
Staff costs and departmental expenses[2] ($ million)	209.8
BD	
Number of professional and technical staff[3]	102
Staff costs and departmental expenses[2] ($ million)	90.4
Expenditure for engaging outsourced consultants[4] ($ million)	45.0

Note[1]: Including Senior Superintendents, Superintendents, Chief Health Inspectors, Senior Health Inspectors, Health Inspectors, as well as Environmental Nuisance Investigators and Executive Assistants on non-civil service contract terms.

Note[2]: JO does not keep breakdown statistics on staff costs and departmental expenses of RJOs.

Note[3]: Including Senior Professional Officers, Professional Officers, Senior Survey Officers, Senior Technical Officers, Survey Officers and Technical Officers.

Note[4]: Some contracts of the outsourced consultants cover across different regions. JO does not keep the regional estimates of the expenditure on contract consultants of RJOs.

The number of cases in which consultants were engaged by JO to assist in conducting professional investigation in 2024 is 13 850. JO's annual expenditure for engaging consultants for Stage III professional investigation is approximately some $40 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0070)

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 existing dilapidated/dangerous buildings, the numbers of non-compliant repair/investigation orders warranting default works to be carried out by the Buildings Department in 2023 and 2024 were 83 and 133 respectively. In this connection, will the Government inform this Committee of the following:

1) the average time required and cost involved for carrying out default works;

2) the respective numbers of buildings with owners' corporations (OCs) and "three-nil" buildings (those without OCs, residents' organisations and property management companies) among the buildings concerned;

3) whether there has been any default cases due to reasons such as owners' failure to make timely repayment upon completion of default works. If yes, what are the details?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 14)

Reply:

1) The Buildings Department (BD) carried out default works on behalf of the building owners for 83 and 133 non-compliant repair/investigation orders in 2023 and 2024 respectively, with the cost to be recovered from the owners upon completion of works. The time required and cost involved for carrying out default works depend on a number of factors, such as the nature, scope and complexity of the repair/investigation works, whether the owners or occupants are co-operative, and practical difficulties encountered in carrying out the works, and some of the default works are still in progress. BD does not compile statistics on the average time required and cost involved for carrying out default works.

2) For the 83 and 133 non-compliant repair/investigation orders warranting default works in 2023 and 2024 respectively, the numbers of "three-nil" buildings and buildings with

owners' corporations (OC)/residents' organisations/property management companies involved are tabulated below –

Year	Number of "three-nil" buildings	Number of buildings with OC/residents' organisations/ property management companies	Total number of buildings (Note)
2023	21	44	65
2024	28	90	118

Note: There may be more than one non-compliant repair/investigation order warranting default works in a building.

3) Under sections 26(3) or 26A (5), 32A and 33 of the Buildings Ordinance (Cap. 123) (BO), BD will recover the cost, supervision charge and surcharge from the owners concerned for carrying out the works or investigation prescribed in the repair/investigation orders in default of the owners. To safeguard the Government's interest in recovering the costs, if an owner fails to settle the payment by the due date following the issuance of a demand note, BD will, under the BO, serve a certificate of arrears for registration in the Land Registry, constituting a first charge on the premises concerned, in addition to an interest rate of 10% per annum charged on the outstanding amount. Regarding the default works that have been completed, the cost recovery actions are currently in progress.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1095)

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 actual number of non-compliant repair/investigation orders for default works regarding dilapidated/dangerous buildings in 2024 is 133 and the estimated number in 2025 is 140. Both numbers are higher than the actual number in 2023 by more than 60%. According to the Controlling Officer's explanation, the higher actual/estimated number in 2024/2025 is due to stepped-up enforcement action against dilapidated buildings. In this connection, will the Government inform this Committee of the manpower and resources allocated for 2024-25 and 2025-2026 to step up the enforcement action in this respect?

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 16)

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 investigation 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 obvious public danger, BD will also arrange for government contractors to undertake emergency works and recover the costs from owners afterwards.

Moreover, to reduce the risk to public safety, BD has regularised the External Wall Inspection Scheme since 2024 with the target of inspecting the external walls of 360 buildings across the territory each year. Owners/owners' corporations (OC) will take follow-up actions on their own upon BD's notification. Alternatively, government contractors will carry out emergency works first if necessary and recover the costs from owners/OC afterwards. Apart from engaging drone service providers to assist in conducting inspections, BD also makes use of artificial intelligence (AI) technology for generation of inspection reports based on images

collected in drone inspections. In addition to re-deploying the existing manpower, BD created three time-limited professional posts and three time-limited technical posts in 2024-25 for the operation. The estimated expenditure for engaging drone/AI service providers and outsourced consultants in 2024-25 and 2025-26 is $7.5 million per year.

In parallel with the implementation of the External Wall Inspection Scheme, BD has also stepped up enforcement action against dilapidated buildings, through re-deployment of internal resources and re-prioritisation of work, by engaging government contractors to undertake default works for long outstanding non-compliant repair or investigation orders targeting dangerous or defective buildings with potential safety hazards. As such, the actual/estimated numbers of default works in 2024/2025 are higher as compared with 2023. The work above is carried out by the professional and technical staff of the Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD does not compile a breakdown of the manpower and resources involved for stepping up the enforcement action in this respect.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2137)

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:

Recently, many buildings are approaching completion while the development of the Northern Metropolis is also in full swing. In this connection, will the Government please provide the following information regarding new buildings:

a) Please provide in a table the Government's expenditure and related staff establishment for the processing of plans for new buildings in the past five years.

b) Please provide in a table the Government's expenditure and related staff establishment for site inspections in the past five years.

c) Please provide in a table the types of new buildings (residential, commercial or industrial) and their respective numbers in various districts in the past five years.

d) Please provide the progress of the study to review the overall strategy on adoption of Building Information Modelling for statutory plan submissions and the cost of conducting the consultancy study.

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 15)

Reply:

a) & b) The Buildings Department (BD) scrutinises and approves building plans (including those for new buildings as well as alteration and addition works for existing buildings), carries out audit checks on construction works and site safety, and issues occupation permits upon completion of new buildings under the Buildings Ordinance (Cap. 123) (BO). The relevant work is undertaken by the two New Buildings Divisions (NBDs) of BD.

The processing of plans for new buildings and site audit checks are part of the overall duties of the two NBDs of BD. BD does not keep a breakdown of the manpower and expenditures involved solely for individual work areas of the two NBDs.

c) BD issues occupation permits to new buildings under the BO. The numbers of buildings issued with occupation permits by BD in the past five years by district and use are tabulated below –

Year / District	2020				2021				2022				2023				2024			
	Use of buildings																			
	Residential/ Composite	Commercial	Industrial	Others[1]	Residential/ Composite	Commercial	Industrial	Others[1]	Residential/ Composite	Commercial	Industrial	Others[1]	Residential/ Composite	Commercial	Industrial	Others[1]	Residential/ Composite	Commercial	Industrial	Others[1]
Central and Western	7	8	0	8	5	5	0	4	3	7	0	6	4	4	0	5	8	5	0	6
Eastern	3	0	0	2	6	2	0	1	0	3	0	3	4	3	0	5	2	1	0	2
Wan Chai	3	5	0	6	7	7	0	7	6	5	0	4	4	3	0	4	3	8	0	6
Southern	6	1	0	7	3	4	1	10	7	4	1	7	3	1	0	7	4	1	0	4
Kowloon City	11	0	0	10	7	1	0	6	4	5	1	16	6	6	0	15	20	0	0	13
Wong Tai Sin	0	0	0	3	0	0	0	0	0	1	0	5	1	2	0	4	0	2	0	1
Kwun Tong	2	1	3	4	1	1	1	3	1	3	1	4	3	2	2	7	3	3	0	3
Yau Tsim Mong	2	5	0	2	3	6	0	8	1	4	0	6	3	3	0	3	5	4	0	4
Sham Shui Po	5	0	0	1	7	0	0	11	3	2	0	7	7	3	0	12	4	1	2	6
Tsuen Wan	2	1	0	2	1	0	0	2	2	3	0	2	2	1	0	4	0	2	1	4
Kwai Tsing	1	2	2	2	0	0	0	2	2	0	0	3	0	0	3	2	0	0	0	1
Sai Kung	3	2	1	11	9	0	0	15	3	2	3	4	7	1	1	7	6	0	1	4
Sha Tin	2	3	1	6	2	0	0	9	7	2	0	8	5	3	0	11	3	1	0	10
Tai Po	4	0	0	4	1	0	1	0	2	0	2	6	2	1	2	4	4	2	2	3
North	1	1	0	6	1	1	0	8	3	1	0	5	0	0	0	6	3	0	0	4
Tuen Mun	9	2	0	12	2	0	0	7	3	0	2	3	1	0	0	9	4	0	0	6
Yuen Long	3	0	0	5	3	1	0	2	5	2	1	8	5	0	1	6	9	0	0	12
Islands	2	2	0	21	0	0	1	13	1	4	0	17	1	4	1	8	1	1	2	9
Total	**66**	**33**	**7**	**112**	**58**	**28**	**4**	**108**	**53**	**48**	**11**	**114**	**58**	**37**	**10**	**119**	**79**	**31**	**8**	**98**
Annual total	**218**				**198**				**226**				**224**				**216**			

Note[1]: Including extensions of existing buildings, educational institutions, social welfare organisations, hospitals, petrol/liquefied petroleum gas filling stations, electrical and mechanical facilities, car parks, churches, private clubs and footbridges/subways.

d) BD engaged a specialist consultant in mid-2024 to formulate a technical framework for full adoption of Building Information Modelling (BIM) by the private sector for preparation of plans for submission to BD for approval in accordance with the statutory requirements of the BO (BIM consultancy study). In November and December of the same year, the specialist consultant invited representatives of the building industry (including building development owners, architects, engineers, surveyors and contractors) to attend three consultation sessions for stakeholders in the building industry, with the aim of clarifying the challenges faced by the industry and collecting suggestions and views, so as to formulate a pragmatic implementation plan. The specialist consultant is currently analysing the suggestions and views collected, and is expected to put forward its proposal within 2025. The estimated expenditure for this BIM consultancy study is around $6.58 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2140)

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:

Publicity and public education on building safety can foster a building safety culture and reduce accidents in the community. In this connection, will the Government please provide the following information regarding public education on building safety:

(a) Please provide in a table the Government's expenditure and staff establishment involved in public education on building safety in the past five years.

(b) Please provide in a table the Government's target subjects, activities organised and expenditure involved regarding public education on building safety in the past five years.

(c) Please provide in a table the Government's various forms of publicity on building safety, their respective costs and results in the past five years.

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 18)

Reply:

(a) In the past five financial years, the expenditure for undertaking public education and publicity (PEP) activities on building safety (including printing of publicity materials, producing and broadcasting Announcements in the Public Interest (APIs) and short films, and employing outsourced contractors and service providers), as well as the staff establishment involved by year are tabulated below –

Year	Expenditure for undertaking PEP activities on building safety	Staff establishment
2020-21	$29.58 million	10 in the Public Education and Publicity Unit (PEPU) and 3 in the Information Unit (IU)
2021-22	$24.31 million	9 in PEPU and 3 in IU
2022-23	$17.04 million	9 in PEPU and 3 in IU
2023-24	$10.77 million	9 in PEPU and 3 in IU
2024-25	$7.55 million (Estimate)	8 in PEPU and 3 in IU

(b) & (c) The Buildings Department (BD) undertook, among others, the following PEP activities to promote building safety and foster a building safety culture in the past five financial years –

(i) conducting briefings, events and visits for the building industry, students and the general public, such as seminars held in old districts to provide information and answer enquiries from the public regarding the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme (MWIS);

(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, exhibitions and seminars for the general public and a symposium for building professionals, registered contractors and property management practitioners;

(iv) organising competitions such as comic drawing and short video competitions for students as well as the Building Facade Design Competition;

(v) maintaining the mobile applications for MWIS (i.e. "WIN SAFE") and Minor Works Control System;

(vi) operating an e-learning centre to promulgate an online Building Safety Certificate Course targeting building owners and the general public;

(vii) broadcasting APIs on television, radio, buses, trains and online media;

(viii) producing short video films and infographics, and disseminating them on BD's website and social media; and

(ix) collaborating with building professional institutions on various PEP activities.

Please refer to the table in (a) above for the expenditure for undertaking the above PEP activities on building safety in the respective years. BD does not compile breakdown statistics of the expenditure involved in individual PEP activities.

BD promotes building safety and fosters a building safety culture through various PEP activities and social media. In the past five years, the numbers of subscribers to BD's social media and participants in school talks organised by BD by year are tabulated below –

Year	**Total number of YouTube subscribers**	**Total number of Facebook subscribers**	**Total number of Instagram subscribers**	**Number of school talks**	**Number of participants in school talks**
2020	950	12 638	1 680	0*	0*
2021	1 506	16 203	2 696	0*	0*
2022	2 202	22 269	3 598	7#	980#
2023	2 819	25 209	5 141	15	3 389
2024	3 349	25 495	6 126	13	2 692

* School talks were not arranged in view of suspension of classes due to the COVID-19 epidemic.

\# The overall lower numbers of school talks organised and students attended were due to the COVID-19 epidemic.

As seen from the above statistics, the number of subscribers to BD's social media had been on the rise, while the number of students attending school talks remained stable over the past five years. This proves that BD's PEP activities on building safety continue to draw the public's attention and enhance their awareness of building safety. The general public also expects to receive more information on building safety.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2141)

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 Government's severe fiscal deficit at present, it is crucial to understand the situation pertaining to the granting of loans by the Government. In this connection, will the Government please provide the following information regarding the Building Safety Loan Scheme (BSLS):

(a) Please provide in a table the total amounts of loans granted under BSLS in the past five years.

(b) Please provide in a table the current number of cases broken down by length of the remaining repayment period (with each column representing a 12-month period).

(c) Please provide in a table the current number of cases broken down by outstanding repayment amount (with each column representing a $100,000 increment).

(d) Please provide in a table, by type of works, the numbers of applications and the total amounts of loans granted under BSLS in the past five years.

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 19)

Reply:

(a) The total amounts of loans approved under the Building Safety Loan Scheme (BSLS) administered by the Buildings Department (BD) in the past five years are tabulated below –

Year	**2020**	**2021**	**2022**	**2023**	**2024**
Amount of loans approved ($ million)	15.75	19.47	32.13	51.93	51.90

(b) BSLS offers low-interest loans and interest-free loans. Applicants for low-interest loans are not required to go through any means tests and the maximum repayment period is 36 months, while applicants for interest-free loans are required to meet the asset and income limits and the maximum repayment period is 72 months. As at 6 March 2025, the numbers of cases broken down by remaining repayment period (with each row representing a 12-month period) are tabulated below –

Remaining repayment period	**Number of cases (as at 6 March 2025)**
Less than 12 months	122
12 months to less than 24 months	159
24 months to less than 36 months	256
36 months to less than 48 months	30
48 months to less than 60 months	29
60 months to 72 months	38

(c) Under BSLS, the loan amount is determined by the total cost of the works and the number of owners contributing towards the cost of the improvement works, subject to a ceiling of $1 million per flat. As at 6 March 2025, the numbers of cases broken down by outstanding repayment amount (with each row representing a $100,000 increment) are tabulated below –

Outstanding repayment amount	**Number of cases (as at 6 March 2025)**
Less than $100,000	583
$100,000 to less than $200,000	39
$200,000 to less than $300,000	3
$300,000 to less than $400,000	1
$400,000 to less than $500,000	8
$500,000 to less than $600,000	0
$600,000 to less than $700,000	0
$700,000 to less than $800,000	0
$800,000 to less than $900,000	0
$900,000 to $1,000,000	0

(d) The types of works covered by BSLS administered by BD include building maintenance, improvement or replacement works relating to fire safety, lift modernisation or replacement, slope maintenance, in-flat maintenance, as well as removal of unauthorised building works (UBWs).

The numbers of loan applications received, the numbers of applications approved (for interest-bearing loans and interest-free loans), the expenditures involved and the percentage increase/decrease as compared with the previous year in the past five years, broken down by type of works, are tabulated below –

Type of works			Year				
			2020[1]	**2021**	**2022**	**2023**	**2024**
Building maintenance[2]	Number of loan applications received		227 (-)	294 (+29.5%)	438 (+49%)	446 (+1.8%)	393 (-11.9%)
	Number of applications approved	Interest-bearing	117 (-)	125 (+6.8%)	267 (+113.6%)	358 (+34.1%)	212 (-40.8%)
		Interest-free[3]	31 (-)	15 (-51.6%)	33 (+120%)	39 (+18.2%)	98 (+151.3%)
	Expenditure involved ($ million)[4]		10.47 (-)	12.83 (+22.5%)	25.14 (+96%)	41.36 (+64.5%)	37.3 (-9.8%)
Improvement or replacement works relating to fire safety	Number of loan applications received		5 (-)	3 (-40%)	7 (+133.3%)	3 (-57.1%)	5 (+66.7%)
	Number of applications approved	Interest-bearing	2 (-)	2 (-)	3 (+50%)	1 (-66.7%)	2 (+100%)
		Interest-free[3]	0 (-)	1 (+100%)	0 (-100%)	1 (+100%)	3 (+200%)
	Expenditure involved ($ million)[4]		0.1 (-)	0.12 (+20%)	0.17 (+41.7%)	0.15 (-11.8%)	0.25 (+66.7%)
Lift modernisation or replacement	Number of loan applications received		8 (-)	15 (+87.5%)	38 (+153.3%)	77 (+102.6%)	86 (+11.7%)
	Number of applications approved	Interest-bearing	3 (-)	2 (-33.3%)	2 (-)	7 (+250%)	48 (+585.7%)
		Interest-free[3]	0 (-)	1 (+100%)	0 (-100%)	3 (+300%)	12 (+300%)
	Expenditure involved ($ million)[4]		0.22 (-)	0.23 (+4.5%)	0.04 (-82.6%)	0.45 (+1 025%)	1.16 (+157.8%)
Slope maintenance	Number of loan applications received		0 (-)	0 (-)	0 (-)	2 (+200%)	0 (-100%)
	Number of applications approved	Interest-bearing	0 (-)	0 (-)	0 (-)	2 (+200%)	0 (-100%)
		Interest-free[3]	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)
	Expenditure involved ($ million)[4]		0 (-)	0 (-)	0 (-)	1.88 (+188%)	0 (-100%)
In-flat maintenance	Number of loan applications received		55 (-)	44 (-20%)	59 (+34.1%)	78 (+32.2%)	54 (-30.8%)
	Number of applications approved	Interest-bearing	2 (-)	8 (+300%)	5 (-37.5%)	9 (+80%)	14 (+55.6%)
		Interest-free[3]	9 (-)	17 (+88.9%)	20 (+17.6%)	33 (+65%)	30 (-9.1%)
	Expenditure involved ($ million)[4]		1.35 (-)	2.82 (+108.9%)	2.02 (-28.4%)	4.85 (+140%)	7.11 (+46.6%)
Removal of UBWs	Number of loan applications received		35 (-)	43 (+22.9%)	46 (+7%)	51 (+10.9%)	39 (-23.5%)
	Number of applications approved	Interest-bearing	14 (-)	14 (-)	27 (+92.9%)	24 (-11.1%)	22 (-8.3%)
		Interest-free[3]	9 (-)	11 (+22.2%)	10 (-9.1%)	9 (-10%)	12 (+33.3%)
	Expenditure involved ($ million)[4]		3.61 (-)	3.47 (-3.9%)	4.76 (+37.2%)	3.24 (-31.9%)	6.08 (+87.7%)

Note[1]: Except for Year 2020, the percentage increase/decrease in the figures as compared with the previous year is shown in brackets.

Note[2]: Building maintenance works may also include improvement or replacement works relating to fire safety, lift modernisation or replacement works as well as maintenance and improvement works for drainage pipes, etc.

Note(3): Applicants for interest-free loans must be persons in financial hardship or meeting the asset and income limits, such as recipients of the Comprehensive Social Security Assistance, recipients of the Old Age Living Allowance or persons with income earned and assets possessed (including other household members) not exceeding the limits set for low income category applicants.

Note(4): The expenditures involved refer to the maximum amount of loans approved.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2142)

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:

Unauthorised signboards pose dangers to members of the public. Owing to the recent decrease in the number of unauthorised signboards, many of them feel a greater sense of safety. In this connection, will the Government please provide the following information regarding the enforcement against unauthorised signboards:

(a) Please provide in a table the Government's expenditure and staff establishment for the enforcement against unauthorised signboards in the past five years.

(b) Please provide in a table the numbers of removal orders issued, signboards validated as safe, unauthorised signboards removed, as well as unauthorised signboards yet to be removed in various districts in the past five years.

(c) Please provide the cost of the consultancy study to develop the use of information technology in enhancing the efficiency of enforcement against dangerous or abandoned signboards, as well as a cost breakdown of its services.

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

Reply:

(a) The Buildings Department (BD) takes enforcement action against large unauthorised signboards and unauthorised signboards on target streets by removing/validating (Note) unauthorised signboards in response to public reports and through large scale operations. The enforcement action against signboards is carried out by the Signboard Control Unit as part of their overall duties to implement BD's building safety enforcement programmes. The number of professional and technical staff in the Signboard Control Unit maintained at 57 from 2020-21 to 2024-25. BD does not keep a breakdown of the manpower and expenditure involved solely for enforcement action against unauthorised signboards.

Note: 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.

(b) The numbers of removal orders issued against unauthorised signboards, signboards validated under SVS and unauthorised signboards removed in the past five years are tabulated by district below –

Numbers of removal orders issued(1)

District	Year				
	2020	**2021**	**2022**	**2023**	**2024**
Central and Western	63	78	79	92	100
Eastern	87	94	68	63	89
Islands	0	0	0	0	1
Kowloon City	54	95	90	94	201
Kwai Tsing	19	24	18	35	15
Kwun Tong	4	13	11	57	13
North	19	32	16	27	10
Sai Kung	1	2	2	6	50
Sham Shui Po	146	165	141	109	119
Sha Tin	7	14	18	17	15
Southern	2	21	8	5	4
Tai Po	26	12	8	9	11
Tsuen Wan	22	59	46	67	4
Tuen Mun	7	6	16	8	6
Wan Chai	108	85	126	159	55
Wong Tai Sin	5	15	34	34	4
Yau Tsim Mong	321	338	322	304	210
Yuen Long	38	82	116	64	29
Total	**929**	**1 135**	**1 119**	**1 150**	**936**

Note(1): Some removal orders may involve other unauthorised building works.

Numbers of signboards validated under SVS[(2)]

District	Year				
	2020	**2021**	**2022**	**2023**	**2024**
Central and Western	1	2	0	2	5
Eastern	1	0	0	4	2
Islands	0	0	0	0	15
Kowloon City	0	2	1	1	6
Kwai Tsing	2	0	0	5	5
Kwun Tong	5	1	0	1	1
North	0	0	0	1	1
Sai Kung	0	0	0	0	0
Sham Shui Po	5	4	1	2	13
Sha Tin	0	0	0	46	1
Southern	0	1	1	0	1
Tai Po	0	0	0	1	0
Tsuen Wan	0	25	0	12	1
Tuen Mun	0	0	0	0	0
Wan Chai	1	0	1	5	1
Wong Tai Sin	0	1	0	0	0
Yau Tsim Mong	3	2	32	7	23
Yuen Long	3	3	1	8	5
Total	**21**	**41**	**37**	**95**	**80**

Note[(2)]: The numbers of signboards do not necessarily correspond to the applications for validation in the same year.

Numbers of unauthorised signboards removed

District	Year				
	2020	**2021**	**2022**	**2023**	**2024**
Central and Western	56	78	118	134	209
Eastern	58	78	119	84	75
Islands	0	0	2	0	0
Kowloon City	58	158	376	130	291
Kwai Tsing	7	132	3	34	44
Kwun Tong	116	37	29	20	40
North	10	24	52	16	37
Sai Kung	1	5	10	2	41
Sham Shui Po	220	332	212	254	297
Sha Tin	3	57	53	18	16
Southern	3	8	20	31	37
Tai Po	45	76	28	27	30
Tsuen Wan	94	141	31	51	54
Tuen Mun	12	35	13	22	10
Wan Chai	129	303	201	256	320
Wong Tai Sin	4	35	25	35	20
Yau Tsim Mong	348	833	761	700	446

District	Year				
	2020	**2021**	**2022**	**2023**	**2024**
Yuen Long	106	128	177	204	107
Total	**1 270**	**2 460**	**2 230**	**2 018**	**2 074**

BD does not keep the statistics on the number of unauthorised signboards yet to be removed.

(c) To enhance the efficiency of enforcement against dangerous and abandoned signboards, BD is developing the Intelligent Signboards Detection System. With the aid of vehicles equipped with light detection and ranging scanners to inspect signboards on both sides of the streets, artificial intelligence (AI) models are utilised to identify signboards that may pose obvious danger. The consultancy service is divided into two phases. For the first phase, there are three contracts covering the procurement of detection equipment, AI research and development (R&D) as well as rental of patrol vehicles, with contract values of about $680,000, $930,000 and $960,000 respectively. The second phase of the consultancy service will translate the R&D results of the first phase into an actual operating system, the procurement of which has yet to commence.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2144)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (Ms Clarice YU)

Director of Bureau: Secretary for Development

Question:

Given the implementation of the regulatory regime on Basic Housing Units this year, it is crucial to understand the situation of existing sub-divided flats (SDFs). In this connection, will the Government please provide the following information regarding enforcement actions against SDFs:

(a) Please provide in a table the expenditure and staff establishment involved in enforcement actions against SDFs in the past five years.

(b) Please provide in a table the respective numbers of SDFs in private buildings (aged 50 years or above and between 30 and 49 years) and in industrial buildings, as well as the number of SDFs in the form of unauthorised building works (rooftop structures) in the past five years.

(c) Please provide in a table the respective numbers of enforcement actions taken by enforcement officers and illegal SDFs removed successfully in the past five years.

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

Reply:

(a) Sub-divided flats (SDFs) generally refer to the subdivision of a flat in a building, as shown on the original approved building plans, into multiple individual domestic units for rental. 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 prosecutions against the owners who fail to comply with the orders.

Enforcement actions against building irregularities associated with SDFs are carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties in building safety and maintenance enforcement programmes. BD does not compile a breakdown of the manpower and expenditures involved solely for enforcement actions against building irregularities associated with SDFs.

(b) BD does not compile statistics on the numbers of SDFs in private buildings, industrial buildings and rooftop structures.

(c) The numbers of SDFs inspected by BD, SDFs with building irregularities identified, removal orders issued and SDFs rectified of building irregularities in the past five years are tabulated below –

Year	**2020**	**2021**	**2022**	**2023**	**2024**
Number of SDFs inspected(1)	1 045	1 727	1 656	1 719	1 630
Number of SDFs with irregularities identified(1) & (2)	311	588	463	252	289
Number of removal orders issued(3)	321	475	157	287	247
Number of SDFs rectified of irregularities(1)&(3)	167	315	501(4)	323	329

Note(1): Number of SDFs refers to the number of units shown on the original approved building plans.

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

Note(3): The figures do not necessarily correspond to the SDFs with irregularities identified in the same year.

Note(4): The higher number in 2022 was due to the large number of removal orders discharged arising from redevelopment of the buildings concerned.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2155)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (Ms Clarice YU)

Director of Bureau: Secretary for Development

Question:

According to the figures provided by the Buildings Department (BD), 1 630 sub-divided flats (SDFs) were inspected in 2024, which is fewer than the 1 719 SDFs inspected in 2023, while 329 SDFs were rectified of irregularities. In this connection, will the Government inform this Committee of the following:

(a) What are the reasons for the decrease in the number of SDFs inspected by BD in 2024 as compared with 2023?

(b) Among the 1 630 SDFs inspected, what were the numbers of (i) buildings involved and (ii) inspections involved? (iii) Among them, what was the number of joint inspections with the Rating and Valuation Department or the Water Supplies Department?

(c) Among the 1 630 SDFs inspected, (i) how many were identified with actionable irregularities? Among them, what were the numbers of (ii) removal orders, fire safety directions and repair orders issued; and (iii) prosecutions instigated?

(d) What is the latest number of SDFs inspected and identified with irregularities by BD, but have yet to undergo rectification to date? What follow-up actions has BD taken to urge the owners concerned to carry out rectification as soon as possible?

(e) What were/are the (i) staff establishment and (ii) expenditures on emoluments, operational expenses and expenditures on equipment in respect of BD's inspections of SDFs in the past three years and estimated for 2025-26 respectively?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 33)

Reply:

(a) Sub-divided flats (SDFs) generally refer to the subdivision of a flat in a building, as shown on the original approved building plans, into multiple individual domestic units for rental. Pursuant to the prevailing enforcement policy, the Buildings Department (BD) takes enforcement actions against building irregularities associated with SDFs through large scale operations (LSOs) 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 prosecutions against the owners who fail to comply with the orders.

BD carries out inspections of SDFs in response to public reports and through LSOs. The numbers of SDFs inspected in 2023 and 2024 were 1 719 and 1 630 respectively (Note). The slight decrease in the number of SDFs inspected in 2024 was due to fewer public reports received.

Note: Number of units refers to the number of units shown on the approved building plans.

(b) & (c) In 2024, the 1 630 SDFs inspected by BD involved a total of 566 buildings, and 282 SDFs were identified with actionable building irregularities. Neither the Rating and Valuation Department nor the Water Supplies Department took part in the aforementioned inspections. As at February 2025, 128 removal orders were issued against actionable building irregularities associated with these SDFs (one removal order may involve more than one actionable building irregularity). As the enforcement actions are ongoing, BD has not instigated any prosecution against non-compliance with the abovementioned removal orders so far.

BD does not compile statistics on the numbers of inspections regarding rectification of irregularities of building works associated with SDFs as well as fire safety directions and repair orders issued against SDFs.

(d) As at February 2025, 1 241 SDFs were identified with building irregularities not yet rectified. In general, 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 as soon as possible. Depending on the needs of the cases, BD will arrange for in-house social services teams to provide appropriate assistance to owners and residents in need, which includes assisting them in applying for financial assistance as appropriate. If the owners concerned fail to comply with the removal orders without reasonable excuse, BD will consider instigating prosecutions to urge them to comply with the orders and rectify the irregularities as soon as possible.

(e) Enforcement actions against building irregularities associated with SDFs are carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties in building safety and maintenance enforcement programmes. BD does not compile a breakdown of the manpower and expenditures involved solely for inspections regarding building irregularities associated with SDFs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0205)

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) will continue the large scale operations on the removal of large unauthorised signboards and the removal of unauthorised signboards on target streets, as well as the implementation of the Signboard Validation Scheme (SVS). Will the Government inform this Committee of the following:

1. the numbers of signboards removed by district and the expenditure involved in each of the past five years;

2. the numbers of applications received and approved under SVS in each of the past five years by district; and

3. the numbers of signboards erected under the Minor Works Control System with BD's prior approval in each of the past five years by district.

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 6)

Reply:

1. The Buildings Department (BD) takes enforcement action against large unauthorised signboards as well as unauthorised, dangerous and abandoned signboards on target streets through large scale operations (LSOs). The numbers of signboards removed under LSOs in the past five years by district are tabulated below –

District	**Year**				
	2020	**2021**	**2022**	**2023**	**2024**
Central and Western	69	160	199	184	273
Eastern	134	99	140	109	123
Islands	1	0	2	0	7
Kowloon City	248	186	399	603	457

District	Year				
	2020	**2021**	**2022**	**2023**	**2024**
Kwai Tsing	16	136	6	54	60
Kwun Tong	141	82	170	73	101
North	86	50	61	29	87
Sai Kung	1	5	11	3	88
Sham Shui Po	308	647	1 218	380	443
Shatin	54	60	56	24	49
Southern	7	30	21	43	23
Tai Po	71	85	39	31	45
Tsuen Wan	107	168	40	195	172
Tuen Mun	21	39	14	24	33
Wan Chai	433	538	246	333	579
Wong Tai Sin	19	44	25	118	58
Yau Tsim Mong	668	1 711	1 127	1 052	871
Yuen Long	178	230	206	222	257
Total	**2 562**	**4 270**	**3 980**	**3 477**	**3 726**

BD does not compile a breakdown of the expenditure involved in enforcement action against signboards through LSOs.

2. The numbers of applications received by BD under the Signboard Validation Scheme (SVS) in the past five years by district are tabulated below –

District	Year				
	2020	**2021**	**2022**	**2023**	**2024**
Central and Western	0	5	17	5	13
Eastern	5	8	3	9	6
Islands	0	0	0	0	4
Kowloon City	5	4	2	6	7
Kwai Tsing	4	2	0	2	11
Kwun Tong	3	0	1	2	1
North	3	1	3	0	1
Sai Kung	0	1	0	0	0
Sham Shui Po	13	5	4	3	5
Shatin	1	1	2	6	0
Southern	0	3	0	0	1
Tai Po	1	0	0	1	0
Tsuen Wan	16	15	13	5	2
Tuen Mun	0	0	1	0	0
Wan Chai	6	8	1	12	4
Wong Tai Sin	3	1	0	1	0
Yau Tsim Mong	16	23	20	10	15
Yuen Long	7	10	1	6	2
Total	**83**	**87**	**68**	**68**	**72**

The numbers of signboards validated under SVS [(1)] in the past five years by district are tabulated below –

District	Year				
	2020	**2021**	**2022**	**2023**	**2024**
Central and Western	1	2	0	2	5
Eastern	1	0	0	4	2
Islands	0	0	0	0	15
Kowloon City	0	2	1	1	6
Kwai Tsing	2	0	0	5	5
Kwun Tong	5	1	0	1	1
North	0	0	0	1	1
Sai Kung	0	0	0	0	0
Sham Shui Po	5	4	1	2	13
Shatin	0	0	0	46	1
Southern	0	1	1	0	1
Tai Po	0	0	0	1	0
Tsuen Wan	0	25	0	12	1
Tuen Mun	0	0	0	0	0
Wan Chai	1	0	1	5	1
Wong Tai Sin	0	1	0	0	0
Yau Tsim Mong	3	2	32	7	23
Yuen Long	3	3	1	8	5
Total	**21**	**41**	**37**	**95**	**80**

Note [(1)]: Each application under SVS may involve more than one signboard, and the numbers of validated signboards do not necessarily correspond to the applications for validation in the same year.

3. The numbers of signboards erected under the Minor Works Control System in the past five years by district are tabulated below –

District	Year				
	2020	**2021**	**2022**	**2023**	**2024**
Central and Western	391	340	326	329	440
Eastern	185	404	213	229	267
Islands	21	10	8	40	16
Kowloon City	206	468	278	244	294
Kwai Tsing	74	75	46	89	62
Kwun Tong	143	148	84	135	130
North	42	86	109	127	103
Sai Kung	56	54	45	65	84
Sham Shui Po	217	316	276	235	237
Shatin	101	99	103	133	105
Southern	34	58	77	54	44
Tai Po	76	73	57	67	56

District	Year				
	2020	**2021**	**2022**	**2023**	**2024**
Tsuen Wan	129	189	169	143	171
Tuen Mun	87	93	130	123	97
Wan Chai	326	452	500	502	383
Wong Tai Sin	28	46	42	73	138
Yau Tsim Mong	821	878	1 022	975	837
Yuen Long	173	269	199	306	168
Total	**3 110**	**4 058**	**3 684**	**3 869**	**3 632**

BD does not keep breakdown statistics solely on the signboards erected with BD's prior approval and consent.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2177)

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) stated that the establishment of non-directorate posts would be reduced from 2 117 as at the end of 2024-25 to 2 079 as at the end of 2025-26, representing a reduction by 38 posts (1.8%). In this connection, will the Government inform this Committee of the following:

(a) Please provide (i) the grades, ranks and posts, (ii) duties as well as (iii) expenditure on emoluments involved in the net decrease of the 38 posts.

(b) BD's estimate of $2,104.4 million for 2025-26 represents a decrease of 0.3% as compared with the revised estimate of $2,124.0 million for 2024-25, which is less than the reduction in posts. The estimates for "personal emoluments" and "personnel related expenses" for 2025-26 amount to about $1,878.4 million, representing an increase of 2.5% rather than a decrease, as compared with that of about $1,832.2 million for 2024-25. What are the reasons?

(c) On handling unauthorised building works (UBWs), BD's target numbers of reports from members of the public to be attended to, removal orders to be issued, prosecutions against failure to comply with removal orders, and unauthorised structures to be removed/irregularities to be rectified in 2025 are all lower than the actual numbers in 2024. Please provide the (i) staff establishment and (ii) expenditure on emoluments, operational expenses and expenditure on equipment in respect of BD's handling of UBWs in 2024-25 and estimated for 2025-26 respectively. Is the reduction of 38 posts the main reason for diminished handling capacity and hence the need to lower the indicators?

(d) Has BD taken measures, such as streamlining procedures, enhancing efficiency and utilising technology, to mitigate the impacts of the reduction of posts? If yes, can such measures be implemented in 2025-26 so that the various figures regarding the handling of UBWs in 2025 will not be less than those in 2024?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 12)

Reply:

(a) & (d) To optimise the use of civil service manpower resources and ensure the sustainability of public finances, the Government has maintained zero-growth in the overall civil service establishment since 2021-22. Through measures such as re-prioritisation of work, internal re-deployment, streamlining of work procedures and application of innovative technologies to assist in enforcement, coupled with the lapse of time-limited posts, the Buildings Department (BD) will have a net deletion of 38 posts in 2025-26. These include ten professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer), eight technical posts (Survey Officer (Building)/Technical Officer (Structural)), 14 posts of the clerical grade and six posts of other grades. The expenditure on salaries involved is about $17.8 million in terms of notional annual mid-point salary value.

The 38 posts to be deleted are clerical posts and time-limited posts to be lapsed which do not involve professional and technical staff for handling unauthorised building works (UBWs), and hence there is no impact on BD's indicators for the handling of UBWs. A series of streamlining measures have been/will be implemented in 2025, which mainly involve the handling of reports on UBWs and dilapidated/dangerous buildings as well as the relevant enforcement procedures to obviate the need for unnecessary inspections; and optimising computer systems for automatic generation of warning letters electronically to the owners concerned in a timely manner in respect of expired orders yet to be complied with. Moreover, BD has also started to apply innovative technologies to assist in enforcement work in recent years, including the use of drones to assist in inspection of exterior UBWs and unauthorised site formation works, etc.

(b) The estimate of $2,104.4 million for 2025-26 represents an actual decrease of 0.9% as compared with the revised estimate of $2,124.0 million for 2024-25. The estimates for "personal emoluments" and "personnel related expenses" for 2025-26 amount to about $1,878.4 million, representing an increase of 2.5% as compared with the revised estimate of about $1,832.2 million for 2024-25. The increase in the estimates is mainly due to the need to cover the expenditure for the full-year effect of vacancies filled in 2024-25 and salary increments.

(c) When attending to public reports on UBWs or inspecting target buildings selected in large scale operations (LSOs), where actionable building irregularities are identified, BD will issue removal orders to the owners concerned. 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. If the owners fail to comply with the orders without reasonable excuse, BD may instigate prosecutions and, depending on the circumstances, consider engaging consultants and contractors to carry out the required works in the owners' default and recover the costs of such works, supervision charge and surcharge from the owners afterwards.

BD's estimated number of reports from members of the public to be attended to in 2025 is comparable to the actual number in 2024. The number of target buildings planned to be selected by BD for inspection under LSOs remains at 90 in 2025, which is the same as the actual number in 2024. The estimated number of removal orders to be issued in 2025 is lower than that in 2024 mainly due to the expected lower numbers of UBWs, unauthorised structures to be removed as well as irregularities to be rectified as some target buildings will be low-rise buildings. The estimated number of prosecutions against failure to comply with removal orders in 2025 is 3 600, which is comparable to the actual number in 2024.

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 building safety and maintenance enforcement programmes. BD does not compile a breakdown of the manpower and expenditure involved solely for enforcement actions against UBWs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2179)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (Ms Clarice YU)

Director of Bureau: Secretary for Development

Question:

According to the figures provided by the Buildings Department (BD), BD attended to 30 412 reports on unauthorised building works (UBWs) from members of the public, issued 8 074 removal orders, instigated 3 770 prosecutions against failure to comply with removal orders, and handled 28 504 cases of removal of unauthorised structures and rectification of irregularities in 2024. In this connection, will the Government inform this Committee of the following:

(a) Among the above figures, what were the respective numbers of cases involving sub-divided flats (SDFs)?

(b) 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 (i) issue removal orders, and (ii) remove/rectify unauthorised structures/irregularities?

(c) When attending to reports on UBWs involving SDFs, has BD also inspected the SDFs for other potential irregularities such as those relating to minor works and fire safety, and issued removal orders/repair orders/fire safety directions (FSDns) on the spot? If yes, what were the numbers of removal orders/repair orders/FSDns issued in respect of the reports on UBWs involving SDFs in 2024? If not, what are the reasons?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 14)

Reply:

(a) Sub-divided flats (SDFs) generally refer to the subdivision of a flat in a building, as shown on the original approved building plan, into multiple individual domestic units for rental. In 2024, regarding cases involving SDFs, BD attended to 1 234 public reports, issued 247 removal orders in response to public reports and through large scale operations (LSOs), instigated 167 prosecutions against failure to comply with removal orders, and 329 SDFs were rectified of irregularities.

(b) When attending to public reports on unauthorised building works (UBWs) or carrying out LSOs, 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 prosecutions against the owners who fail to comply with the orders. The time required for issuing removal orders varies. For instance, BD may have to collect further information to verify the UBWs' status and obtain ownership details from the Land Registry. If the owner or occupant concerned does not co-operate, BD may have to make an application to the court for a warrant to arrange for further inspections. Therefore, BD does not compile statistics on the average time required for issuing removal orders.

Moreover, 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 depends on a number of factors, such as the nature and complexity of UBWs, whether the owners or occupants concerned are co-operative, filing of appeals by owners against the orders, requests for extension of time for compliance, practical difficulties encountered and the need for assistance in complying with the orders, whether the removal of UBWs involves relocation, as well as the need for occupants to look for alternative accommodation. Therefore, BD does not compile statistics on the average time required.

(c) After receiving reports on UBWs involving SDFs, BD will carry out inspections and take enforcement action accordingly. If dilapidations or defects are identified in the SDFs during inspections, BD will issue repair orders to the owners concerned as appropriate. Fire safety directions (FSDns) are issued by the Fire Services Department and BD to building owners and/or occupants with regard to fire service installations and equipment as well as fire safety construction in specified premises/buildings under the Fire Safety (Commercial Premises) Ordinance (Cap. 502), the Fire Safety (Buildings) Ordinance (Cap. 572) and the Fire Safety (Industrial Buildings) Ordinance (Cap. 636), with a view to enhancing the fire safety standard of the buildings concerned. The relevant work is normally carried out separately.

In 2024, BD issued a total of 102 removal orders against actionable building irregularities associated with SDFs in response to public reports. BD does not compile breakdown statistics on the numbers of repair orders or FSDns issued against SDFs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2181)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (Ms Clarice YU)

Director of Bureau: Secretary for Development

Question:

According to the figures provided by the Buildings Department (BD), 152 731 minor works submissions were received in 2024, among which 5 116 were selected for auditing. In this connection, will the Government inform this Committee of the following:

(a) Among the submissions (i) received and (ii) selected for auditing in 2024, what were the respective numbers of cases for Class I, Class II and Class III minor works items involving sub-divided flats?

(b) Of the cases selected for auditing in 2024, (i) how many did BD conduct site inspections for? Among them, what were the numbers of cases (ii) identified with irregularities; (iii) issued with removal orders, fire safety directions and repair orders; and (iv) instigated with prosecutions?

(c) What were/are the (i) staff establishment and (ii) expenditures on emoluments, operational expenses and expenditures on equipment for the Minor Works Unit of BD in the past three years and estimated for 2025-26 respectively?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 16)

Reply:

(a) Among the 187 items of minor works (MW) currently regulated under the Minor Works Control System (MWCS), some MW items may be related to the 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 2024, BD received a total of 83 MW submissions involving Class I MW item 1.41, which included 53 notices of commencement and 30 certificates of completion[(1)]. Two MW submissions were selected for document audit check (DAC) and site audit check (SAC). It was found in one case that the information provided in the submitted plans was insufficient. BD issued a letter to the prescribed building professional (PBP) concerned requiring clarification and the PBP rectified the plans subsequently. No irregularities were found in the information of the other case. Upon receipt of the certificate of completion of the above two cases, BD will conduct SAC to ensure their compliance with the relevant MW requirements. No removal order/fire safety direction/repair order was issued and no prosecution was instigated for these two cases.

Note[(1)]: The number of certificates of completion received does not necessarily correspond to the number of notices of commencement received in the same year.

(b) Among the 5 116 MW submissions selected for auditing in 2024, 3 214 submissions required DAC while 1 902 submissions required SAC. As at the end of February 2025, except for some cases where further SAC or further clarification and/or provision of supplementary information by PBPs or prescribed registered contractors may be required, BD has completed 1 534 DAC and 1 094 SAC, of which irregularities or contraventions were identified in six cases. BD issued warning letters for these six cases, and sought advice from the Department of Justice for consideration of instigating prosecution against three of those cases. BD does not keep a breakdown of the numbers of removal orders, fire safety directions and repair orders issued solely for MW submissions selected for auditing under MWCS.

(c) The Minor Works Unit (MWU) of BD is responsible for the implementation of MWCS, including replying to public enquiries, operating the Minor Works Management System, reviewing and updating the guidelines on MWCS, etc. 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 keep a breakdown of the manpower, expenditures on emoluments and equipment involved solely for audit checks under MWCS.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0006)

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 enforcement against unauthorised building works (UBWs) under this programme, will the Government inform this Committee of the following:

1. What were the respective numbers of UBW cases handled by the Buildings Department (BD), broken down by seven types of "actionable UBWs", in each of the past three years? What were the expenditure and manpower involved?

2. Has BD estimated the time required for all seven types of "actionable UBWs" identified at present to be completely handled, as well as the numbers of such UBWs?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 20)

Reply:

1. & 2. When attending to unauthorised building works (UBWs) cases, the Buildings Department (BD) will investigate and identify whether the UBWs are actionable under the existing enforcement policy (Note). For actionable UBWs, BD will take enforcement action by issuing removal orders to the concerned owners.

The numbers of removal orders issued by BD against UBWs and UBWs involved in the past three years are tabulated below –

Year	Number of removal orders issued	Number of UBWs involved
2022	16 308 #	22 086
2023	9 109	17 305
2024	8 074	16 534

The higher number in 2022 was due to enhanced enforcement action against defective drainage system arising from the Special Inspection Scheme.

BD does not compile statistics on UBWs by the types of actionable UBWs set out in the enforcement policy.

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.

As the time required for handling UBW cases depends on a number of factors, such as the nature and complexity of UBWs, whether the owners or occupants concerned are co-operative, filing of appeals by owners against the orders, requests for extension of time for compliance, practical difficulties encountered and the need for assistance in complying with the orders, whether the removal of UBWs involves relocation, as well as the need for occupants to look for alternative accommodation, it is therefore difficult to estimate the time required for handling all the cases.

The Government put forth proposals to amend the Buildings Ordinance (Cap. 123) (BO) at the end of 2024, which included adjusting enforcement latitude against UBWs having regard to the type and nature of contravention, focusing limited enforcement resources on enforcement against serious UBWs, as well as increasing the penalties for more effective handling of UBW cases. The Government is analysing the views collected during the consultation, and will commence drafting of the amendment bill with the target of introducing it into the Legislative Council for scrutiny in the first half of 2026.

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 provisions of the BO); (3) UBWs on the exterior of buildings, including those on rooftops and podiums, in yards and lanes and projecting from external walls (excluding 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 large scale operations; 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

(Question Serial No. 2992)

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 UBW cases of detached houses/New Territories Exempted Houses (NTEHs) 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 (BD) completed a pilot project in 2023 to produce three-dimensional (3D) model images of NTEHs for two villages in the New Territories to facilitate enforcement actions against UBWs. How effective was the pilot project? Will BD continue to promote the application of 3D model images in other districts in the New Territories? If yes, please specify the number of villages expected to be covered and the estimated expenditure. If not, please provide the reasons.

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 27)

Reply:

1. As regards the enforcement actions 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)]
2022	116	82	227	22
2023	178	89	110	25
2024	150	87	131	20

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)]
2022	1 264	718	1 027	223
2023	1 633	1 229	1 606	225
2024	1 291	1 129	2 013	249

Note[(1)]: The figures do not necessarily correspond to the removal orders issued in the same year.

2. The consultants engaged by the Buildings Department (BD) completed the pilot project for using photogrammetry technology[(2)] coupled with drones to produce three-dimensional (3D) model images of NTEHs for two target villages in 2023. Measurements of buildings or UBWs derived from images and data captured during drone surveys can assist BD staff in making professional judgement and determining appropriate follow-up or enforcement actions when handling public reports on UBWs.

As the Lands Department (LandsD) developed the 3D Visualisation Map[(3)] in 2024, which serves a similar function as BD's 3D model images, to make more effective use of government resources, BD will make reference to LandsD's 3D Visualisation Map when handling public reports on UBWs so as to have a better understanding of the site conditions before further investigation. Therefore, BD will not consider extending the production of 3D model images to other districts in the New Territories for the time being.

Enforcement actions against UBWs are carried out by the professional and technical staff of the two Existing Buildings Divisions and the Minor Works and Signboard Control Section of BD as part of their overall duties in implementing building safety and maintenance enforcement programmes. BD does not compile a breakdown of the manpower resources involved solely for these tasks.

Note[(2)]: Photogrammetry technology is the use of oblique aerial images capturing all sides of an object at different angles to achieve 3D models from which the dimensions and sizes of buildings/UBWs can be derived.

Note[(3)]: LandsD has released the 3D Visualisation Map with simple measurement functions through an online application platform, "Open3Dhk" (3d.map.gov.hk).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3263)

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 buildings targeted for inspection and repair as default works under Operation Building Bright 2.0 in 2023 was higher as compared with other years. The Government explained that it was due to an operation funded under the Anti-epidemic Fund (AEF). In which round of AEF was the said funding application approved? What were the objectives, description, amount involved, urgency and implementation details of the project?

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 10)

Reply:

To expedite the implementation of Operation Building Bright 2.0 (OBB 2.0) and the follow-up actions under the Mandatory Building Inspection Scheme, the Buildings Department (BD) engaged 20 professional, technical and clerical staff on contract terms with funding from the second and sixth rounds of the Anti-epidemic Fund (AEF) (Note). As a result, on top of the 300 buildings selected annually, BD had selected around 30 additional buildings each year from 2021 to 2023 under OBB 2.0 for exercising its statutory power to carry out prescribed inspection and repair works in default of the owners. The total amount of manpower expenditure involved in implementing the above initiative from 2020-21 to 2024-25 was approximately $17.35 million.

Note: The Government's funding under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0454)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

Regarding government sites with undetermined uses or those idle, please inform this Committee of the following:

1. What was the number of government sites with undetermined uses and idle government sites in Hong Kong in the past three years? How many of these were let under short-term tenancies (STTs)? Apart from STTs, are there other ways to lease out such sites?

2. How much money did the Government spend on the maintenance of sites with undetermined uses and idle sites in the past three years?

3. Were there any sites with undetermined uses or idle sites newly added to the list of sites available for STT applications in the past three years? Please provide details about the location and geographical distribution of such sites.

4. At present, are there any government sites with undetermined uses or idle government sites that have not been included in the list of sites available for STT applications? If yes, what are the reasons?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 14)

Reply:

1. and 4. The number and area of vacant government sites managed by the Lands Department (LandsD) from 2022 to 2024 are tabulated below:

Year	Number of vacant government sites	Site area (hectares) (about)
2022	1 054(654)	222 (77.1)
2023	983 (478)	211 (53.1)
2024	935 (464)	196 (53.3)

Note: Figures in ( ) refer to the statistics on sites available for community, institutional or non-profit-making uses on a short-term basis.

Generally speaking, for government sites which do not have long-term development plans yet and have not been allocated to government bureaux/departments for government use, the LandsD will grant such sites by way of short-term tenancies (STTs) for short-term uses, thereby optimising the utilisation of vacant land resources. If there are sites suitable for disposal by tender for commercial uses by way of STTs in the short term, the LandsD will publish relevant information on its web page (www.landsd.gov.hk/en/stt/forecast.htm). Furthermore, the department has uploaded onto the GeoInfo Map web page (www.map.gov.hk/gm/map/search/faci/__VGS?lg=en) details of sites available for STT application by non-governmental organisations or social enterprises for community, institutional or non-profit-making uses. Vacant government sites that have not been uploaded are mainly vacant sites under temporary management by the LandsD, including works sites returned after completion of public works projects, sites earmarked for development to be implemented in the short term, sites being considered for short-term uses, etc.

The number and area of STTs granted by tender and direct grant by the LandsD from 2022 to 2024 are tabulated below:

Year	STTs granted by tender effective in the same year		STTs granted by direct grant	
	Number of sites	Area (hectares) (about)	Number of sites	Area (hectares) (about)
2022	24	8.59	127	20.07
2023	27	9.97	130	49.75
2024	31	17.84	132	34.86

2. The expenditure on the maintenance of vacant government sites is subsumed as part of the general land control cost of the LandsD. No separate breakdown is available.

3. A breakdown of additional sites available for STT application for community, institutional or non-profit-making uses from 2022 to 2024 by district council is tabulated below:

District Council	**2022**	**2023**	**2024**
Southern	- Tai Tam Tuk Village	- Adjacent to No. 18 Cape Drive, Chung Hom Kok - Near Yar Chee Villas, Chi Fu Road - Junction of Victoria Road and Bisney Road	- Former Island Road Government Primary School

District Council	2022	2023	2024
		- Nos. 10-12, 11B and 19A Stanley Main Street, Stanley - Off Ma Hang Estate, Stanley - Next to Hong Kong Animal Management Centre	
Sha Tin	- Former Chap Yin School, Kwun Yam Shan	- Near Lamp Post No. VE5056, Kwun Yam Shan	- Near Lamp Post No. V4637 and Sui Wo Court - Near House No. 85, Hin Tin - Near the entrance of Mui Tsz Lam Road - Near On Chun Street - Near To Tau Wan Village, Yiu Sha Road, Wu Kai Sha
Tuen Mun	- Underneath Kong Sham Western Highway and adjoining land (near Tsing Chuen Wai/Yick Yuen) - Near A.D. & F.D. of Pok Oi Hospital Mrs. Cheng Yam On Millennium School - Near STT Nos. MX13016 and MX13017, Lung Kwu Tan - Near Lot No. 198 in D.D. No. 134, Lung Kwu Tan - Near Lot No. 177 in D.D. No. 134, Lung Kwu Tan - Near Ng Lau Road, Lam Tei	- Former Lam Tei Gospel School, Fuk Hang Tsuen Road - Off Hung Cheung Road - Adjacent to STT No. TM0112, Cafeteria Old Beach - Lot No. 1110 S.E in D.D. No. 132, Siu Hang Tsuen - Near Hong Po Road - Near WSD Siu Lam Fresh Water Supplies Reservoir, Kwun Fat Street - Near Tuen Mun Town Lot No. 493, Kwun Fat Street, Tuen Mun	- Luen On San Tsuen - Area 46, Pillar Point Valley Landfill - Cafeteria Old Beach (DLO Reference No. CS-314)

District Council	2022	2023	2024
	- Tin Fu Tsai		
North	- Near Lot No. 749 in D.D. No. 94 and near Tong Kung Leng, Sheung Shui - Near Lot Nos. 437 R.P. and 442 in D.D. No. 51, New Territories - Kwu Tung North in D.D. No. 95, New Territories (near Ma Tso Lung) - Near Lot No. 1990 S.B in D.D. No. 95, Kwu Tung Road, Kwu Tung, Sheung Shui - Near Lot No. 314 R.P. in D.D. No. 95, Fung Kong, Sheung Shui - Burma Line Camp, Lung Ma Road, Fanling - Near Lamp Post No. VD0755 in D.D. No. 95, Kai Leng, Sheung Shui - Near Lamp Post No. V5153, Sai Lau Kong, Sha Tau Kok - Sha Tau Kok Road – Lung Yeuk Tau, Fanling - Near Lamp Post No. VD7241, Fan Kam Road,	- Near Lamp Post No. VD8053 in D.D. No. 46, Tai Tong Wu, Sha Tau Kok - Near Lamp Post No. VD9196, Hang Tau Tai Po, Sheung Shui	- Former Lung Shan School, Lung Yeuk Tau, Fanling - Near Lamp Post No. VD0643, Tin Kwong Po, Sheung Shui - Near Lot No. 1916 in D.D. No. 78, Heung Yuen Wai, Ta Kwu Ling - Near Ling Shan Tsuen, Fanling

District Council	2022	2023	2024
	Sheung Shui - Near Lamp Post No. BD4360, Ching Hiu Road, Sheung Shui - Near Lamp Post No. EA3344, Ping Che, Ta Kwu Ling - Near Lot No. 1775 R.P. in D.D. No. 100, Ying Pun, Sheung Shui - Near Lot No. 520 R.P. in D.D. No. 89, Sha Ling		
Islands	- Near DSD Mui Wo Sewage Treatment Works, Mui Wo Ferry Pier Road, Lantau Island - Near Shui Hau Football Field, South Lantau Road, Tong Fuk, Lantau Island - Ko Long Village, Lamma Island - Vacant school premises at Sha Lo Wan, Lantau Island - Near Ta Pang Po, Lantau Island	- No. 13 Wing On Terrace, Peng Chau - Ha Keung Shan, Lantau Island - Upper Tong Fuk, Lantau Island - Tai Wai Hang Village near Yat Tung Estate, Tung Chung	- Former Tai O Waterworks Depot, Shek Tsai Po Street, Tai O, Lantau Island (DLO Reference Nos. DLO/IS 266 and 277) - No. 25 Tai Hing Tai Road, Cheung Chau - Near Pa Mei Road, Tung Chung - Near Lung Tin Estate, Yim Tin, Tai O, Lantau Island - Near Sunny Bay MTR Station, Lantau Island - Near Lot No. 551 in D.D. Peng Chau, Wing Tung Street, Peng Chau - Wong Lung Hang Road, Tung Chung - Lot Nos. 274, 281 and 288 in D.D. Nos. 325 and 326
Tai Po	- Near Refuse Collection Point, Po Nga Court	- Former Yau Sin School, Ko Tong, Sai Kung North	- Near Lot No. 41 S.B R.P. in D.D. 9, Kau Lung Hang

District Council	2022	2023	2024
	- Near Lamp Post No. GE2034, Hong Lok Yuen Road - Near Lot No. 2371 in D.D. 19, Tong Min Tsuen - Near Lamp Post No. VE6425, Pak Kiu Tsai - Near Lot No. 461 in D.D. 289, Sai Kung North - Next to House No. 1, San Uk Tsai, Tai Po - Next to House No. 21C, Tsung Yuen Tsuen, Tai Po Kau - Former Nam Wa School, Nam Wa Po - Near Lamp Post Nos. GE0145 & GE0143, Cheung Shue Tan, Tai Po - Lot No. 999 S.G in D.D. 9, Nam Wa Po, Tai Po	- Near Ling Liang Church M H Lau Secondary School, Wong Yi Au, Tai Po	- Lake Egret Nature Park, Tai Po Kau - Near House No. 2C, San Kiu - Near Lamp Post No. BE0623, Tolo Highway - Near Chateau Royale, Ha Wong Yi Au - Former Lam Tsuen Public School, Wai Tau Tsuen, Kau Lung Han
Central & Western		- Next to Kennedy Town Jockey Club Clinic - Cadogan Street/Catchick Street - Adjacent to 33 Eastern Street - Pokfield Path	- Next to Shouson Hill Fresh Water Service Reservoir
Kowloon City		- Adjacent to Kowloon East Regional Headquarters at Prince Edward Road East	- Junction of Hung Luen Road and Oi King Street

District Council	2022	2023	2024
Sham Shui Po			- Underneath Kwai Chung Road (Mei Foo Section) Flyover - Next to KIL No. 6449, Ching Cheung Road, Kowloon
Yau Tsim Mong			- 178 Canton Road, Kowloon
Sai Kung	- Former Hon Ying School, Tai Lam Wu - Near Hebe Haven Pier, Pak Sha Wan - Former Sai Kung FMO Primary School, Tui Min Hoi - Tseung Kwan O Upper Village - Former Leung Shuen Bay Public School - Sheung Yeung (Former Clearwater Bay Central Primary School)	- Near Sheung Sze Wan Road - Near Lamp Post No. GE4413, Hiram's Highway	- Wong Chuk Wan - Near Lamp Post No. VE2634, Tui Min Hoi - Luk Cheung Road - Man Sau Sun Tsuen - Near Lot No. 124 in D.D. 230, Sheung Sze Wan - Tong Yin Street
Kwai Tsing		- Underneath Tsing Tsuen Bridge	- Tai Lin Pai Road
Wan Chai	- 1F Shiu Fai Terrace, Wan Chai	- Adjacent to Inland Lot No. 8367 at Perkins Road	- Chun Fai Road - Adjacent to Valley View at Cooper Road - Sir Cecil’s Ride, Tai Tam - Adjacent to 23-29 Blue Pool Road, Happy Valley - Adjacent to Hong Kong Tennis Centre at Wong Nai Chung Gap Road - Adjacent to Pine Hill Villa at Wilson Road

District Council	2022	2023	2024
Yuen Long	- Lot Nos. 1488 R.P. & 1185 R.P. in D.D. 125 - Near Lot No. 2063 in D.D. 106, Shek Wu Tong, Pat Heung (Former Shek Wu Public School) (DLO Reference Nos.: PH63 & PH75) - Lot No. 114 R.P. in D.D. 114 - YLTL No. 521 in D.D. 120, Long Ping - Adjacent to Lot No. 3719 S.Q R.P. in D.D. 123 at former Tai Sang Wai Public School, Tai Sang Wai Tsuen, San Tin - Near Lot No. 621 in D.D. 96, Chau Tau, San Tin - Near Lot No. 621 in D.D. 96, Chau Tau - Near Lamp Post No. FA3735 in D.D. 102, Shek Wu Wai, San Tin - Near Lot No. 617 in D.D. 96, Chau Tau, San Tin	- Former Ha Pak Nai Tsuen Public School in D.D. 133 - Near Lot No. 766 R.P. in D.D. 116, Kong Yau Road, Shap Pat Heung - Near Lot No. 474 and Lamp Post No. VD0436 in D.D. 104, San Tin - Near Lot No. 744 in D.D. 98, Kwu Tung	- Near Lot Nos. 584, 586 & 590 in D.D. 129 - Lot Nos. 1488 R.P. & 1185 R.P. in D.D. 125 - Near Lot No. 1747 in D.D. 122, Ping Shan Heung - Near Lot No. 3002 in D.D. 104, Ngau Tam Mei, San Tin
Tsuen Wan	- South of Lantau Link, Ma Wan - Shing Mun Catchwater (Former Lot No. 81 in D.D. 454)	- Near the public toilet at Ma Wan Rural Committee Road	

District Council	2022	2023	2024
Kwun Tong	- Adjacent to NKIL No. 6659		

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0131)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

Unlawful Occupation of Land and Law Enforcement

At present, a number of plots of Tso/Tong land, agricultural land and government land in the Northern Metropolis are occupied by unruly elements, and land filling has become a serious problem. In this connection, will the Government inform this Committee of the following:

1. The staff establishment of the Lands Department (LandsD) and the Planning Department (PlanD) for law enforcement, the number of cases of unlawful use of land in the past year, the time taken to conclude each case, and the closure rate;

2. The respective numbers of cases in which landowners and occupiers were prosecuted;

3. For cases involving occupiers who are not the landowners, how does the Government investigate and identify these cases currently? What are the enforcement actions taken?

4. Addressing unlawful occupation of land involves a number of departments, including the PlanD, the LandsD and the Food and Environmental Hygiene Department. Will the cross-departmental co-ordination mechanism be optimised to effectively combat illegal land filling activities?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 6)

Reply:

1, 2 and 3. Enforcement by the Lands Department (LandsD)

The LandsD handles cases of unlawful occupation of government land in accordance with the Land (Miscellaneous Provisions) Ordinance (Cap. 28) ("Land Ordinance"). In 2024, the LandsD identified 4 617 cases involving unlawful

occupation of government land in the New Territories, concluded 4 809 cases and instituted prosecution in ten cases. As the handling of a case may straddle different years, the number of cases of unlawful occupation of government land identified in a year may not correspond to the numbers of cases concluded and cases in which prosecution has been instituted within the same year.

In view of the large number (more than ten thousand cases a year) and varied forms and nature of cases of unlawful occupation of government land, the LandsD has been adopting a pragmatic "risk-based" approach to prioritise its law enforcement work, with priority given to cases of larger scale, more serious contraventions, or cases involving safety or environmental hygiene risks. The LandsD, in general, completes enforcement actions for priority cases within four months from the receipt of cases, exclusive of the time required for prosecution actions (such as obtaining evidence and initiating judicial proceedings). In taking land control actions, the LandsD posts the statutory notice under the Land Ordinance and depending on the circumstances, institutes prosecution if the unlawful occupation of government land does not cease on the expiry of the notice period. The processing time of a prosecution, i.e. the time required from confirmation of contravention to institution of prosecution is subject to the case's nature and complexity. The ten prosecutions brought in 2024 took about 7 to 17 months to process.

Private land in the rural areas of the New Territories is mostly old schedule agricultural lots. There is no user restriction in the land leases of these lots, except that no unauthorised structure shall be built on them. Land filling, land formation and excavation works not involving structure building on this type of private agricultural land normally do not constitute a breach of lease conditions. The LandsD conducts investigation and obtains evidence for all cases of lease breaches and will, in its capacity as the landlord, take appropriate lease enforcement actions against landowners, i.e. the other party of the leases, for any unauthorised structure on private agricultural land (if confirmed, a breach of lease conditions). Such enforcement actions, which do not involve prosecution, include issuing warning letters to the landowners requiring them to rectify the breach. If the breach is not rectified within a specified period, the LandsD will register the warning letters in the Land Registry (commonly known as "imposing an encumbrance"), and when necessary (say large-scale and persistent breaches), proceed with re-entry of the land under the leases and in accordance with the Government Rights (Re-entry and Vesting Remedies) Ordinance (Cap. 126). Even if private land is occupied by a third party without the landowners' consent, it remains the landowners' responsibility to take appropriate actions to reclaim ownership, and the landowners still have to comply with the conditions stipulated in their land leases. In 2024, there were 370 confirmed cases of land lease breaches involving private agricultural land in the New Territories after investigation by the LandsD. Besides, there were 392 cases of "imposing an encumbrance" and 24 cases of re-entry of land (as the handling of a case may straddle different years, the "imposing of an encumbrance" or re-entry for lease breach cases may not take place in the same year the case is identified).

In 2024-25, about 600 staff members (excluding posts performing general administrative and clerical support duties) were involved in the LandsD's various land enforcement tasks, including land control on government land, squatter control and lease enforcement.

Enforcement by the Planning Department

The Planning Department (PlanD) takes enforcement action against unauthorised developments in the rural New Territories within development permission areas and regulated areas under the Town Planning Ordinance (Cap. 131) (TPO).

In 2024, the PlanD issued statutory notices (including Enforcement Notices and/or Reinstatement Notices) for 574 confirmed cases of unauthorised development following investigation. The notices for 500 cases were complied with (i.e. Compliance Notices were issued or the statutory notices were discharged) and prosecutions were instituted for 67 non-compliance cases. As the handling of a case may straddle different years, the number of statutory notices issued may not correspond to the number of compliance cases and the number of prosecutions instituted within the same year.

According to past records, most of the statutory notices issued were complied with within about six months in general. For cases involving prosecution, the average processing time (i.e. the time required from confirmation of contravention and issuance of statutory notices to institution of prosecution) is about 14 to 17 months.

In accordance with the TPO, the PlanD can take enforcement action against the landowners, occupiers or responsible persons in respect of unauthorised development cases. It is the responsibility of the landowner to ensure that there is no unauthorised development on his land. Meanwhile, the PlanD will conduct investigation (including site inspections and taking photographs with drones) and collect evidence for each case of non-compliance. Where there is sufficient evidence to prove the identity of the occupier or the responsible person in individual cases, enforcement action will be taken.

The Central Enforcement and Prosecution Section of the PlanD is responsible for taking enforcement action against unauthorised developments in the rural New Territories. In 2024-25, about 80 staff members undertook the work of the section (excluding posts performing general administrative and clerical support duties).

4. To enhance the efficiency of enforcement and control, the LandsD has been collaborating with relevant departments such as the Buildings Department and the PlanD to step up control over unlawful occupation of government land involving safety risks and/or enforcement against targeted cases of serious lease breaches involving private agricultural land. For unauthorised development cases involving a number of departments, a co-ordination mechanism and a high-level communication platform are in place for the departments concerned to enhance their collaboration in enforcement and control efforts, and to take parallel enforcement and control action in the form of joint operations, with a view to

expediting the restoration of the damaged rural environment and curbing the continued disturbance to the ecology.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0136)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

Processing of applications for construction/redevelopment of small house

Some rural residents have reflected that the processing of small house applications is very slow. In this connection, will the Government inform this Committee of the following:

1. Please list in table form the staff establishment and funding of the departments responsible for New Territories village houses, small houses, and the Squatter Control Unit in various districts of the New Territories;

2. Please list in table form the number of small house applications currently under processing in various districts, including the number of applications approved each year, the number of applications approved for redevelopment, and the number of applications pending processing; and

3. What are the methods/measures being used by the Department to enhance the efficiency of application processing?

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

Reply:

1. Around 100 staff members of the Lands Department (LandsD), mainly deployed to the eight District Lands Offices (DLOs) in the New Territories, are involved in processing small house applications. However, these staff are also responsible for other land administration duties in the DLOs, and the above figure is therefore provided for general reference only. The LandsD will continue to review and redeploy its manpower from time to time having regard to factors such as changes in operational needs and resources.

2. The respective numbers of applications for small house and redevelopment of New Territories Exempted House (NTEH) approved and under processing by the LandsD in 2024, with a breakdown by DLO, are set out in the tables below:

Small house applications

DLO	Number of small house applications approved	Number of small house applications under processing (as at 31 December 2024)
Islands	14	412
North	95	3 686
Sai Kung	53	1 250
Sha Tin	24	222
Tai Po	106	829
Tsuen Wan and Kwai Tsing	33	195
Tuen Mun	45	484
Yuen Long	451	3 435
Total	**821**	**10 513**

As the processing of applications may not be completed within the year of receipt, the numbers of applications approved and under processing do not correspond to the number of applications received in 2024.

NTEH redevelopment applications

DLO	Number of NTEH redevelopment applications approved	Number of NTEH redevelopment applications under processing (as at 31 December 2024)
Islands	7	165
North	41	466
Sai Kung	13	90
Sha Tin	11	36
Tai Po	38	250
Tsuen Wan and Kwai Tsing	12	25
Tuen Mun	20	73
Yuen Long	168	559
Total	**310**	**1 664**

As the processing of applications may not be completed within the year of receipt, the numbers of applications approved and under processing do not correspond to the number of applications received in 2024.

3. To streamline the procedures for processing small house and NTEH redevelopment applications and speed up the approval process, the LandsD enhanced the processing procedures in October 2021, January 2023 and November 2023, including:

(i) To commence the procedures under various aspects in parallel, such as verification of land ownership and lot boundaries, and consultation with the relevant departments;

(ii) To simplify the procedures for handling objections so as to shorten the time involved;

(iii) To encourage more face-to-face meetings with applicants for direct discussion;

(iv) To delegate the approval of relatively straightforward cases to officers under the District Lands Officer, and only non-straightforward cases will be submitted to the District Lands Officer or DLO Conference for approval;

(v) To strengthen the monitoring role and functions of the Headquarters in reviewing the processing of small house appeal cases; and

(vi) To enhance the workflows of processing both straightforward and non-straightforward cases, and redefine the criteria for both straightforward and non-straightforward cases.

Following the implementation of the above streamlined procedures, the average number of small house applications processed by the LandsD each year from 2022 to 2024 was 2 507, surpassing the department's performance pledge of 2 300. With expedited processing of applications over the past three years, coupled with a slowdown in the number of new applications, the number of small house applications pending completion of processing by the LandsD decreased from 12 600 at the end of 2021 to 10 513 at the end of 2024, representing a reduction of about 16.6%. The LandsD will continue to review and revise its internal guidelines in a timely manner as necessary to expedite the processing of small house and NTEH redevelopment applications.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3300)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

Regarding the implementation of the New Territories Small House Policy, please provide a breakdown by the eight District Lands Offices in the New Territories of the following:

1) The number of applications received in each of the past five years;

2) The average time required to approve Certificates of Exemption in each district;

3) The current backlog of applications in each district; and

4) The staff establishment and estimated expenditure involved in processing the applications in each district.

Will the Government consider adjusting upwards the target number of applications to be processed each year in view of the huge backlog?

Asked by: Hon CHOW Ho-ding, Holden (LegCo internal reference no.: 37)

Reply:

1) The number of applications for small house received by the Lands Department (LandsD) each year from 2020 to 2024, with a breakdown by District Lands Office (DLO), is set out in the table below:

DLO	Number of small house applications received				
	2020	2021	2022	2023	2024
Islands	16	82	47	28	14
North	59	277	502	153	94
Sai Kung	21	580	65	113	51
Sha Tin	17	78	42	29	154
Tai Po	86	97	104	117	88

Tsuen Wan and Kwai Tsing	3	138	10	18	9
Tuen Mun	35	107	48	74	55
Yuen Long	577	382	236	282	1 155
Total	**814**	**1 741**	**1 054**	**814**	**1 620**

2) The LandsD does not maintain statistics on the average time required to approve Certificates of Exemption by the DLOs.

3) The number of applications for small house under processing by the LandsD as at the end of December 2024, with a breakdown by DLO, is set out in the table below:

DLO	**Number of small house applications under processing**
Islands	412
North	3 686
Sai Kung	1 250
Sha Tin	222
Tai Po	829
Tsuen Wan and Kwai Tsing	195
Tuen Mun	484
Yuen Long	3 435
Total	**10 513**

4) Around 100 staff members of the LandsD, mainly deployed to the eight DLOs in the New Territories, are involved in processing small house applications. However, these staff are also responsible for other land administration duties in the DLOs, and the above figure is therefore provided for general reference only. There is no separate breakdown on the expenditure specifically related to processing small house applications. The LandsD will continue to review and redeploy its manpower from time to time having regard to factors such as changes in operational needs and resources.

To streamline the procedures for processing small house applications and speed up the approval process, the LandsD enhanced the processing procedures in October 2021 and January 2023, including:

(i) To commence the procedures under various aspects in parallel, such as verification of land ownership and lot boundaries, and consultation with the relevant departments;

(ii) To simplify the procedures for handling objections so as to shorten the time involved;

(iii) To encourage more face-to-face meetings with applicants for direct discussion;

(iv) To delegate the approval of relatively straightforward cases to officers under the District Lands Officer, and only non-straightforward cases will be submitted to the District Lands Officer or DLO Conference for approval;

(v) To strengthen the monitoring role and functions of the Headquarters in reviewing the processing of small house appeal cases; and

(vi) To enhance the workflows of processing both straightforward and non-straightforward cases, and redefine the criteria for both straightforward and non-straightforward cases.

Following the implementation of the above streamlined procedures, the average number of small house applications processed by the LandsD each year from 2022 to 2024 was 2 507, surpassing the department's performance pledge of 2 300. With expedited processing of applications over the past three years, coupled with a slowdown in the number of new applications, the number of small house applications pending completion of processing by the LandsD decreased from 12 600 at the end of 2021 to 10 513 at the end of 2024, representing a reduction of about 16.6%. The LandsD will continue to review and revise its internal guidelines in a timely manner as necessary to expedite the processing of small house applications.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2712)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

On matters relating to the resumption of agricultural land and squatter structures for development purposes, please provide this Committee with the following information:

(a) the respective cases of active agricultural land resumed by the Government in each of the past five years (2020-21 to 2024-25) as well as the respective areas involved, with a breakdown by the development projects involved;

(b) 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 (2020-21 to 2024-25), with a breakdown in table form by the Squatter Control Office responsible;

(c) the number of cases of agricultural land and squatter structures involved in compensation matters due to land resumption in the past five years (2020-21 to 2024-25) as well as the amount of such compensation; and

(d) the basis for calculating the above compensation and the rehousing measures for the affected farmers and squatter households.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 6)

Reply:

(a) The Lands Department (LandsD) does not have statistics on the quantity or area of active agricultural land resumed for development projects in the past five years.

(b) The number of structures (including surveyed domestic and non-domestic squatters, and unauthorised structures) cleared for development projects in the past five years is tabulated below:

Year	Number of structures cleared for development projects
2020	995
2021	4 758
2022	2 349
2023	3 526
2024	2 134

Note: Since 2021, all Squatter Control Offices (SCOs) have been progressively subsumed into the 12 respective District Lands Offices of the LandsD so as to further enhance the efficiency and effectiveness of land control work of the department. Owing to this restructuring, there is no longer any statistical breakdown by SCO.

(c) The respective numbers of cases of compensation for agricultural land and squatter structures involved in land resumption in the past five years, as well as the amounts of such compensation, are tabulated below:

Year	Number of agricultural lots resumed	Amount of compensation involved (about) ($ million)
2020-21	476	3,602
2021-22	1 046	2,857
2022-23	535	4,546
2023-24	212	3,774
2024-25 (As at 28 February)	6 803	8,493

Year	Number of applications for Ex-gratia Allowance for Permitted Occupiers of Licensed Structures and Surveyed Squatter Structures (EGAPO) related to cases of squatter structures	Number of applications for Domestic Removal Allowance (DRA) related to cases of squatter structures	Total amount of ex-gratia allowance (EGA) related to cases of squatter structures (about) ($ million)
2020-21	90	958	23
2021-22	29	177	43
2022-23	12	163	32
2023-24	35	267	23
2024-25 (As at 28 February)	67	2 805	78

(d) Ex-gratia compensation may be paid by the Government to the owners of agricultural land in the New Territories affected by its land resumption at the applicable zonal rate

for agricultural land as an alternative to statutory compensation. The ex-gratia compensation system for land in the New Territories consists of two compensation zones, i.e. Tier One zone (land resumed for development uses) and Tier Two zone (land resumed for non-development uses).

For the affected farmers, if they lived in a surveyed squatter or a licensed structure affected by the works when the pre-clearance survey (PCS) was conducted, and they have already secured a piece of private agricultural land on which they can build a house and continue farming, they may apply for agricultural resite with the LandsD. When processing resite applications, the LandsD will consult the Agriculture, Fisheries and Conservation Department and other relevant departments. After confirming the applicants' eligibility and feasibility of their farming/re-farming proposals, the LandsD will consider issuing the land owners with a short-term waiver, allowing them to construct a domestic structure (Note) and continue farming on the private agricultural land they have secured. Whether or not an applicant has applied for EGA for farmers or statutory compensation will not affect his eligibility for agricultural resite. However, successful applicants for agricultural resite will not be eligible for the compensation and rehousing arrangements for squatter households.

For affected squatter households, the Government will offer ex-gratia compensation and rehousing arrangements to eligible households. Eligible households may opt for public rental housing flats of the Hong Kong Housing Authority through the means-tested rehousing arrangement or dedicated rehousing estates (with both subsidised rental flats and subsidised sale flats) built and managed by the Hong Kong Housing Society through the non-means-tested rehousing arrangement. Households not opting for rehousing may apply for EGAPO if they meet the relevant eligibility criteria. The EGAPO will be calculated with reference to the area of the eligible cleared squatter structures (subject to a maximum size of 100 m^2) multiplied by the applicable EGA rates, and adjusted by the length of continuous occupation for domestic use immediately before the date of the PCS. In addition, DRA will be provided for all households registered in the PCS. The amount of DRA will be calculated with reference to the applicable rates and family size.

Details of the above-mentioned compensation and rehousing arrangements (including eligibility criteria) are available on the LandsD's website (www.landsd.gov.hk/en/land-acq-clearance/land-resumption-clearance/rehousing.html) and in the relevant pamphlet.

Note: The structure is limited to two storeys with a height of not more than 5.18 m (17 ft) and an area of not more than 37.16 m^2 (400 ft^2) per storey.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1631)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

Please provide the total number of short-term tenancies granted by the Government in the past five years up to the 2024-25 financial year.

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 36)

Reply:

In the past five years (2020-2024), a total of 761 short-term tenancies were granted by the Lands Department.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2518)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

Regarding the situation of short-term tenancy (STT) applications mentioned by the Government, please inform this Committee of the following:

(1) the number of STT applications received and the site area involved in each of the past two years as well as the tenancy term granted during the period and the size of the sites, broken down by 18 districts;

(2) the number of STTs re-tendered in the past two years, broken down by industry, such as logistics, warehousing, recycling, innovation and technology, and others;

(3) whether the Government will conduct a review, including the provision of exceptionally long tenure for specific industries to facilitate industry development as STT sites with relatively short tenure are not conducive to industry development; and

(4) the staff establishment and expenditure involved in the tendering work of STTs.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 16)

Reply:

(1) The respective numbers of short-term tenancy (STT) applications received and granted by the Lands Department (LandsD) (including granting of STTs for various community, institutional or non-profit-making uses) and the areas involved in the past two years (2023 to 2024) by District Lands Office (DLO) are set out in the table below. As the applications received each year may not be completed in the same year, the number of applications granted in a year may not correspond to the number of applications received during the same year. The fixed terms of the STTs granted range from one month to seven years.

District (by DLO unless otherwise stated)	2023			
	No. of STT applications	Area (m^2) (about)	No. of STTs granted	Area (m^2) (about)
Hong Kong East	4	30 675	2	2 710
Hong Kong West & South	0	0	1	119
Kowloon East	3	6 550	4	22 410
Kowloon West	2	126	3	7 852
Islands	17	2 332	8	39 207
North	4	1 993	7	15 192
Sai Kung	15	1 710	45	4 297
Sha Tin	7	802	6	5 043
Tuen Mun	2	4 406	7	13 084
Tai Po	10	12 094	14	8 362
Tsuen Wan & Kwai Tsing	1	55	0	0
Yuen Long	15	16 861	25	10 185
Sites for railway development projects (Note 1)	4	78 670	8	369 016
Total:	84	156 274	130	497 477

Note 1: Including some 33 hectares of land let to the MTR Corporation Limited as works sites for the construction of Tuen Mun South extension and Tung Chung Line extension.

District (by DLO unless otherwise stated)	2024			
	No. of STT applications	Area (m^2) (about)	No. of STTs granted	Area (m^2) (about)
Hong Kong East	7	2 130	1	30
Hong Kong West & South	11	9 216	8	3 076
Kowloon East	8	16 434	2	6 060
Kowloon West	6	10 506	1	15 800
Islands (Note 2)	14	407 947	20	163 836
North	16	27 392	4	64 122
Sai Kung	25	12 352	44	6 311
Sha Tin	30	7 580	18	20 308
Tuen Mun	12	21 652	1	4 380
Tai Po	3	1 617	11	633
Tsuen Wan & Kwai Tsing	4	56 210	3	31 610
Yuen Long	13	4 521	18	4 507
Sites for railway development projects	2	223	1	27 900
Total:	151	577 780	132	348 573

Note 2: Including some 13 hectares of land let to the Airport Authority Hong Kong as works sites for the construction of cross-boundary facilities.

(2) The Government introduced various measures in support of enterprises during the pandemic, including suspending the re-tender of STTs (except where tenancies were terminated by the tenants themselves or by the Government on policy grounds). Hence, no STTs were re-tendered due to tenancy expiry in the past two years (2023 to 2024). The number of re-tender cases of the same sites where tenancies were terminated by the tenants themselves are set out by user in the table below:

Year (Commencement Date within)	**User** **(Note 3)**	**Number of STTs re-tendered**
2023	Storage of liquefied petroleum gas (LPG) cylinders	1
	Waste recovery and recycling	1
2024	Public carpark	11
	(i) Agricultural purposes (ii) Plant nursery	1
	Work area for revalidation and repair of LPG vehicle fuel cylinders	1
	Total:	15

Note 3: The above-mentioned information concerns STTs with commencement dates within 2023 and 2024. The users quoted are general descriptions of the primary uses in the tenancy agreements.

The Government is reviewing the timetable for resuming re-tendering carefully, considering the pace and priorities of the re-tendering. For instance, sites of the same user will not be re-tendered in one go so as to avoid negative impacts on the tenants and the land supply for relevant economic activities. When there are concrete plans, the Government will notify the tenants in advance for their preparation.

(3) In general, STTs are applicable to vacant government land that has no intended use or is not required for development in the near future. Under the land policy implemented over the years, STTs are normally granted for a fixed term of up to seven years. The Government agrees that there is room to review whether STTs with a fixed term longer than seven years could be granted to encourage long-term planning and investment by industries and to meet the diversified demand for economic land. In this regard, the Development Bureau will approach different policy bureaux to understand the nature and needs of various industries and economic activities, and study whether there may be a more flexible arrangement in terms of granting STTs. While tenants of STTs do not need to pay an upfront land premium under tenancies, they will need to face the uncertainty during a longer tenancy period arising from periodic rental adjustment due to the longer tenure. Therefore, different operators may have different views on this issue. On the other hand, if the Government grants land via tenancies with a longer period without adopting the mode of land lease that charges an upfront land premium, we will also need to consider the financial implications to the Government. Nevertheless, the Government is willing to tap the views of Members and the trade during the review.

(4) The land administration work for letting of STTs by tender is carried out by staff of the LandsD as part of their overall land administration duties. We are unable to provide a breakdown of the expenditure and staff establishment solely involved in handling this task.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2519)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

Under this Programme, the Government has estimated that expenditure on land compensation costs (payable to legal owners) in 2025 will double that in the previous year. In this connection, please inform this Committee of the following:

(1) A breakdown by district of the regions/villages, populations and compensation costs involved in the disbursement of land compensation in 2024;

(2) A breakdown by district of the regions/villages, populations and compensation costs to be involved in the projected disbursement of land compensation in 2025; and

(3) The staff establishment and expenditure involved/to be involved in the relevant work.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 17)

Reply:

(1) The Lands Department (LandsD) does not maintain any statistics on the populations involved in the disbursement of land compensation to legal owners. The land compensation disbursed and regions involved in 2024 are set out below –

Region (by District Lands Office (DLO), unless otherwise stated)	**Land Compensation disbursed to legal owners** (about) ($ million)
Hong Kong East	12.38
Kowloon East	1,015.49
Islands	319.52
North	743.49
Sai Kung	9.38
Sha Tin	3.40
Tai Po	43.54
Yuen Long	456.55
New Development Area (Note 1)	6,768.97
Railway Development (Note 2)	0.51
Total	**9,373.23**

(Note 1): Including Kwu Tung North and Fanling North New Development Areas, Hung Shui Kiu/Ha Tsuen New Development Area, and Yuen Long South New Development Area.

(Note 2): Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link

(2) The LandsD does not maintain any statistics on the populations to be involved in the disbursement of land compensation. The projected disbursement of land compensation and regions to be involved in 2025 are set out below –

Region (by DLO, unless otherwise stated)	**Projected Land Compensation** (about) ($ million)
Hong Kong East	710
Hong Kong West and South	8
Kowloon East	330
Islands	480
North	460
Sai Kung	60
Sha Tin	30
Tai Po	30
Tsuen Wan and Kwai Tsing	2
Tuen Mun	70
Yuen Long	980
New Development Area (Note 3)	19,800
Railway Development (Note 4)	40
Total	**23,000**

(Note 3): Including Kwu Tung North and Fanling North New Development Areas, Hung Shui Kiu/Ha Tsuen New Development Area, and Yuen Long South New Development Area.

(Note 4): Including Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link and East Rail Extensions-Hung Hom to Tsim Sha Tsui Extension

(3) In 2024-25, about 370 officers in the LandsD were involved in land resumption duties (some of them were also responsible for other land administration duties). The relevant staff cost was about $240 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2446)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

To optimise the use of land resources, the Government has put in place a scheme "for short-term uses of government sites", allowing non-government organisations and social enterprises to apply for renting temporary vacant government sites (including vacant school premises) available for community, institutional or non-profit-making uses. In this connection, will the Government advise this Committee:

1) of the organisations and projects supported by the Government under the above scheme in the past three years;

2) further to the above question, whether the Government will assess the effectiveness of such projects; if yes, of the details; if no, the reasons for that; and

3) of the number of such sites under the above scheme at present and the occupancy rate?

Asked by: Hon LEE Hoey Simon (LegCo internal reference no.: 10)

Reply:

1) From 2022 to 2024, with the policy support of the relevant bureaux, the Lands Department (LandsD) granted short-term tenancies (STTs) for 45 vacant government sites (including vacant school premises on government land) for various community, institutional or non-profit-making uses. The organisations which were granted STTs and the relevant short-term uses of the sites are listed in the table below:

Year	**Name of Tenant**	**Permitted User under STT (Note)**
2022 (20 in total)	Bo Charity Foundation Limited (Food Angel)	Social welfare facilities for implementing food rescue and assistance programmes

Year	Name of Tenant	Permitted User under STT (Note)
	Playright Children's Play Association	Non-profit-making recreation ground and public open space
	Positive Life Association Limited	Non-profit-making kindergarten
	Pok Oi Hospital	Transitional housing
	Food For Good Limited	Transitional housing
	Society For Community Organization Limited	Transitional housing
	Hong Kong Institute of Utility Specialists	Education centre
	Sik Sik Yuen	Transitional housing
	Paws United Charity Limited	Temporary boarding establishment for animals
	Creative Tomorrow Foundation Limited	Community park
	Light Be (Sham Tseng Social Housing) Company Limited	Transitional housing
	The resident representative and the fishermen representative of Ah Kung Kok Fishermen Village	Non-profit-making village office of Ah Kung Kok Fishermen Village
	The Mongkok Kai-fong Association Limited	Non-profit-making activity centre
	LoveXpress	Environmental education centre for promoting polyculture (aquaponics) technology
	Tung Chung Rural Committee	Cultural, community and recreational activities
	The Baseball Association of Hong Kong Limited	Non-profit-making baseball training and competition venue
	Aberdeen Kai-fong Welfare Association Limited	Transitional housing
	Tung Wah Group of Hospitals	Transitional housing
	Sai Kung District Community Centre	Water sports training centre
	West Kowloon Sport Club Limited	Training and public class venue and ancillary storage facilities for the West Kowloon Baseball Association
2023 (17 in total)	Society of Rehabilitation and Crime Prevention, Hong Kong	Transitional housing
	Yuen Long District Arts Committee	Arts education
	Society of Rehabilitation and Crime Prevention, Hong Kong	Transitional housing
	Eastern Long Lion Sports Club Limited	Non-profit-making sports centre

Year	Name of Tenant	Permitted User under STT (Note)
	Hong Kong, China Table Tennis Association	Table tennis facilities
	Environmental Association	Non-profit-making ecological and cultural conservation centre
	Hong Kong Air Cadet Corps	Headquarters and training base
	Christian New Life Association Limited	Non-profit-making drug dependent persons treatment and rehabilitation centre
	Tai O Rural Committee	Storage of dragon boats and materials for local traditional festivals
	Evangelical Lutheran Church Social Service - Hong Kong	Non-profit-making community service
	Eternity Love Foundation Company Limited	Non-profit-making community centre
	ELCHK Ma On Shan Lutheran Primary School	Organic farm of educational nature
	Tung Wah Group of Hospitals	Transitional housing
	Hong Kong Freedom Dragon Boat Club	Storage of equipment and tools related to dragon boat activities
	Hong Kong Dragon Boat Academy	Storage of equipment and tools related to dragon boat activities
	Bauhinia Experiential Learning Limited	Non-profit-making youth activity centre and related ancillary uses
	Construction Industry Council	Training venue
2024 (8 in total)	Sphinx Sports Connection Limited	Softball training grounds
	Shang Sin Chun Tong Community Services Limited	*Tao Te Ching* monuments to promote the Taoist culture
	Sha Tin Sports Association	Bicycle recreational venue
	Tsuen Wan Baseball Club Limited	Non-profit-making baseball training grounds, game venues and other recreational activities
	Hong Kong Chinese Writing Brush Pen Museum Association	Non-profit-making brush pen museum and activity venues
	Tuen Mun Stay Goal	Community uses
	Home of Loving Faithfulness	Non-profit-making residential care homes for persons with disabilities
	Tung Chung Rural Committee	Cultural, community and recreational activities

Note: The users quoted are general descriptions of the broad type of uses permissible in the tenancy agreements and not intended to be the legal interpretation of the user conditions of the STTs in question.

2) STTs for community, institution or non-profit-making uses will normally be allowed to continue on a quarterly basis upon expiry of the initial term until the site is required to

be resumed for long-term or other uses. The LandsD will conduct site inspections every three years to confirm the tenant's compliance with the STT terms and conditions, and the initial supporting bureaux/departments will also be consulted to confirm their policy support for continuation of the tenancy.

3) As at 28 February 2025, 482 vacant government sites managed by the LandsD were available for STT application for community, institutional or non-profit-making uses, with relevant information published on the GeoInfo Map web page (www.map.gov.hk/gm/map/search/faci/__VGS?lg=en).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2100)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

Earlier on, there were used clothes recycling banks occupying public pavements across Hong Kong without approval under the Community Used Clothes Recycling Bank Scheme of the Home Affairs Department. Neither the names of the recycling organisations nor the contact details were displayed on these banks, making it impossible for the public to find out the whereabouts of their donated clothes. In this connection, will the Government inform this Committee of the following:

1. The respective numbers of reports and complaints received by the Lands Department (LandsD) concerning unauthorised recycling banks occupying public pavements in each of the 18 districts of Hong Kong in each of the past three years;

2. The numbers of illegally placed recycling banks removed by the LandsD in each of the 18 districts of Hong Kong in each of the past three years;

3. The average cost of removing a recycling bank; and

4. How were the removed recycling banks disposed of? Could the self-claimed owners take back the banks? Were fines or surcharges imposed on the banks for the period they were in government custody?

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 33)

Reply:

1. & 2. The Lands Department (LandsD) keeps statistics neither on the number of reports and complaints regarding unlawful occupation of government land by used clothes recycling banks, nor the number of such used clothes recycling banks removed. However, in response to media enquiries received before 2025's Lunar New Year, the LandsD has analysed the complaints received between December 2024 and March 2025. During this period, the LandsD received a total of

545 enquiries/complaints on suspected illegal placing of used clothes recycling banks on the streets, involving a total of 559 used clothes recycling banks. The enquiries/complaints were mainly received between December 2024 and January 2025, and the number of enquiries/complaints dropped significantly to 19 in March. After investigation, seven of the used clothes recycling banks were found to be not on government land, while 528 of the used clothes recycling banks on government land have been removed by the parties concerned or cleared by the LandsD/relevant government departments. The relevant government departments are now arranging clearance operations for the remaining 24 used clothes recycling banks.

3. The charge for removing used clothes recycling banks by the LandsD's contractors varies depending on the location, size, quantity and hours of work required. In general, the charge ranges from $1,000 to $2,000 for each recycling bank.

4. If any used clothes recycling bank is found occupying government land unlawfully, the LandsD may post a statutory notice on it under the Land (Miscellaneous Provisions) Ordinance (Cap. 28), requiring the occupant to remove the recycling bank before a deadline (with a notice period no less than one day). If the recycling bank has not been removed upon expiry of the deadline, it will be taken possession of and removed by the LandsD. Any recycling bank removed by the LandsD under the above ordinance will become government property and the relevant parties can no longer redeem it.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1096)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

The provision for 2025-26 under this Programme is $2,399.8 million, which is lower than the revised provision for 2024-25 by 2.5%. According to the Controlling Officer's explanation, the change is mainly due to the decreased provisions for operating expenses and a net decrease of 70 posts in 2025-26. In this connection, will the Government inform this Committee of:

(a) the ranks and responsibilities of the posts to be reduced in 2025-26;

(b) the justification for reduction of staffing provision in 2025-26; 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 (LegCo internal reference no.: 17)

Reply:

(a) In 2025-26, there will be a decrease of 70 civil service posts responsible for land administration duties in the Lands Department (LandsD) under Programme (1). A breakdown is provided in the table below –

Grade	**Net decrease in the no. of posts**
Estate Surveyor	9
Land Executive	14
Land Inspector	21
Survey Officer (Estate)	6
Tracer	1

Grade	**Net decrease in the no. of posts**
Workman I/Workman II	10
Clerical Officer/ Clerical Assistant	6
Motor Driver	3
Total	**70**

(b) & (c) In order to optimise the use of civil service manpower resources and maintain the sustainability of our public finance, the Government has maintained zero-growth in the overall civil service establishment since 2021-22, with the overall establishment controlled at a level not exceeding that as at end-March 2021. The change in the LandsD's establishment in 2025-26 on the one hand is in line with the Government's commitment to strict control of the civil service establishment while maintaining the target of zero-growth since 2021-22, and on the other hand is a result of the deletion of individual time-limited posts created for specific tasks which are close to completion.

By continuing its efforts to adopt management measures and digitalisation, the LandsD will reprioritise and re-deploy its work, streamline work processes, and capitalise on technology solutions to enhance efficiency and implement new policies and measures.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1097)

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

The Government states that the establishment as at 31 March 2025 will be 4 673 posts and it is expected that there will be a net decrease of 108 posts in 2025-26. In this connection, will the Government inform this Committee of:

(a) the ranks and responsibilities of the posts to be reduced in 2025-26;

(b) the justification for reduction of staffing provision in 2025-26; 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 (LegCo internal reference no.: 18)

Reply:

(a) In 2025-26, there will be a decrease of 108 civil service posts mainly responsible for land administration duties and surveying and mapping duties in the Lands Department (LandsD). A breakdown is provided in the table below –

Grade	**Net decrease in the no. of posts**
Estate Surveyor	9
Land Surveyor	7
Solicitor	2
Land Conveyancing Officer	3
Land Executive	14

Grade	**Net decrease in the no. of posts**
Land Inspector	21
Survey Officer (Estate)	6
Survey Officer (Land)	15
Technical Officer (Cartographic)	10
Tracer	1
Workman I/Workman II	10
Clerical Officer/ Clerical Assistant	7
Motor Driver	3
Total	**108**

(b) & (c) In order to optimise the use of civil service manpower resources and maintain the sustainability of our public finance, the Government has maintained zero-growth in the overall civil service establishment since 2021-22, with the overall establishment controlled at a level not exceeding that as at end-March 2021. The change in the LandsD's establishment in 2025-26 on the one hand is in line with the Government's commitment to strict control of the civil service establishment while maintaining the target of zero-growth since 2021-22, and on the other hand is a result of the deletion of individual time-limited posts created for specific tasks which are close to completion.

By continuing its efforts to adopt management measures and digitalisation, the LandsD will reprioritise and re-deploy its work, streamline work processes, and capitalise on technology solutions to enhance efficiency and implement new policies and measures.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1234)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

To facilitate the Public Works Programme and tie in with the development of the Northern Metropolis, the Lands Department needs to resume and clear land. Please advise this Committee of the following:

1. Regarding the 314 and 122.8 hectares of land resumed and cleared respectively in 2024, how many hectares of land involve logistics-related industries? Please provide a breakdown by type of industries (e.g. warehouses, recycling, vehicle repair and carparks) of the number of affected operators, the number of those affected operators who have secured alternative land for relocation and received ex-gratia allowances from the Government;

2. Regarding the 134 and 400 hectares of land estimated to be resumed and cleared respectively in 2025, please indicate the area of land (in hectare) that involves logistics-related industries, the number of operators involved, and the estimated expenditure on the resumption and clearance of such land.

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

Reply:

1. Out of the 314 and 123 hectares of land resumed and cleared respectively by the Lands Department (LandsD) in 2024, about 304 and 30 hectares of land were resumed and cleared respectively for the Northern Metropolis, involving the projects Yuen Long South New Development Area – First Phase, Kwu Tung North/Fanling North New Development Areas – Remaining Phase, and Hung Shui Kiu/Ha Tsuen New Development Area – Second Phase. Among the some 1 320 affected business operators, about 1 060 operators were related to brownfield operations, including warehouse, construction, recycling, vehicle repair, workshops and car parks, occupying about 125 hectares of land. The Government has disbursed ex-gratia allowances (EGAs) amounting to about $260 million to eligible business operators (including but

not limited to brownfield operators), and the amount of EGAs yet to be disbursed to the affected business operators is estimated to be $1.026 billion. The remaining number of eligible business operators, the industries involved, and the actual amount of EGAs to be disbursed are under further confirmation, while the departure dates of individual operators will be in batches and determined according to the works programme.

In April 2023, the Development Bureau set up a dedicated multi-disciplinary team under its Development Projects Facilitation Office to provide one-stop advisory and case management services on planning and land matters to brownfield operators who are affected by government development projects and have identified alternative private land for relocating their businesses. This dedicated team co-ordinates with different departments in assisting affected brownfield operators in obtaining the necessary planning permissions and applying for the necessary land lease waivers. As at the end of February 2025, the team had assisted 69 operators (from industries such as construction, logistics, vehicle repair and timber production) in obtaining planning permission, involving about 60 hectares of relocation sites, of which 40 operators were required to apply for waivers for their relocation sites and all cases were approved.

2. The LandsD estimates that in 2025, 134 hectares of land will have to be resumed and 400 hectares cleared for development purposes, among which around 132 and 353 hectares of land will be resumed and cleared respectively for the Northern Metropolis. Relevant projects include Yuen Long South New Development Area – Second Phase, San Tin Technopole – Phase 1 Stage 1, and Hung Shui Kiu/Ha Tsuen New Development Area – Second Phase. About 810 business operators will be affected. While it is estimated preliminarily that EGAs of $677 million are payable to the relevant business operators (including but not limited to brownfield operators), the actual number of affected business operators, the number of operators eligible for EGAs and the amount of EGAs payable, as well as the statistics on the logistics-related industries involved are subject to verification upon actual commencement or further implementation of the land resumption work. The specific dates of land resumption and the departure schedule of individual operators will be in batches and determined in accordance with the works programme.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1235)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

Concerning short-term tenancy (STT) sites to be tendered by the Lands Department, please inform this Committee of the following:

1. Of the 50 STT sites to be tendered in 2025, how many are re-tendering cases; the number and details, including location and area, of sites to be used for carparks for commercial vehicles, open/covered storage, and container storage/handling; and

2. Due to the external environment and rapid port development in neighbouring regions, Hong Kong has fallen out of the top ten container terminals, and the logistics industry is facing business difficulties. Given that rents increase every time after re-tendering, which in turn raises operating costs, will the Government consider suspending the re-tendering of logistics STT sites as a measure to alleviate operational pressure?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 23)

Reply:

1. About 50 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 2025. These STTs will cover a wide range of uses, including fee-paying carparks, open/covered storage, container storage/handling, workshops for recycling and other miscellaneous uses. The actual number of STTs to be tendered and the area involved 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 will publish the particulars of individual sites to be let by tender in a six-month STT tender forecast on its web page (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 web page (http://www.landsd.gov.hk/en/stt/records.htm).

2. Under the prevailing land administration policy, STTs let by tender will normally be put up for re-tender upon expiry or termination of the tenancies so as to give other interested operators in the market fair opportunities of bidding for the sites and maintain healthy competition. Depending on the market situation, the rent of a site after re-tender may be lower or higher than the original rent of the site.

The Government introduced various measures in support of enterprises during the pandemic, including suspending the re-tender of STTs (except where tenancies were terminated by the tenants themselves or by the Government on policy grounds). The Government is reviewing the timetable for resuming re-tendering carefully, considering the pace and priorities of the re-tendering. For instance, sites of the same user will not be re-tendered in one go so as to avoid negative impacts on the tenants and the land supply for relevant economic activities. When there are concrete plans, the Government will notify the tenants in advance for their preparation.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2741)

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): ()

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development (Michael H S FONG)

Director of Bureau: Secretary for Development, Secretary for Transport and Logistics, Secretary for Culture, Sports and Tourism

Question:

On the matters relating to new development planning and reclamation works, please advise on the following:

(a) Please provide the information requested below in the table:

(i) the anticipated commencement dates and completion dates of the works involved in the implementation of the plans

(ii) the area of land within the planning scope

(iii) the projected or actual area of reclamation

(iv) the area of land within the planning scope that will (continue to) be used for agricultural purposes

(v) the area of the green belt within the planning scope that will (continue to) be used for agricultural purposes

(vi) the total area of agricultural land rezoned to non-agricultural uses

(vii) the area of agricultural land under active farming rezoned to non-agricultural uses (including the area of green belt that can be used for agricultural purposes)

(viii) the actual/projected total area of permanent loss of fishing grounds

(ix) the actual/projected total area of temporary loss of fishing grounds

(x) the actual/projected total area of fishing restricted areas that have been/will be established

(xi) the area of land occupied by the vegetable marketing co-operative societies/vegetable depots within the planning scope

(xii) the number and the locations of pig farms on agricultural land rezoned to non-agricultural uses

(xiii) the number and the locations of chicken farms on agricultural land rezoned to non-agricultural uses

(xiv) the number of farmers who need/needed to relocate their farms or change occupation due to rezoning of their agricultural land to non-agricultural uses

(xv) the actual/projected total amount of ex-gratia allowance that has been/will be granted

(xvi) the number of poultry farms within 3 kilometres from the boundary of works areas

Proposed or existing development plan	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)	(xii)	(xiii)	(xiv)	(xv)	(xvi)
Kwu Tung North and Fanling North New Development Areas (NDAs)																
Northern Metropolis Development																
Hung Shui Kiu/Ha Tsuen NDA																
Yuen Long South																
The West Rail site and 3 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.: 35)

Reply:

(a) Information on the respective proposed or on-going development planning is set out below:

Table 1

Proposed or Existing Development Planning (Note 1)	**(i)**	**(ii)** **(ha)**	**(iii)** **(ha)**	**(iv)** **(ha)** (Note 2)	**(v)** **(ha)**	**(vi)** **(ha)**	**(vii)** **(ha)**
Kwu Tung North/Fanling North (KTN/FLN) New Development Area (NDA)	First Phase Development: site formation and infrastructure works commenced progressively since September 2019 for completion in 2026 Remaining Phase Development: site formation and infrastructure works commenced progressively since July 2024 for completion in 2031	612 (Note 3)	Nil	58	128 (Note 3)	87.6	28
Ma Tso Lung Development	Feasibility study commenced in October 2022 for completion in 2025.	55	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	First Phase development: site formation and infrastructure works commenced progressively since July 2020 for completion in 2025 Second Phase development: site formation and infrastructure works commenced progressively since June 2024 for substantial completion in 2030 (minor remaining works will be completed in 2032) Remaining Phase development: Subject to study findings of the investigation study for Lau Fau Shan	725 (part of the Remaining Phase development is covered by the development area of Lau Fau Shan)	Nil	Nil (Note 4)	54 (Note 4 & Note 5)	27 (Note 4)	7 (Note 4)
Lau Fau Shan	Investigation study commenced in July 2024 for completion in 2026	411 (Note 6)	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)**
Yuen Long South (YLS) NDA	First Phase Development: Site formation and infrastructure works commenced progressively since August 2022 for completion in 2028 Second Phase Development: Subject to approval of funding application, site formation and infrastructure works target to commence in Q3 2025 for completion in 2032 Full completion of YLS NDA project by 2038 (subject to review)	224	Nil	10 (Note 7)	10 (Note 7)	12 (Note 7)	5 (Note 7)
Site formation and infrastructure works for the Initial Sites at Kam Tin South	Advance works: commenced in 2018 and substantially completed in 2022 Phase 1 Works: commenced in mid-2021 for completion in 2026 Phase 2 Works: target to commence in mid-2025 for completion in about 1.5 years	20.3	Nil	Nil	Nil	5.9	4.8

Proposed or Existing Development Planning (Note 1)	**(i)**	**(ii)** **(ha)**	**(iii)** **(ha)**	**(iv)** **(ha)** (Note 2)	**(v)** **(ha)**	**(vi)** **(ha)**	**(vii)** **(ha)**
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 in progress Lung Kwu Tan and Tuen Mun West: planning and engineering study in progress Ma Liu Shui: Subject to further study Kau Yi Chau Artificial Islands: Subject to the progress of various studies of the project, as well as the priority and overall deployment of the Government's various land creation and infrastructure projects. There is no date fixed for the commencement of the works of Kau Yi Chau Artificial Islands at present.	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 works (First Phase): commenced progressively from mid-2021 for completion by phases from 2024 to 2028 Site formation and infrastructure works (Second Phase): funding application was approved in March 2025. Target to commence progressively from Q2 2025 for completion by phases from 2026 to 2030 Site formation and infrastructure works (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 and completed 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

Proposed or Existing Development Planning (Note 1)	**(i)**	**(ii)** **(ha)**	**(iii)** **(ha)**	**(iv)** **(ha)** (Note 2)	**(v)** **(ha)**	**(vi)** **(ha)**	**(vii)** **(ha)**
Tuen Mun Area 54	All contracts commenced from 2011 to 2020 and completed in phases between 2016 and 2024	14.5	Nil	Nil	Nil	13.7	2.9
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	Phase 1 Stage 1 Works: site formation and infrastructure works commenced progressively since December 2024 for substantial completion in 2031 Phase 1 Stage 2 Works: detailed design in progress Phase 2 Works: detailed design commenced in February 2025	539	Nil	Nil	37.4 (Note 10)	27.4	9.5
New Territories North New Town	Planning and engineering study commenced in October 2021 for completion in 2026/2027	About 1 420	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

Proposed or Existing Development Planning (Note 1)	**(i)**	**(ii)** **(ha)**	**(iii)** **(ha)**	**(iv)** **(ha)** (Note 2)	**(v)** **(ha)**	**(vi)** **(ha)**	**(vii)** **(ha)**
Ngau Tam Mei (NTM) NDA	Land use review and feasibility study commenced in November 2021 for completion in 2025	130 (Note 11)	Nil	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Development of the 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 2030	87.7	Nil	Nil	Nil	Nil	Nil
Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132	Investigation study commenced in November 2023. If all procedures involved in land creation could be taken forward smoothly (i.e. statutory procedures and handling of public opinions could be completed on schedule, and funding for the works could be approved, etc.), we anticipate that, upon completion of the town planning and other necessary procedures, the related works can commence in phases starting from the end of 2025.	About 123	About 40	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 m²)	1
Ma Tso Lung Development	Nil	Nil	Nil	Nil	Nil
HSK/HT NDA	Nil	Nil	Nil (Note 4)	1 (about 60 m²) (Note 4 and Note 12)	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 m²) (Note 13)	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 (Note 14)	Nil	Nil	Nil
Wang Chau Public Housing Development	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil
Tuen Mun Area 54	Nil	Nil	Nil	Nil	Nil

Proposed or Existing Development Planning	**(viii)** **(ha)**	**(ix)** **(ha)**	**(x)** **(ha)**	**(xi)** **(no.)**	**(xii)** **(no.)**
Partial Development of Fanling Golf Course Site (for Public Housing)	Nil	Nil	Nil	Nil	Nil
San Tin Technopole	92 (Note 15)	Nil	Nil	2 (about 340 m^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 16)	Nil	Nil	Nil
NTM NDA	Nil	Nil	Nil	Subject to further study	Subject to further study
Development of the Loop	Nil	Nil	Nil	Nil	Nil
Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132	About 47	About 111 (Note 14 & Note 17)	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: Relevant information not yet available	First Phase: About $13,329.6 (Note 18) Remaining Phase: About $21,419.7 (Note 19)	15
Ma Tso Lung Development	Nil	Subject to further study	Subject to further study	Subject to further study
HSK/HT NDA	Nil (Note 4)	Relevant information not yet available	First Phase development: About $1,937.6 (Note 20) Second Phase development: About $29,733.5 (Note 21) Remaining Phase development: Subject to further study	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	Relevant information not yet available	First Phase Development: About $3,266.9 (Note 22) Second Phase Development: About $8,833.6 (Note 23) Third Phase Development: Subject to further study	12

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 $19.7 (Note 24) Phase 1 works: About $2,042.2 (Note 25) Phase 2 works: About $126.9 (Note 26)	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	Site formation and infrastructure (First Phase): Nil Site formation and infrastructure (Second Phase): Nil Site formation and infrastructure (Remaining Phase) (relevant works not yet commenced): Subject to further study	Site formation and infrastructure works (First Phase): About $1,381.7 (Note 27) Site formation and infrastructure works (Second Phase): About $1,094.2 (Note 28) Site formation and infrastructure works (Remaining Phase) (relevant works not yet commenced): Subject to further study	Nil

Proposed or Existing Development Planning	**(xiii)** **(no.)**	**(xiv)** **(no.)**	**(xv)** **($ million)**	**(xvi)** **(no.)**
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 $434.3 (Note 29) Remaining Phases: Subject to further study	Phase 1 Works: Nil Remaining Phases: Nil
Tuen Mun Area 54	Nil	Nil	About $1,807 (subject to finalisation)	Nil
Partial Development of Fanling Golf Course Site (for Public Housing)	Nil	Nil	Nil	1
San Tin Technopole	2	Subject to survey	About $42,603.8 (Note 30)	9
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 NDA	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Development of the Loop	Nil	Nil	Land Decontamination and Advance Engineering Works: $0.57 (Note 31) Main Works Package 1: $297.3 (Note 32)	Nil

Proposed or Existing Development Planning	**(xiii)** **(no.)**	**(xiv)** **(no.)**	**(xv)** **($ million)**	**(xvi)** **(no.)**
Development at Tseung Kwan O Area 137 and Development off Tseung Kwan O Area 132	Nil	Nil	Subject to further study	Nil

Note 1 The Northern Metropolis (NM) covers a number of on-going new development areas/ development projects including KTN/FLN, HSK/HT, Lau Fau Shan, YLS, NTM, San Tin Technopole, the 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 The figure in column (ii) refers to the total area of the planning zones in the KTN and FLN Outline Zoning Plans, while the figure in column (v) refers to the total area of the "Green Belt" zones designated within the relevant Outline Zoning Plans.

Note 4 This is subject to findings of the investigation study for Lau Fau Shan.

Note 5 This is the total area of “Green Belt” zones according to the Outline Development Plan No. D/HSK/2 of HSK and HT.

Note 6 This is the total development area under the investigation study 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 This is the total area of “Green Belt” zones according to the San Tin Technopole Outline Zoning Plans.

Note 11 This is the total area including total development area of 127 ha and green belt zones of 3 ha.

Note 12 There are 2 vegetable marketing co-operative societies/vegetable depots in the HSK/HT NDA. According to the Revised Recommended Outline Development Plan, 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 13 There were originally 1 vegetable marketing co-operative society and 1 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 14 Certain fishing grounds anticipated to be temporarily lost are also among those anticipated to be permanently lost.

Note 15 This is the area of fish ponds affected by the San Tin Technopole development, comprising active fish ponds, non-active fish ponds, and abandoned fish ponds.

Note 16 The facility will be developed by phases with a total plan area of about 235 ha.

Note 17 This is the projected total area of temporary loss of fishing grounds due to the proposed reclamation and road works.

Note 18 The total estimated cost of land acquisition and clearance for the First Phase development of KTN/FLN NDA.

Note 19 The total estimated cost of land acquisition and clearance for the Remaining Phase Development of KTN/FLN NDA

Note 20 The total estimated cost of land acquisition and clearance for the First Phase development of HSK/HT NDA.

Note 21 The total estimated cost of land acquisition and clearance for the Second Phase development of HSK/HT NDA.

Note 22 The total estimated cost of land acquisition and clearance for the First Phase development of YLS NDA.

Note 23 The total estimated cost of land acquisition and clearance for the Second Phase development of YLS NDA.

Note 24 The total estimated cost of land acquisition and clearance for the advance works of Kam Tin South Development.

Note 25 The total estimated cost of land acquisition and clearance for the First Phase of Kam Tin South Development.

Note 26 The total estimated cost of land acquisition and clearance for the Second Phase of Kam Tin South Development.

Note 27 The total estimated cost of land acquisition and clearance for Site Formation and Infrastructure Works (First Phase) of Tung Chung New Town Extension.

Note 28 The total estimated cost of land acquisition and clearance for Site Formation and Infrastructure Works (Second Phase) of Tung Chung New Town Extension.

Note 29 The total estimated cost of land acquisition and clearance for Wang Chau public housing development.

Note 30 The total estimated cost of land acquisition and clearance for the San Tin Technopole

Note 31 The total estimated cost of land acquisition and clearance for the Development of the Loop – Land Decontamination and Advance Engineering works.

Note 32 The total estimated cost of land acquisition and clearance for the Development of the Loop – Main Works Package 1.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3898)

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:

Having officially opened Robin's Nest Country Park in November 2024, the Government then exempted the requirement for the public to apply for a closed area permit to travel to Lin Ma Hang Village by Route No. 59K in January 2025. In this connection, will the Government advise this Committee of the following:

given that a cultural, sports and tourism effect is beginning to take shape in the vicinity of Robin's Nest Country Park as suggested by certain views, and that Pak Fu Shan, however, has been zoned Green Belt and land for industries under the preliminary planning of New Territories North New Town, whether the Government will consider making planning adjustments to maintain the uniformity in cultural, sports and tourism development of the surroundings?

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

Reply:

Located in the eastern part of the Northern Metropolis (NM), Robin's Nest Country Park (RNCP) is part of the "Blue and Green Recreation, Tourism and Conservation Circle". In addition to its beautiful natural landscape and rich biodiversity, Robin's Nest also possesses lots of historic and cultural elements and has the potential for low-density and high-quality recreation and tourism development. The Agriculture, Fisheries and Conservation Department (AFCD) has provided facilities such as two hiking trails, as well as notice boards, shelters and viewing points, at the RNCP, and has progressively enhanced other recreational facilities. The Lin Ma Hang Lead Mine Cave Revitalisation Project was opened to the public in end-2024, showcasing the mining history, wartime history and bat ecology to the public and enriching the experience of visitors to the country park. The AFCD will continue to work with relevant departments to make use of the rich eco-tourism resources in Robin's Nest and its peripheral areas (such as Sha Tau Kok, Mirs Bay/Yan Chau Tong) and develop

sustainable tourism in the light of the circumstances of the local community and the environment.

As for the Pak Fu Shan area, it is located in the "Boundary Commerce and Industry Zone" of the NM and is part of New Territories North (NTN) New Town. Predominantly a mountainous area, it is now zoned "Green Belt" with Permitted Burial Grounds and MacIntosh Fort (a Grade II historic building). While its development is subject to certain constraints, some passive recreational uses are still allowed in this area. In the preliminary development proposal for NTN New Town, it is proposed to retain the mountainous portion of the Pak Fu Shan area as "Green Belt", with a view to manifesting its existing uses and providing a soothing landscape view for some of the future new developments in the vicinity that have been planned for industry uses. Also included in the preliminary development proposal are the widening and re-aligning of the existing Lin Ma Hang Road; the provision of a cycling track to improve the accessibility of the Pak Fu Shan area; and the strengthening of the connection with the RNCP.

Following the recent completion of the public engagement exercise on the development proposal for NTN New Town in mid-March 2025, we will take into account the feedback in a holistic manner with a view to adjusting and further developing the land use proposals as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3899)

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 understood that the Drainage Services Department has all along put in place drainage master plans and implemented long-term improvement measures for rural areas. These include river training works for flood prone areas in the northern New Territories, the Village Flood Protection Scheme aimed at safeguarding low-lying villages, and drainage improvement works in New Territories districts. In this connection, will the Government advise this Committee whether it is possible to, through preliminary funding for development areas, concurrently address the infrastructure improvement needs of rural areas within the development areas?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 14)

Reply:

In developing the Northern Metropolis, the Government seeks to cater for the needs of traditional villages. Through proper planning, the villages can be integrated with the future development in harmony, and benefit from the enhanced infrastructure and public facilities after development. In general, the drainage facilities in New Development Areas (NDAs) will take into account not just new developments but also the need of existing villages, enhancing the overall drainage capacity of the NDAs and the surrounding areas. In addition, the Government will carry out drainage improvement works for low-lying villages (such as Tin Ping Shan Tsuen in the Fanling North NDA) to enhance drainage capacities of villages. The Government is ready to consider other proposals for enhancing village infrastructure (including drainage facilities).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3902)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

With the development of the Northern Metropolis, will consideration be given to enhancing the capacity of the power grids of nearby rural areas in parallel when taking forward infrastructure works in the development areas?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 20)

Reply:

In developing the Northern Metropolis (NM), traditional rural townships can benefit from enhanced infrastructure and public facilities, including electricity power supply. In planning the New Development Areas (NDAs) in the NM, the Government will ensure that the proposed infrastructure facilities can support the demand of not only the NDAs (including those of new population and industrial development within the area) but also the nearby villages and other areas, and will see to their provision in close liaison with the utility undertakings concerned.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3882)

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 has mentioned that it will set up refreshment stalls at harbourfront locations in Central, Wan Chai, North Point and Tsim Sha Tsui this year to enrich visitor experience. In this connection, please advise this Committee:

1. of the detailed locations for setting up refreshment stalls at the harbourfront locations in the aforesaid four districts;

2. of the time the Government plans to launch the relevant initiative; and of the additional stalls to be provided in each of these four districts; and

3. how the rent will be determined under the initiative; of the lease duration; and whether the stalls will be allowed to provide leisure dining chairs.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 62)

Reply:

1. & 2.

The Government has been striving to enhance the Victoria Harbourfront, and to introduce commercial facilities such as food and beverages, retail and entertainment facilities at selected suitable locations on a pilot basis to bring convenience to visitors. In 2024, the Development Bureau set up smart specialty vending facilities at the harbourfront in Wan Chai, Kwun Tong and Cha Kwo Ling, offering a variety of light snacks, specialty drinks and gadgets. In 2025, refreshment stalls will be set up at four harbourfront locations with relatively more frequent flow of visitors in Central, Wan Chai, North Point and Tsim Sha Tsui to enrich visitors' experience. In the first phase, some stalls will be set up at each of the four locations. Before finalising the locations

and arrangements, relevant stakeholders, including the Harbourfront Commission and the local community, will be consulted.

3. As regards the rental for stalls and other arrangements, we will make reference to the market conditions and past experiences to better meet the needs and enhance the experience of both local and overseas visitors. Moreover, some harbourfront sites opened in recent years (e.g. the Wan Chai harbourfront and the western section of the East Coast Boardwalk) have provided dining benches and tables if space and circumstances permit. We will also provide such facilities as much as practical when setting up refreshment stalls.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3889)

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 2025-26 of the Budget that the Government will continue to support the Urban Renewal Authority (URA) in its two district planning studies on Tsuen Wan and Sham Shui Po respectively, with the target of having the renewal master plans submitted to the Government in the second half of 2025, and continue to support the URA in its implementation of various redevelopment (including the redevelopment projects recommended by the District Study for Yau Ma Tei and Mong Kok (YMDS)), rehabilitation, revitalisation and preservation initiatives under its Corporate and Business Plans. In this connection, please advise this Committee of:

1. the nodes in respect of which the Government preliminarily tends to redevelop first in the redevelopment area under the Sham Shui Po District Study;

2. the commencement time of the redevelopment of Sham Shui Po; and

3. the latest progress regarding the area of the development node of Nullah Road Urban Waterway involved in the redevelopment under the YMDS.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 69)

Reply:

1. & 2.

The "District Study for Sham Shui Po"(SSPDS) conducted by the Urban Renewal Authority (URA) is currently in the third stage[Note]. The Study covers the preliminary planning design directions, and the study area is divided into four distinct thematic

Note The first two stages of the Study cover baseline reviews and analysis, as well as identification of Urban Renewal Opportunity Areas by putting forward the opportunities and constraints arising from urban restructuring.

zones: namely (1) Inno-Design and Active Spine (the area between Tung Chau Street and Lai Chi Kok Road), (2) LOHAS Neighbourhood (the area to the north of Cheung Sha Wan Road), (3) Exuberant, Fun and Green Precinct (the area between Yen Chow Street and Boundary Street), and (4) Twin Hill Green and Historic Spine (the area surrounding Mission Hill and Garden Hill). The URA is exploring the use of different planning tools to identify suitable "sites with development potential", with a view to increasing resources and creating development capacity to support the renewal of the old district of Sham Shui Po. The URA is also collaborating with relevant government departments to preliminarily work out various planning design proposals for formulating the urban renewal master plan for Sham Shui Po District. Meanwhile, the URA will also conduct different technical assessments, taking into account the feasibility of the master plan, and will finally put forward the renewal master plan in the second half of 2025.

The priority of taking forward urban renewal in Sham Shui Po District depends on an array of factors. Under the premise of encouraging private participation in urban renewal, more specific urban renewal plans and relevant timetables can only be determined upon completion of the SSPDS and the formulation of its master plan proposals.

3. The URA gazetted the commencement of the Sai Yee Street/Flower Market Road Development Scheme in March 2024, which is the first urban renewal project launched following the completion of the District Study for Yau Ma Tei and Mong Kok to realise the objective of commencing the redevelopment project "Mong Kok East – Nullah Road Urban Waterway" in the coming five years as set out in the Chief Executive's Policy Address 2023.

The URA earlier submitted the draft development plan for the relevant project to the Town Planning Board (TPB) under the URA Ordinance (Cap. 563). The TPB subsequently published the relevant draft plan and invited the public to make written representations. Meetings were held in January 2025 to discuss the relevant draft plan and consider the representations. The TPB finally decided to propose no amendments to the draft plan and submitted the same to the Chief Executive in Council (CE-in-C) for approval.

The URA will prepare the issuance of acquisition offers and compensation arrangement for the affected owners and tenants in accordance with the prevailing policies, after the relevant plan is approved by the CE-in-C and published in the Gazette. The URA will also construct a Waterway Park for public enjoyment in phases, with a view to driving the sustainable development of the "Mong Kok East – Nullah Road Urban Waterway" node.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3474)

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 Support Service Centre for Minority Owners under Compulsory Sale (SMOCS) commenced operation in August last year to provide comprehensive and targeted support services to minority owners of old buildings affected by the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), and to promote public understanding of the compulsory sale regime through education and publicity work. In this connection, will the Government advise this Committee of the following:

1. the actual/estimated staff establishment and expenditure on salaries of the SMOCS, with a breakdown of the number of posts and the proportion of full time/contract staff ratio by rank (e.g. directorate, professional grade and administrative support);

2. the number of compulsory sale cases processed by the SMOCS since its establishment; and out of these cases, the proportion of the cases where minority owners were successfully assisted in reaching an agreement or increasing the compensation ratio;

3. the average time of processing a case at present; and whether efficiency has improved as compared with the time before the SMOCS commenced operation;

4. the number of beneficiary buildings to date, with a breakdown by districts (e.g. old buildings in the urban area and village houses in the New Territories) and building types (residential, commercial and industrial buildings);

5. whether the current manpower and budget can cope with the potential demand arising from compulsory sale applications throughout the territory; if not, whether additional resources will be allocated or the scope of service will be adjusted; and

6. whether there are any plans to publish the list of beneficiary buildings, processing progress and result reports on a regular basis, with a view to enhancing public understanding of and trust in the support services; if not, the reasons for that?

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 67)

Reply:

1. To strike a balance between expediting the redevelopment of old buildings and protecting the interests of property owners, the Development Bureau (DEVB) set up in August 2024 the Dedicated Office of Support Services for Minority Owners under Compulsory Sale (hereinafter referred to as "DOSS") to commission and steer the Support Service Centre for Minority Owners under Compulsory Sale (hereinafter referred to as "SMOCS"), which was set up by the Urban Renewal Authority (hereinafter referred to as "URA"), to provide one-stop, more comprehensive and effective support services to minority owners at different stages of compulsory sale applications.

   Commencing its operation in August 2024, the SMOCS, albeit supported by the financial resources of the URA, is entirely independent of the URA in operation and directly accountable to the DOSS under the DEVB, including reporting its work progress to the DOSS on a monthly basis. Furthermore, the SMOCS also works with the non-government organisation (NGO) commissioned through open tender to enhance the understanding of the public and minority owners of old buildings on private property acquisition activities and the compulsory sale application mechanism through organising free educational seminars and outreach services, as well as providing free emotional counselling and relocation support services to the affected minority owners, etc. In 2024-25, two and six staff were respectively employed by the SMOCS and the engaged NGO to provide the support services for compulsory sale cases. The remuneration expenditure involved in relation to the SMOCS is provided by the URA.

2. From August 2024 to end-February 2025, the Lands Tribunal (the Tribunal) received a total of three compulsory sale applications. The SMOCS has taken the initiative to provide the affected minority owners with support services, explaining to them the legal procedures for compulsory sale and the support services available at different stages. It also provided the minority owners in need with preliminary professional advisory services, mediation support service, referrals to legal and related professional services, etc. Furthermore, the SMOCS is also providing follow-up support services to about 120 minority owners who are affected by previous compulsory sale applications and private property acquisition activities.

3. The average time taken by the Tribunal to process a compulsory sale case depends on a number of factors, such as the number of minority owners involved, and the number, nature and complexity of the issues in dispute. Among the 199 compulsory sale cases from 1999 to 2024, the average processing time from application to delivery of judgement with an order for sale was 573 days, of which about 67% of the cases were concluded within two years. To encourage minority owners to make better use of mediation in handling compulsory sale disputes, the SMOCS will provide mediation support services to minority owners, including arranging mediation talks and meetings,

providing subsidies for mediation, as well as subsidies for obtaining independent third-party property valuation reports for reference, so as to facilitate settlements between minority owners and compulsory sale applicants by way of mediation and to reduce the need for litigation. In addition, we have invited the Judiciary to explore the feasibility of codifying effective case management measures administratively, such as formulating a consolidated set of practical guidelines governing compulsory sale applications for reference by all parties, so as to shorten the processing time of compulsory sale cases.

4. As at end-February 2025, the SMOCS provided support services (including provision of information on acquisition and compulsory sale, assistance in mediation, preliminary professional advisory services, emotional counselling and relocation support) to about 120 minority owners affected by compulsory sale applications and private property acquisition activities as mentioned in part 2 of the reply above, involving about 100 buildings in total. The distribution of the buildings by district and building type is as follows:

District	**No. of Residential Buildings**	**No. of Commercial Buildings**	**Total**
Southern	3	0	3
Central and Western	8	0	8
Eastern	14	0	14
Wan Chai	18	1	19
Kowloon City	18	0	18
Yau Tsim Mong	23	0	23
Sham Shui Po	6	0	6
Wong Tai Sin	2	0	2
Tsuen Wan	5	0	5
Tuen Mun	1	0	1
Total	**98**	**1**	**99**

5. The existing manpower of the SMOCS is able to cope with the current service demand. The DOSS under the DEVB will closely monitor the number of compulsory sale cases and regularly review the scope and level of services provided by the SMOCS, so as to consider in a timely manner whether adjustments to the services should be made to meet minority owners' needs.

6. To protect the privacy and interests of the recipients of the SMOCS's services, we do not have any plan at present to disclose the list of buildings served by the SMOCS and the progress of the support cases. The SMOCS will continue to strengthen public education and publicity by connecting to different networks, including local organisations such as the District Councils and the Community Care Teams, so as to further raise the public awareness of the services provided by the SMOCS.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3364)

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 Development Bureau will continue to arrange for the sale of government land through the Land Sale Programme to roll out land to the market in a prudent manner in the coming financial year. Will the Government, in response to the latest market conditions, consider resuming the system of publishing the List of Sites for Sale by Application, commonly known as the "Application List" system, in parallel with the prevailing system of rolling out sites for sale by tender? If yes, what are the details?

Asked by: Hon NG Wing-ka, Jimmy (LegCo internal reference no.: 251)

Reply:

The Government used to adopt the "Application List" system, whereby, in simple terms, the Government's putting up a piece of land for sale hinged on whether there was any developer triggering the piece of land. The system, subsequently abolished in 2013-14, was replaced by the Government's initiation of land sale.

Under the prevailing system, the Government will announce the annual "Land Sale List" in advance on a yearly basis, and also the land tender programme on a quarterly basis based on considerations such as policy needs, market conditions and other sources of supply. We consider that the current system enables the Government to assume the lead in land disposal, thereby ensuring that it can increase the supply of land in a stable and prudent manner. At present, the Government has no intention to re-launch the "Application List" system, nor does it have any plan to implement a dual-track approach of land sale and adopting the "Application List" system, so as not to cause disruption to the Government's strategy and pace regarding land disposal and send confusing signals to the market. If developers are interested in particular sites, they may express their interest to the Development Bureau through various channels for its reference.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3917)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Many manufacturers operating in industrial buildings (IBs) intend to open up their production lines for the public and tourists to visit. However, due to restrictions imposed by the land lease, owners of units in IBs are required to apply for a waiver to temporarily relax restrictions in the land lease, with a view to using their units for purposes other than those permitted by the lease. Nevertheless, many owners of units in IBs have reflected the high costs associated with applying for such waivers and the lengthy approval process. Will the Government consider measures to facilitate the revitalisation of IBs, such as waiving of fees for land lease waivers or even allowing owners to use their units for industrial tourism without the need to apply for a waiver? If so, what are the details?

Asked by: Hon NG Wing-ka, Jimmy (LegCo internal reference no.: 1)

Reply:

The Government reactivated the Revitalisation Scheme for Industrial Buildings (Revitalisation Scheme) in 2018 mainly to make more effective use of existing industrial buildings to optimise the use of precious land resources, and to address fire safety and unauthorised use issues more effectively.

At present, owners of industrial buildings may redevelop or convert their industrial buildings for non-industrial uses through measures under the Revitalisation Scheme. For redevelopment of industrial buildings, the maximum permitted non-domestic plot ratio may be relaxed up to 20%, and wholesale conversion of industrial buildings will be exempted from waiver fees. In addition, in response to the community's demand for safe and lawful use of industrial building premises, and to meet the changing social and economic needs of Hong Kong, the Government also exercises discretion in allowing the co-existence of industrial and non-industrial uses. Specifically, without prejudice to public safety and provided that the use concerned is one of the uses always permitted in respect of the site as specified in the

Outline Zoning Plan, the units of an industrial building may be used for the five specified non-industrial uses, which include "Art Studio", "Office (Design and Media Production)", "Offices (Audio-visual Recording Studio)", "Office (used by "specific creative industries" including design and media production companies, printing and publishing, film companies and industry organisations related to the film industry), as well as "Research, Design and Development Centre", without requiring the owners to apply for a short-term waiver from the Lands Department and pay waiver fees. However, as the industrial building itself is supposed to be used for industrial purposes, the risk of fire and other accidents involved is relatively higher. Therefore, in view of public safety considerations, the uses covered by the above relaxation measures do not include any uses or activities that directly provide services or goods to attract public visits.

If the owner of an industrial building intends to convert some of its units for exhibition purposes (e.g. opening up production lines for the public and tourists to visit), we will consult the Fire Services Department and other relevant parties when we receive such an application for a waiver.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3927)

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 69 of the Budget Speech, in order to support commercial and innovative development in the Northern Metropolis, the Government will identify suitable sites there for constructing facilities to meet various conference and exhibition (C&E) needs. Will the Government also duly co-ordinate the planning and investment for the development of iconic performance facilities and C&E venues which are of international standard and of various sizes and capacities, in response to the long-term future development needs of mega events in Hong Kong? If so, what are the details and estimated expenditure? If not, what are the reasons?

Asked by: Hon TAN Sunny (LegCo internal reference no.: 2)

Reply:

The Northern Metropolis (NM) is crucial to the social and economic development of Hong Kong, capable of providing land for the development of various industries. To tie in with the development of innovation and technology and other industries in the NM, the Government will identify suitable sites therein for constructing facilities to cater for different types of conference and exhibition needs. In considering the location, positioning and development scale of the facilities, the Development Bureau (DEVB) will liaise closely with the Commerce and Economic Development Bureau to gauge the future demand and market potential of the facilities concerned.

In addition, the DEVB has maintained liaison with the Culture, Sports and Tourism Bureau to reserve suitable sites in the NM for the construction of performance facilities. The Government is committed to constructing world-class cultural facilities and multicultural spaces subject to availability of resources, providing more opportunities for the arts sector to organise more local and international cultural and arts activities, and allowing more arts organisations and artists to showcase their creative works. With new land, new communities

and the advantage of close connections with the Mainland, the NM will provide new opportunities for the development of cultural facilities. In particular, the Government has reserved about 15 hectares (ha) of land in San Tin Technopole to accommodate an iconic Cultural Complex that will house a major performance venue, museum and library. About 50 ha of land has been reserved in New Territories North New Town for the development of a Cultural Node and a Sports Hub. The former includes land reserved for a performance venue, museum cluster, and the second campus of the Hong Kong Academy for Performing Arts. In the western part of the NM, about 2 ha of land has been reserved in Lau Fau Shan for construction of a dedicated performing arts venue. These cultural facilities under planning, together with the New Territories East Cultural Centre currently under construction in Fanling, will bring more remarkable local and international performing arts programmes to the public, further consolidating Hong Kong's status as an East-meets-West centre for international cultural exchange.

As the proposed performance facilities mentioned above are still in the land planning stage, no estimated expenditure is available.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3804)

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 the Northern Metropolis is a key development project of the Hong Kong Special Administrative Region Government in the next 20 years or so, land resumption exercises and site formation works are now underway in a number of New Development Areas (NDAs). Regarding the prevailing situation of the NDAs, will the Government advise this Committee of the following:

1. in respect of each NDA, (i) the number of registered households; (ii) the number of households allocated with flats and those disbursed with compensation; (iii) the number of households which have opted for rehousing and compensation; (iv) the number of known ineligible households; (v) the number of household members who have not completed identity verification; and (vi) what will be done in relation to such ineligible households;

2. the average time taken by the Lands Department (LandsD) to process a rehousing case over the past five years; whether it would affect the progress of land resumption; if yes, what will be done in this regard; if not, the reasons for that;

3. in respect of the dedicated rehousing estates (DREs) in the Hung Shui Kiu, Kwu Tung North and Fanling North NDAs for rehousing households affected by clearance exercises in the relevant development areas, given that only the DREs in Hung Shui Kiu and Pak Wo Road of Fanling are available for population intake or residents' gradual move-in; (i) the respective numbers of applicants for the relevant DREs (including rental and sale flats); (ii) the respective numbers of successful applicants and unsuccessful applicants; and in case of unsuccessful applications, the reasons for that; and the options or arrangements for those unsuccessful applicants; (iii) how the relevant departments will follow up on and deal with the matter if the number of DRE applications falls short of expectations; (iv) as the affected households may be offered temporary public housing flats under the Hong Kong Housing Society (HKHS) and the Hong Kong

Housing Authority in the case where no suitable DREs are available under the prevailing practice, whether the relevant departments will consider rehousing the households concerned at the same estate in the same district on a collective basis; if so, which housing estates will be considered by the Government for rehousing purposes; if not, the reasons for that; and (v) what the Government will do if the household ends up opting for neither rehousing nor compensation;

4. given that quite a number of households and business operators in the NDAs keep animals, including cats and dogs, (i) what the Government will do to accommodate the animals which the households are unable to keep; if not, the reasons for that; (ii) whether the number of shelters provided by the animal organisations commissioned to assist in the handling of abandoned and stray animals in the NDAs is sufficient to cope with all such animals; if not, what will be done in this regard; (iii) as more development areas will be resumed successively in the future, whether the Government will conduct a feasibility study on the issue of providing dedicated accommodation for such animals, such as inviting relevant organisations or groups to assist in arranging for adoption of animals which cannot be kept in the rehousing flats or building animal shelters to provide respite or care services with charges; if yes, the details; if no, the reasons for that;

5. the respective costs incurred by the HKHS in building the three DREs and what factors have been taken into consideration when determining the rents of the relevant rental units; and

6. given that social service teams have been engaged under most of the NDA projects to follow up on the situation and needs of the households, what arrangements will be made for those without such teams?

Asked by: Hon TIK Chi-yuen (LegCo internal reference no.: 44)

Reply:

1. & 2.

The Lands Department (LandsD) will normally conduct pre-clearance survey (PCS) at the time of commencement of the statutory planning process of government development projects, with a view to recording the number of affected households (including households residing in squatters as well as lawful residential properties) and the condition of existing structures. Upon authorisation of the relevant project, the LandsD will commence the eligibility assessment for compensation and rehousing (C&R). In general, the LandsD will, upon receipt of full and complete information and supporting documents from the households, make the ex-gratia allowance (EGA) offers or allocate rental rehousing units to eligible households within six months. Processing time may vary depending on the circumstances of individual cases. The departure deadline for households will be determined in accordance with the works schedule and the actual situation. Generally speaking, if a household can undergo the eligibility assessment and submit complete information in a timely manner, the LandsD may make C&R offers prior to departure. As at end-February 2025, the eligibility assessment progress for C&R in relation to the three New Development Areas (NDAs) of the Northern Metropolis is as follows:

	Kwu Tung North/ Fanling North (Remaining Phase)	Hung Shui Kiu/ Ha Tsuen (First and Second Phases)	Yuen Long South (First Phase)
Number of affected households[1]	1 065	1 702	139
Rehousing flats allocated or EGAs disbursed	422	68	57
Rehousing or EGA applications being processed	251	206	1
Pending submission of supplementary documents	23	574	0
Not eligible for C&R[2]	228	286	74
Pending submission of documents for eligibility assessment	141	568	7

[1] Figures may increase due to factors such as household splitting.

[2] The main reasons include owning residential properties in Hong Kong, being an existing public rental housing (PRH) tenant, and moving to the NDAs after the freezing survey.

3. Under the prevailing policy on C&R, eligible squatter households affected by government development projects may opt for the means-tested rehousing option to be rehoused at the PRH units of the Hong Kong Housing Authority (HKHA), or the non-means-tested rehousing option to be rehoused at the subsidised rental flats or subsidised sale flats (SSF) in dedicated rehousing estates (DREs) developed and managed by the Hong Kong Housing Society (HKHS). In allocating rehousing flats, the HKHS and the HKHA will, in accordance with the public housing allocation policy, endeavour to allocate suitable flats to the households having regard to the availability of flats. Eligible households which do not opt for rehousing may apply for EGAs for Permitted Occupiers of Licenced Structures and Surveyed Squatters instead. Further, all households registered under the PCS, regardless of whether they are eligible for C&R, will also be disbursed with the Domestic Removal Allowance.

Population intake of the rental flats in the Hung Shui Kiu DRE has been going on since March 2025 (with 16 households allocated with flats); intake of the SSF took place in November 2024 (with 121 flats sold). The second round of sale is expected to be conducted in end-April 2025 or early-May 2025. As for the Pak Wo Road DRE, the rental flats are expected to be ready for intake in the fourth quarter of 2025 at the earliest in light of the latest construction progress, whereas SSF will be put on sale at the end of April 2025, with the target intake date in the first quarter of 2026. For those who opt for rental flats in DREs, the LandsD and the HKHS will continue to process their applications on an on-going basis. For those who opt for SSF, households may submit their applications at the commencement of each round of sale. Given that each sale has to be completed within a specified period, and only households with eligibility confirmed may participate in the sale, the Government has all along been encouraging households to complete the eligibility assessment as early as possible.

4. The Government has all along encouraged people affected by government developments to make early contact with the Agriculture, Fisheries and Conservation Department (AFCD) or other animal welfare organisations on the arrangement for pets, so that the department or organisations concerned can prepare for the reception of their pets in good time. Visits to individual NDAs have also been made by the AFCD, in conjunction with animal welfare organisations, to convey to the residents relevant messages and arrangements. The departments concerned will continue to liaise with local residents and assist them in properly handling their pets.

   As regards keeping pets in the rehousing flats provided by the HKHA and the HKHS, given that PRH estates are densely populated, the HKHA and the HKHS have to strike a balance among various considerations, including community harmony and management of environmental hygiene in estates, in formulating their pet policies. At present, tenants are generally allowed to keep in their flats small household pets that do not pose any health hazard or nuisance, such as neutered cats, birds (except pigeons), hamsters, chinchillas, tortoises, and aquatic animals. Both the HKHA and the HKHS have put in place their own mechanisms for processing applications for keeping dogs in rental flats under special circumstances, e.g. keeping guide dogs by the visually/hearing impaired, or keeping companion dogs as a form of mental support as certified by a medical practitioner or psychologist. For SSF in DREs, the Deeds of Mutual Covenant (DMCs) do not prohibit owners from keeping pets or animals in their flats, but owners must comply with the relevant requirements stipulated in the DMCs. For example, the animals so kept shall not cause nuisance to other owners and tenants.

5. Given that the HKHS is a self-financing non-government non-profit institution, the Government does not have information on the construction cost of DREs under the HKHS.

   The HKHS will make reference to the prevailing housing policy in formulating the various arrangements for the DREs. For rental flats, taking into account the provision of such flats on a "non-means-tested" basis, the rent level will be set at the level of the HKHS's Group B rental flats, which starts from $3,675 per month. For applicants with financial difficulties, and whose household income and assets do not exceed the income and asset limits applicable to Group A rental estates of the HKHS, they may apply for the "concessionary rent" arrangement, under which they will have a 25% rent discount (i.e. a 25% reduction of the original rent) for the first five years after moving in. After the first five years, applicants whose household income and assets still do not exceed the prevailing limits may continue to be eligible for the "concessionary rent" arrangement. For those who wish to apply for "concessionary rent", they shall apply when they submit their applications for subsidised rental flats in the DREs. As for SSF, the HKHS will work out the sales arrangement in accordance with the mechanism, and will announce the details when inviting applications from the affected households.

6. The Government has largely consolidated the community service teams engaged by the Civil Engineering and Development Department and the C&R Service Teams engaged by the LandsD to provide services to all households affected by government developments, including liaison with the households to gauge their needs, explaining to them the C&R arrangements and providing assistance as appropriate. For cases with difficulties in moving out or requiring special assistance, the teams will refer them to

relevant departments and non-government organisations for follow-up, including follow-up by registered social workers, counselling services or further referrals.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3813)

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:

One of the duties of the Buildings Department (BD) is to carry out large scale operations (LSOs) on inspection of sub-divided flats (SDFs) in target buildings and rectification of irregularities of building works associated with SDFs. Will the Government please advise BD's staff establishment and estimated expenditure involved in the said LSOs?

Asked by: Hon CHOW Ho-ding, Holden (LegCo internal reference no.: 38)

Reply:

Sub-divided flats (SDFs) generally refer to the subdivision of a flat in a building, as shown on the original approved building plans, into multiple individual domestic units for rental. Pursuant to the prevailing enforcement policy, the Buildings Department (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 prosecutions against the owners who fail to comply with the orders.

Enforcement actions against building irregularities associated with SDFs are carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties in building safety and maintenance enforcement programmes. BD does not compile a breakdown of the manpower and expenditures involved solely for enforcement actions against building irregularities associated with SDFs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3993)

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 the Government's plan to make available land for no less than 80 000 private housing units in the coming five years, this Committee would like to ask the following:

Will the Government consult residents in the community to ensure that the design and functions of the new housing units meet their needs?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 30)

Reply:

The Buildings Department (BD), with the powers conferred by the Buildings Ordinance (Cap. 123) (BO), regulates the planning, design and construction of buildings and associated works on private land to ensure compliance with safety and health standards. In this connection, the BO prescribes building design and construction standards in various aspects including structural and fire safety as well as health. To ensure that the design, construction and functions of new buildings (including domestic buildings) are modernised and in line with the advancement in building technology, BD has been reviewing the requirements and guidelines of building regulations, standards, practice notes and codes of practice in a timely manner and, where necessary, proposing amendments as necessary to keep up with the times. BD must process building plans submitted by authorized persons under the BO in accordance with the requirements of the BO and its subsidiary regulations to ensure compliance with the relevant design and construction standards, and will refer the building plans to other relevant government departments for comments through the centralised processing system. However, BD is not authorised by the BO to consult residents in the community when processing building plans, and must under the BO grant approval if the building plans comply with the requirements of the BO and its subsidiary regulations.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3853)

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 Buildings Department's (BD) enforcement against unauthorised building works (UBWs) in buildings in the past five years, please advise on the following:

1. What were the respective numbers of removal orders issued for minor UBWs and serious UBWs each year, as well as expired orders yet to be complied with? Were there any cases involving default on payment of fines or costs of removal works? If yes, what was the amount in default?

2. At present, what is the number of cases in which an encumbrance was imposed because of removal orders but have yet to be discharged (i.e. removal of the encumbrance)?

3. Has BD made an estimation of the increase in the estimated expenditure on staff establishment and actual staff strength (civil service and contract staff) for building control work upon the amendment of the Buildings Ordinance?

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 46)

Reply:

1. As at 28 February 2025, the numbers of removal orders issued by the Buildings Department (BD) against unauthorised building works (UBWs) and expired removal orders yet to be complied with in the past five years are tabulated below –

Year	Number of removal orders issued	Number of expired removal orders yet to be complied with
2020	8 150	1 762
2021	10 588[(1)]	2 677
2022	16 308[(1)]	4 345

2023	9 109	3 846
2024	8 074[2]	4 930

Note[1]: The higher numbers in 2021 and 2022 were due to enhanced enforcement action against defective drainage system arising from BD's Special Inspection Scheme.

Note[2]: The lower number in 2024 was due to the lower number of UBWs as some target buildings in large scale operations were low-rise buildings.

Under sections 24(3), 24(4A), 32A and 33 of the Buildings Ordinance (Cap. 123) (BO), BD will recover the cost, supervision charge and surcharge from the owners concerned for carrying out the works prescribed in the removal orders in default of the owners. To safeguard the Government's interest in recovering the costs, if an owner fails to settle the payment by the due date following the issuance of a demand note, BD will, under the BO, serve a certificate of arrears for registration in the Land Registry (LR), constituting a first charge on the premises concerned, in addition to an interest rate of 10% per annum charged on the outstanding amount. As default on payment is not common, BD does not compile statistics on the amount in default in connection with default works carried out for non-compliant removal orders.

2. Upon the issuance of a removal order, BD will arrange for the registration of the removal order in LR. When the works specified in the order are completed, BD will issue a letter to the owner confirming that the order has been complied with, and forward the document to LR for registration in the land register. BD does not compile statistics on the number of removal orders registered in LR but have yet to be complied with.

3. The Government put forth proposals to amend the BO at the end of 2024, which included adjusting enforcement latitude against UBWs having regard to the type and nature of contravention, focusing limited enforcement resources on enforcement against serious UBWs, as well as increasing the penalties for more effective handling of UBW cases. The Government is analysing the views collected during the consultation, and will commence drafting of the amendment bill with the target of introducing it into the Legislative Council for scrutiny in the first half of 2026. As the proposals have yet to be finalised, BD has not estimated whether there will be any changes in the manpower and expenditure for the relevant enforcement work upon the amendment of the BO.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3795)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

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 (2020-21 to 2024-25), 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 (2020-21 to 2024-25), 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 (2020-21 to 2024-25); if there were rejected applications, the reasons for that;

(d) the average and longest time taken for processing these applications in the past five years (2020-21 to 2024-25); and the reasons for that;

(e) the respective numbers of non-compliant surveyed (i) domestic and (ii) non-domestic squatter structures which were cleared and cancelled by the Government in each of the past five years (2020-21 to 2024-25), with a breakdown in table form by the SCO responsible; and

(f) the respective numbers of squatter structures which were cancelled or cleared 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 cleared for the same reasons mentioned above with a breakdown by district, in each of the past five years (2020-21 to 2024-25).

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 85)

Reply:

(a) In 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 the 12 District Lands Offices (DLOs) based on their geographical boundaries with a view to enhancing land control work of the LandsD. Squatter control duties in the districts were subsequently 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 new Land Enforcement Teams while LCTs and SCTs in the urban DLOs were combined to form new Land Control Teams so as to further enhance the efficiency and effectiveness of land control work of the DLOs.

Owing to this organisational re-structuring, the requested figures are provided through two sets of tables for the above two periods, i.e. "2020" and "From 2021 to 2024" as shown below –

2020

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

Year / SCO	Number of surveyed domestic squatter structures		Number of surveyed non-domestic squatter structures	
	PAL	**GL**	**PAL**	**GL**
HK & LYM	781	2 617	341	1 830
K, TW & KT	2 099	3 156	2 919	2 598
Is	1 658	5 150	2 864	13 143
NTE1	4 878	7 736	15 365	28 034
NTE2	16 108	6 721	62 231	23 190
NTW1	8 372	5 045	34 136	16 824
NTW2	17 020	1 677	88 808	6 467
Total	**50 916**	**32 102**	**206 664**	**92 086**

From 2021 to 2024

The numbers of surveyed squatter structures for domestic use on PAL and GL by DLO are set out below –

	Number of surveyed domestic squatter structures			
Year / DLO	2021		2022	
	PAL	GL	PAL	GL
Hong Kong East (HKE)	3	82	3	80
Hong Kong West and South (HKW&S)	625	1 939	625	1 929
Kowloon East (KE)	254	1 103	252	1 097
Kowloon West (KW)	0	2	0	2
Islands (Is)	1 603	5 116	1 559	5 107
North (N)	13 747	5 172	13 732	5 167
Sai Kung (SK)	1 279	2 023	1 277	1 997
Sha Tin (ST)	1 045	1 669	1 042	1 669
Tai Po (TP)	2 431	3 833	2 393	3 825
Tsuen Wan and Kwai Tsing (TW&KT)	1 990	2 627	1 984	2 585
Tuen Mun (TM)	5 108	3 069	4 981	3 052
Yuen Long (YL)	22 650	5 317	22 445	5 261
Total	**50 735**	**31 952**	**50 293**	**31 771**

	Number of surveyed domestic squatter structures			
Year / DLO	2023		2024	
	PAL	GL	PAL	GL
HKE	3	79	3	79
HKW&S	614	1 927	607	1 924
KE	252	1 097	252	1 096
KW	0	2	0	2
Is	1 553	5 092	1 546	5 087
N	13 712	5 149	13 695	5 134
SK	1 262	1 975	1 252	1 952
ST	1 042	1 664	1 042	1 664
TP	2 381	3 819	2 374	3 815
TW&KT	1 979	2 554	1 934	2 471
TM	4 972	3 047	4 972	3 046
YL	22 405	5 250	22 350	5 244
Total	**50 175**	**31 655**	**50 027**	**31 514**

The numbers of surveyed squatter structures for non-domestic use on PAL and GL by DLO are set out below –

	Number of surveyed non-domestic squatter structures			
Year / DLO	2021		2022	
	PAL	GL	PAL	GL
HKE	11	115	11	115
HKW&S	242	1 373	242	1 368
KE	187	473	187	470
KW	0	26	0	26
Is	2 721	13 036	2 565	12 978
N	46 767	17 594	46 663	17 535
SK	5 103	9 318	5 087	9 150
ST	2 229	4 030	2 219	4 030
TP	7 604	13 988	7 542	13 976
TW&KT	2 807	2 427	2 806	2 372
TM	18 077	8 890	17 642	8 797
YL	119 936	20 383	119 232	20 179
Total	**205 684**	**91 653**	**204 196**	**90 996**

	Number of surveyed non-domestic squatter structures			
Year / DLO	2023		2024	
	PAL	GL	PAL	GL
HKE	11	114	11	114
HKW&S	238	1 366	235	1 365
KE	183	469	183	469
KW	0	13	0	13
Is	2 557	12 924	2 520	12 900
N	46 567	17 462	46 438	17 421
SK	4 928	8 952	4 800	8 788
ST	2 219	4 028	2 219	4 020
TP	7 498	13 950	7 490	13 939
TW&KT	2 794	2 341	2 711	2 308
TM	17 596	8 792	17 587	8 792
YL	118 999	20 078	118 738	20 001
Total	**203 590**	**90 489**	**202 932**	**90 130**

(b) From 2020 to 2024, relevant statistics on applications for repairing surveyed squatter structures on PAL and GL are set out below –

Year (Note 1)	**Number of applications/ notification forms received** (Note 2)		**Number of applications approved**		**Number of applications rejected/ withdrawn** (Note 3)	
	PAL	**GL**	**PAL**	**GL**	**PAL**	**GL**
2020	6	28	3	25	3	3
1 January 2021 to 27 June 2021	2	17	1	11	1	6
28 June 2021 to 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)
2024	18	37	(Note 2)	(Note 2)	(Note 2)	(Note 2)

Note 1: As the processing of applications takes time, the numbers of applications approved/rejected/withdrawn may not correspond to the number of applications received during the same year.

Note 2: With effect from 28 June 2021, the LandsD has streamlined the arrangement for repairing or rebuilding surveyed squatter structures. Occupiers of surveyed squatter structures may, after submitting a completed Notification Form to the LandsD, commence repair or rebuilding works in accordance with the requirements stated therein without the need for prior approval.

Note 3: Main reasons for rejection included applicants' failure to provide necessary documents to prove their identity as the occupiers of the surveyed squatter structures, and applicants' failure to obtain consent from the registered owners of PAL for repairing the surveyed squatter structures.

(c) From 2020 to 2024, 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)
2020	28	9	10
2021	33	7	20
2022	49	17	36
2023	25	19	8
2024	4	13	2

Note 1: As the processing of applications takes time, the numbers of applications approved/rejected/withdrawn may not correspond to the number of applications received during the same year.

Note 2: Main reasons for rejection included applicants' failure to provide sufficient information, the existence of unauthorised structure(s) on the site under application, and applicants' failure to fulfil other departments' requirements.

(d) From 1 January 2020 to 27 June 2021, the average processing time for applications for repairing surveyed squatter structures on PAL/GL was around 25 days and the longest processing time was 100 days. The relatively long processing time of one case was due to the applicant's failure to obtain consent of the registered owner of PAL for repairing the surveyed squatter structure. The application was eventually rejected. Under the streamlined arrangement implemented by the LandsD with effect from 28 June 2021, occupiers of surveyed squatter structures are allowed to first submit a completed Notification Form to the LandsD and then commence repair or rebuilding works according to the requirements stated therein without the need to submit an application and obtain prior approval. For processing applications for Letters of Approval for Agricultural Structures on PAL, the LandsD in general takes around four months to issue such approvals. For complicated cases such as those involving land title or boundary disputes or those requiring compliance with other regulatory authorities' requirements, the processing time will generally be longer.

(e) From 2020 to 2024, the number of unauthorised structures (including surveyed squatter structures) on GL which were cleared and had their squatter survey numbers cancelled by the LandsD is set out below –

Year	**Number of unauthorised structures on GL cleared with squatter survey number cancelled by the LandsD**
2020	184
2021	292
2022	290
2023	280
2024	277

(f) To allow more time for the affected residents to vacate their structures, the LandsD will generally hand over the land resumed 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 the LandsD in Kwu Tung North and Fanling North NDAs, Hung Shui Kiu/Ha Tsuen NDA and Yuen Long South NDA in the past five years is set out below –

NDA	**Year**				
	2020-21	**2021-22**	**2022-23**	**2023-24**	**2024-25***
Kwu Tung North and Fanling North NDAs	309	782	103	0	102
Hung Shui Kiu/Ha Tsuen NDA	0	5	13	0	2
Yuen Long South NDA	0	0	59	80	0
*As at 28 February 2025					

The LandsD does not keep statistics on the number of agricultural structures cleared due to land resumption.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3796)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

Regarding the management of government land, please inform this Committee of the following:

(a) The staff establishment for conducting inspections of government land and the numbers of inspections in the past three years (2022-23 to 2024-25).

(b) The figures on unlawful occupation of government land detected by the Government in the past three years (2022-23 to 2024-25).

(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 (2022-23 to 2024-25).

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 86)

Reply:

(a) Inspection of government sites is part of the overall land control work of the Lands Department (LandsD). In 2022-23, about 250 staff members (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 600 staff members were involved in the LandsD's various land enforcement tasks, including land control on government land, squatter control and lease enforcement from 2023-24 to 2024-25. The 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 2022 to 2024, the LandsD identified about 9 690, 12 570 and 12 100 cases of unlawful occupation of government land respectively.

(c) The LandsD will initiate prosecution actions when unlawful occupation of government land does not cease after the expiry of the period specified in the statutory notices requiring the occupiers to cease occupation, and there is sufficient evidence to ascertain the identity of the occupiers. From 2022 to 2024, 18, 24 and 15 prosecutions were instituted respectively for unlawful occupation of government land. Among them, 17, 23 and 15 cases were convicted respectively and the fines imposed by the court ranged from $1,000 to $91,000.

- End -

Examination of Estimates of Expenditure 2025-26 Reply Serial No.

DEVB(PL)151

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3797)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

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 (2022-23 to 2024-25)? 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 allowances under and pending processing? Please advise when the processing of all these applications and disbursement of payments are expected to be completed.

(c) What were the number of applications for ex-gratia allowances processed and the total amount of ex-gratia payments disbursed by the Government in each of the past three years (2022-23 to 2024-25)?

(d) What are the respective numbers of applications for ex-gratia allowances under and pending processing? Please advise when the processing of all these applications and disbursement of payments are expected to be completed.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 87)

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 2022-23 to 2024-25 are tabulated below –

Nature of projects	2022-23 ($ million) [Number of applications involved]	2023-24 ($ million) [Number of applications involved]	2024-25 (as at end of February 2025) ($ million) [Number of applications involved]
Sewerage works	0.20 [25]	0.30 [30]	0.13 [4]
Drainage improvement works	0 [0]	0 [0]	0.21 [9]
Road works	16.43 [100]	9.14 [67]	2.42 [37]
Land supply	34.89 [179]	8.69 [81]	7.62 [46]
Railway	0 [0]	1.20 [12]	3.46 [3]
Marine works	14.87 [179]	0 [43]	10.23 [899]
Other public works	10.56 [32]	0.66 [20]	0.10 [3]
Total	76.95 [515]	19.99 [253]	24.17 [1 001]

(b) & (d) About 720 applications for ex-gratia payments from farmers, fishermen and mariculturists were being processed as at the end of February 2025. The processing of these applications and disbursement of payments to the eligible applicants are expected to be completed within 2026.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3852)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

The Government has been allocating land for public housing developments by offering concessionary or nil land premiums in order to address the housing needs of low to middle-income families. As stated in the Budget, the total public housing supply in the coming five years will reach 190 000 units. Please advise on the relevant land allocation.

1. How many government sites has the Government allocated for public housing developments in the past three and the next five financial years? Please provide detailed figures in the following table:

Financial year	Type of housing	Project name	Site area	Number of flats (unit)
2022-23				
2023-24				
2024-25				
2025-26				
2026-27				
2027-28				
2028-29				
2029-30				

Asked by: Hon HONG Wen, Wendy (LegCo internal reference no.: 28)

Reply:

1. In the past three financial years (i.e. 2022-23, 2023-24 and 2024-25 up to 31 January 2025), the Lands Department (LandsD) completed the land grant procedures for a total of 48 pieces of government land and allocated the land for public housing developments. Relevant information is provided as follows after consulting the Housing Bureau (HB):

	Lot/vesting order (VO) number [Name of grantee]	Type of housing	Project name	Site area (m^2) (about)	Number of flats (unit)
2022-23					
1	Lot No. 1074 in Survey District (SD) No. 3 *[Hong Kong Housing Society (HKHS)]*	Subsidised sale flats (SSF)	Anderson Road Quarry Site R2-4	10 669	About 1 000
2	Fanling Sheung Shui Town Lot No. 287 *[HKHS]*	Public rental housing (PRH) and SSF	Kwu Tung North Area 24	26 998	About 2 900
3	New Kowloon Inland Lot No. 6643 *[Hong Kong Housing Authority (HKHA)]*	Green Form Subsidised Home Ownership Scheme (GSH)	Ko Wang Court	11 525	About 2 000
4	Fanling Sheung Shui Town Lot No. 291 *[HKHA]*	GSH	Ching Tao Court	7 793	About 800
5	Sha Tin Town Lot No. 642 *[HKHA]*	GSH	Kam Pak Court	8 456	About 1 900
6	Kowloon Inland Lot No. 11293 *[HKHS]*	PRH and SSF	Ma Tau Kok	8 600	About 1 200
7	VO No. 266 *[HKHA]*	PRH	Sau Yun House, Sau Mau Ping Estate	2 800	About 300
8	VO No. 258 *[HKHA]*	PRH	On Tai Estate	66 050	About 8 600
9	VO No. 276 *[HKHA]*	PRH	Ching Tin Estate	34 580	About 5 200
10	VO No. 206 *[HKHA]*	PRH	Lei Yue Mun Estate	52 490	About 3 600

	Lot/vesting order (VO) number [Name of grantee]	Type of housing	Project name	Site area (m^2) (about)	Number of flats (unit)
11	VO No. 223 *[HKHA]*	PRH	Ching Ho Estate	57 020	About 7 200
12	VO No. 264 *[HKHA]*	PRH	Kwai Tsui Estate	9 850	About 900
2023-24					
13	Lot No. 1079 in SD No. 3 *[HKHA]*	Other SSF	On Wah Court	8 996	About 1 000
14	Lot No. 1081 in SD No. 3 *[HKHA]*	Other SSF	On Lai Court	16 858	About 1 400
15	Lot No. 1076 in SD No. 3 *[HKHA]*	Other SSF	On Ying Court	14 223	About 1 100
16	New Kowloon Inland Lot No. 6642 *[HKHA]*	Other SSF	Kai Yuet Court	14 353	About 2 000
17	Tuen Mun Town Lot No. 563 *[HKHA]*	Other SSF	Siu Tsui Court	4 451	About 500
18	Lot No. 1768 in Demarcation District No. 122 *[HKHA]*	Other SSF	Long Tin Court	23 347	About 3 100
19	New Kowloon Inland Lot No. 6660 *[HKHS]*	PRH	Chuk Yuen United Village Site B Phase 1	4 800	About 700
20	Fanling Sheung Shui Town Lot No. 301 *[HKHA]*	PRH	Sheung Shui Areas 4 and 30 Site 2 (Phase 1 and Phase 2)	11 310	About 1 400

	Lot/vesting order (VO) number [Name of grantee]	Type of housing	Project name	Site area (m^2) (about)	Number of flats (unit)
21	New Kowloon Inland Lot No. 6619 *[HKHA]*	GSH	Lai Yuet Court	15 182	About 2 400
22	VO No. 295 *[HKHA]*	PRH/GSH	Kwu Tung North Area 19 (Phase 1 and Phase 2)	33 380	About 9 300
23	VO No. 296 *[HKHA]*	PRH/GSH	Tung Chung Area 42 (Phase 1 and Phase 2)	39 920	About 6 400
24	VO No. 286 *[HKHA]*	PRH/GSH	Tak Tin Street	1 820	About 500
25	VO No. 270 *[HKHA]*	PRH	Po Shek Wu Estate	12 330	About 1 100
26	VO No. 293 *[HKHA]*	PRH/GSH	Kam Sheung Road Site 1 (Phase 1 and Phase 2)	57 640	About 3 700
27	VO No. 284 *[HKHA]*	PRH/GSH	Tuen Mun Area 54 Site 4A (South)	8 890	About 1 500
28	VO No. 289 *[HKHA]*	PRH/GSH	Kam Sheung Road Site 6 (Phase 1 and Phase 2)	26 190	About 1 600
29	VO No. 232 *[HKHA]*	PRH	Chai Wan Estate	15 080	About 1 600
30	VO No. 299 *[HKHA]*	PRH/GSH	Chung Nga Road West	9 940	About 1 300
31	VO No. 303 *[HKHA]*	PRH/GSH	To Kwa Wan Road	4 130	About 800
32	VO No. 279 *[HKHA]*	PRH	Wah Lok Path	3 130	About 400

	Lot/vesting order (VO) number [Name of grantee]	Type of housing	Project name	Site area (m^2) (about)	Number of flats (unit)
33	VO No. 273 *[HKHA]*	PRH	Fu Tip Estate	61 230	About 7 400
34	VO No. 307 *[HKHA]*	PRH/GSH	Tung Chung Area 23 Phase 1	5 050	About 500
2024-25 (up to 31 January 2025)					
35	New Kowloon Inland Lot No. 6666 *[HKHA]*	Other SSF	Kai Ying Court	11 386	About 1 700
36	Tung Chung Town Lot No. 60 *[HKHA]*	Other SSF	Yu Hing Court	12 007	About 1 300
37	Lot No. 1080 in SD No. 3 *[HKHA]*	Other SSF	On Pak Court	6 030	About 400
38	New Kowloon Inland Lot No. 6670 *[HKHA]*	Other SSF	Ko Hei Court	7 159	About 900
39	Tuen Mun Town Lot No. 570 *[HKHA]*	Other SSF	Siu Wu Court	19 996	About 2 800
40	VO No. 314 *[HKHA]*	PRH/GSH	Tin Wah Road Phase 1	10 240	About 1 400
41	VO No. 310 *[HKHA]*	PRH/GSH	Tung Chung Area 46	11 080	About 1 500
42	VO No. 261 *[HKHA]*	PRH	Lin Tsui Estate	2 050	About 300
43	VO No. 311 *[HKHA]*	PRH/GSH	Tung Chung Area 114	15 920	About 2 600
44	VO No. 312 *[HKHA]*	PRH/GSH	Tung Chung Area 117	16 800	About 2 700
45	VO No. 317 *[HKHA]*	PRH/GSH	Sheung Shui Areas 4 and 30 Site 1	14 800	About 2 100

	Lot/vesting order (VO) number [Name of grantee]	Type of housing	Project name	Site area (m^2) (about)	Number of flats (unit)
			(Phase 1 and Phase 2)		
46	VO No. 322 *[HKHA]*	PRH/GSH	Tung Chung Area 133A	43 000	About 6 800
47	VO No. 323 *[HKHA]*	PRH/GSH	Tung Chung Area 133B	18 100	About 2 400
48	VO No. 325 *[HKHA]*	PRH/GSH	Yuen Long South Site 2.2	33 240	About 5 000
Total				**910 889**	**About 117 200**

The land grant procedures for the above-mentioned public housing development projects have concluded. Other projects to be completed in the next five financial years will enter the land allocation stage progressively. Please refer to the HB's Public Housing Production Forecast for relevant information (https://www.hb.gov.hk/eng/publications/housing/public/phpf/index.html).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4014)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Maurice LOO)

Director of Bureau: Secretary for Development

Question:

As at February 2025, what is the total amount of land resources and facilities of the SAR Government that stand idle without any intended use?

Asked by: Hon TAN Sunny (LegCo internal reference no.: 9)

Reply:

As at the end of 2024, there were 935 vacant government sites, covering a total area of about 196 hectares, managed by the Lands Department (LandsD). Among them, 464 sites with an area of about 53.3 hectares are available for community, institutional or non-profit-making uses on a short-term basis.

The LandsD has uploaded details of those sites which are available for short-term tenancy application by non-governmental organisations or social enterprises for community, institutional or non-profit-making uses onto the GeoInfo Map web page (www.map.gov.hk/gm/map/search/faci/__VGS?lg=en).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3312)

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Tom YIP)

Director of Bureau: Secretary for Development

Question:
The Development Bureau has been facilitating Hong Kong's continual development through promotion of urban renewal. The Government has indicated that in the face of the problem of ageing building stock, one of the future development directions is to conduct a study on the designation of "White Zone" along the principle of sustainable development without compromising the building safety standards, so as to allow more flexibility of land use. In this regard, what are the relevant details of the study? When is the study expected to be completed? What are the manpower and expenditure involved?

Asked by: Hon NG Wing-ka, Jimmy (LegCo internal reference no.: 247)

Reply:
The Planning Department (PlanD) has been proactively assisting the Development Bureau (DEVB) and the Urban Renewal Authority (URA) in promoting urban renewal. The URA is conducting planning studies for Tsuen Wan and Sham Shui Po to holistically review the existing land use and potential in the two districts, formulate renewal and restructuring plans for old districts and explore new planning tools such as more flexibility in land use to encourage private participation in the redevelopment of old and dilapidated buildings. The URA will submit renewal master plans in the second half of 2025.

In addition, the DEVB has embarked on a study to explore feasible measures and mechanisms for using newly developed land to create more favourable conditions for future URA and private redevelopment projects in old districts. Among other things, the DEVB will consider allocating land in new development areas (NDAs) for the construction of rehousing estates to provide decanting space for redevelopment of old districts. The DEVB will also study the feasibility of cross-district transfer of plot ratios, with the objective of transferring the residual plot ratios of redevelopment projects in old districts for use in NDAs. The DEVB's target is to formulate preliminary proposals in the first half of 2025. The PlanD will, having regard to the recommendations of the above studies, examine what facilitating measures can be adopted in the planning system accordingly.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3990)

Head: (51) Government Property Agency

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

Programme: (1) Acquisition and Allocation

Controlling Officer: Government Property Administrator (Eugene FUNG)

Director of Bureau: Secretary for Development

Question:

The Bureau is collaborating with relevant policy bureaux and departments to implement relevant government policy objectives, including the "single site, multiple use" initiative. Please provide implementation details of the "single site, multiple use" initiative in the past 3 years and the relevant expenditures incurred so far.

Asked by: Hon WONG Ying-ho, Kennedy (LegCo internal reference no.: 40)

Reply:

We have continuously collaborated with relevant policy bureaux and departments to uphold the "single site, multiple use" development concept and provide sports, leisure and cultural and social welfare facilities to the community. The progress made over the past three years includes the following projects:

Project (Site Area)	**Latest progress**
Government joint-user complex at the former Anderson Road Quarry Site G2 (About 8 300 square metres (m^2))	The proposed government 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 m^2. Funding approval of $2,025 million (in money-of-the-day prices) for the works project was obtained from the Finance Committee (FC) of Legislative Council (LegCo) in July 2022. Works have commenced for the JUC which is scheduled for completion in 2027.

Project (Site Area)	**Latest progress**
Government joint-user complex at Tseung Kwan O town centre Area 67 (About 6 000 m^2)	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 public vehicle park. The total CFA of the JUC is about 53 542 m^2. Funding approval of $3,250 million (in money-of-the-day prices) for the works project was obtained from the FC of LegCo in April 2024. Works have commenced for the JUC which is scheduled for completion by end of 2028.
Government joint-user complex at Cheung Sha Wan Road in Sham Shui Po (Joint-user complex with access road - About 5 300 m^2)	In response to the Urban Renewal Authority (URA)'s redevelopment plan for Cheung Sha Wan Road Development Scheme (SSP-018), a JUC is planned to be constructed at Site B of the Scheme, which will mainly provide sports (involving reprovisioning of the Cheung Sha Wan Sports Centre), leisure, medical and welfare facilities. We plan to seek funding approval from the FC of LegCo in 2025 to commence the works. If the funding approval from the LegCo is obtained, the JUC is scheduled for completion in 2030.

- End -