

Index Page

Director of Bureau : Secretary for Development

Session No. : 20

File name : DEVB(PL)-e1.doc

Reply Serial No.	Question Serial No.	Reply Serial No.	Question Serial No.	Reply Serial No.	Question Serial No.
DEVB(PL)001	2418	DEVB(PL)024	2532	DEVB(PL)047	1799
DEVB(PL)002	2940	DEVB(PL)025	2533	DEVB(PL)048	1742
DEVB(PL)003	0063	DEVB(PL)026	2534	DEVB(PL)049	1743
DEVB(PL)004	2249	DEVB(PL)027	2693	DEVB(PL)050	1744
DEVB(PL)005	2250	DEVB(PL)028	2152	DEVB(PL)051	0959
DEVB(PL)006	2251	DEVB(PL)029	2153	DEVB(PL)052	2509
DEVB(PL)007	2252	DEVB(PL)030	2154	DEVB(PL)053	2510
DEVB(PL)008	1853	DEVB(PL)031	2155	DEVB(PL)054	0833
DEVB(PL)009	0054	DEVB(PL)032	1514	DEVB(PL)055	0105
DEVB(PL)010	0055	DEVB(PL)033	1532	DEVB(PL)056	1298
DEVB(PL)011	0056	DEVB(PL)034	0235	DEVB(PL)057	1299
DEVB(PL)012	0057	DEVB(PL)035	1482	DEVB(PL)058	1382
DEVB(PL)013	0058	DEVB(PL)036	1483	DEVB(PL)059	0607
DEVB(PL)014	0059	DEVB(PL)037	1484	DEVB(PL)060	2246
DEVB(PL)015	0060	DEVB(PL)038	1485	DEVB(PL)061	2247
DEVB(PL)016	0152	DEVB(PL)039	2668	DEVB(PL)062	2479
DEVB(PL)017	2260	DEVB(PL)040	0614	DEVB(PL)063	2662
DEVB(PL)018	2315	DEVB(PL)041	0615	DEVB(PL)064	2663
DEVB(PL)019	1813	DEVB(PL)042	2970	DEVB(PL)065	2664
DEVB(PL)020	1070	DEVB(PL)043	2971	DEVB(PL)066	2697
DEVB(PL)021	1071	DEVB(PL)044	2972	DEVB(PL)067	2700
DEVB(PL)022	1072	DEVB(PL)045	2973	DEVB(PL)068	0094
DEVB(PL)023	1076	DEVB(PL)046	2974	DEVB(PL)069	2146

Reply Serial No.	Question Serial No.	Reply Serial No.	Question Serial No.	Reply Serial No.	Question Serial No.
DEVB(PL)070	2147	DEVB(PL)096	0106	DEVB(PL)122	0150
DEVB(PL)071	2148	DEVB(PL)097	1310	DEVB(PL)123	0151
DEVB(PL)072	2149	DEVB(PL)098	0969	DEVB(PL)124	0724
DEVB(PL)073	2150	DEVB(PL)099	1703	DEVB(PL)125	0725
DEVB(PL)074	2151	DEVB(PL)100	0489	DEVB(PL)126	0726
DEVB(PL)075	0400	DEVB(PL)101	0490	DEVB(PL)127	0727
DEVB(PL)076	0599	DEVB(PL)102	2984	DEVB(PL)128	1486
DEVB(PL)077	0963	DEVB(PL)103	2947	DEVB(PL)129	0579
DEVB(PL)078	0964	DEVB(PL)104	0814	DEVB(PL)130	0580
DEVB(PL)079	0965	DEVB(PL)105	0815	DEVB(PL)131	0581
DEVB(PL)080	1719	DEVB(PL)106	2123	DEVB(PL)132	1960
DEVB(PL)081	1720	DEVB(PL)107	2124	DEVB(PL)133	0961
DEVB(PL)082	1721	DEVB(PL)108	0064	DEVB(PL)134	1682
DEVB(PL)083	1948	DEVB(PL)109	0065	DEVB(PL)135	0524
DEVB(PL)084	1949	DEVB(PL)110	0066	DEVB(PL)136	0526
DEVB(PL)085	0583	DEVB(PL)111	0067	DEVB(PL)137	1638
DEVB(PL)086	0584	DEVB(PL)112	0068	DEVB(PL)138	1639
DEVB(PL)087	0585	DEVB(PL)113	0069	DEVB(PL)139	2419
DEVB(PL)088	0586	DEVB(PL)114	0070	DEVB(PL)140	2420
DEVB(PL)089	0587	DEVB(PL)115	0071	DEVB(PL)141	2421
DEVB(PL)090	0588	DEVB(PL)116	2473	DEVB(PL)142	0816
DEVB(PL)091	0589	DEVB(PL)117	2487	DEVB(PL)143	0817
DEVB(PL)092	0590	DEVB(PL)118	2493	DEVB(PL)144	0075
DEVB(PL)093	0591	DEVB(PL)119	2494	DEVB(PL)145	0077
DEVB(PL)094	0592	DEVB(PL)120	2327	DEVB(PL)146	2488
DEVB(PL)095	2619	DEVB(PL)121	0149	DEVB(PL)147	2489

Reply Serial No.	Question Serial No.	Reply Serial No.	Question Serial No.	Reply Serial No.	Question Serial No.
<u>DEVB(PL)148</u>	2490	<u>DEVB(PL)157</u>	2710	<u>DEVB(PL)166</u>	1637
<u>DEVB(PL)149</u>	2491	<u>DEVB(PL)158</u>	0960	<u>DEVB(PL)167</u>	2391
<u>DEVB(PL)150</u>	2492	<u>DEVB(PL)159</u>	0962	<u>DEVB(PL)168</u>	2680
<u>DEVB(PL)151</u>	0767	<u>DEVB(PL)160</u>	1199	<u>DEVB(PL)169</u>	2681
<u>DEVB(PL)152</u>	2314	<u>DEVB(PL)161</u>	1683	<u>DEVB(PL)170</u>	2682
<u>DEVB(PL)153</u>	2953	<u>DEVB(PL)162</u>	0633	<u>DEVB(PL)171</u>	2683
<u>DEVB(PL)154</u>	2954	<u>DEVB(PL)163</u>	0523	<u>DEVB(PL)172</u>	2398
<u>DEVB(PL)155</u>	1569	<u>DEVB(PL)164</u>	1635		
<u>DEVB(PL)156</u>	1570	<u>DEVB(PL)165</u>	1636		

**Replies to initial written/supplementary questions raised by Finance Committee
Members in examining the Estimates of Expenditure 2009-10**

Director of Bureau : Secretary for Development

Session No. : 20

File name : DEVB(PL)-e1.doc

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)001	2418	CHAN Tanya	138	Buildings, Lands and Planning
DEVB(PL)002	2940	CHAN Tanya	138	-
DEVB(PL)003	0063	CHEUNG Hok-ming	138	Buildings, Lands and Planning
DEVB(PL)004	2249	CHEUNG Hok-ming	138	Buildings, Lands and Planning
DEVB(PL)005	2250	CHEUNG Hok-ming	138	Buildings, Lands and Planning
DEVB(PL)006	2251	CHEUNG Hok-ming	138	Buildings, Lands and Planning
DEVB(PL)007	2252	CHEUNG Hok-ming	138	Buildings, Lands and Planning
DEVB(PL)008	1853	CHEUNG Kwok-che	138	Buildings, Lands and Planning
DEVB(PL)009	0054	FUNG Kin-kee, Frederick	138	Buildings, Lands and Planning
DEVB(PL)010	0055	FUNG Kin-kee, Frederick	138	Buildings, Lands and Planning
DEVB(PL)011	0056	FUNG Kin-kee, Frederick	138	Buildings, Lands and Planning
DEVB(PL)012	0057	FUNG Kin-kee, Frederick	138	Buildings, Lands and Planning
DEVB(PL)013	0058	FUNG Kin-kee, Frederick	138	Buildings, Lands and Planning
DEVB(PL)014	0059	FUNG Kin-kee, Frederick	138	Buildings, Lands and Planning
DEVB(PL)015	0060	FUNG Kin-kee, Frederick	138	Buildings, Lands and Planning
DEVB(PL)016	0152	FUNG Kin-kee-Frederick	138	Director of Bureau's Office
DEVB(PL)017	2260	HO Sau-lan, Cyd	138	Buildings, Lands and Planning
DEVB(PL)018	2315	IP Kwok-him	138	-
DEVB(PL)019	1813	IP LAU Suk-yee, Regina	138	-
DEVB(PL)020	1070	LAU Kin-yee, Miriam	138	Buildings, Lands and Planning
DEVB(PL)021	1071	LAU Kin-yee, Miriam	138	Director of Bureau's Office
DEVB(PL)022	1072	LAU Kin-yee, Miriam	138	Buildings, Lands and Planning
DEVB(PL)023	1076	LAU Kin-yee, Miriam	138	Buildings, Lands and Planning
DEVB(PL)024	2532	LAU Sau-shing, Patrick	138	Director of Bureau's Office
DEVB(PL)025	2533	LAU Sau-shing, Patrick	138	Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)026	2534	LAU Sau-shing, Patrick	138	-
DEVB(PL)027	2693	LAU Sau-shing, Patrick	138	Buildings, Lands and Planning
DEVB(PL)028	2152	LEE Kok-long, Joseph	138	Buildings, Lands and Planning
DEVB(PL)029	2153	LEE Kok-long, Joseph	138	Buildings, Lands and Planning
DEVB(PL)030	2154	LEE Kok-long, Joseph	138	Buildings, Lands and Planning
DEVB(PL)031	2155	LEE Kok-long, Joseph	138	Buildings, Lands and Planning
DEVB(PL)032	1514	LEE Wai-king, Starry	138	-
DEVB(PL)033	1532	LEE Wai-king, Starry	138	Buildings, Lands and Planning
DEVB(PL)034	0235	LEE Wing-tat	138	Buildings, Lands and Planning
DEVB(PL)035	1482	LEONG Kah-kit, Alan	138	Buildings, Lands and Planning
DEVB(PL)036	1483	LEONG Kah-kit, Alan	138	Buildings, Lands and Planning
DEVB(PL)037	1484	LEONG Kah-kit, Alan	138	Buildings, Lands and Planning
DEVB(PL)038	1485	LEONG Kah-kit, Alan	138	Buildings, Lands and Planning
DEVB(PL)039	2668	LEUNG Kwok-hung	138	Buildings, Lands and Planning
DEVB(PL)040	0614	LEUNG LAU Yau-fun, Sophie	138	-
DEVB(PL)041	0615	LEUNG LAU Yau-fun, Sophie	138	-
DEVB(PL)042	2970	LEUNG Mei-fun, Priscilla	138	Buildings, Lands and Planning
DEVB(PL)043	2971	LEUNG Mei-fun, Priscilla	138	Buildings, Lands and Planning
DEVB(PL)044	2972	LEUNG Mei-fun, Priscilla	138	Buildings, Lands and Planning
DEVB(PL)045	2973	LEUNG Mei-fun, Priscilla	138	Buildings, Lands and Planning
DEVB(PL)046	2974	LEUNG Mei-fun, Priscilla	138	Buildings, Lands and Planning
DEVB(PL)047	1799	LEUNG Yiu-chung	138	Director of Bureau's Office
DEVB(PL)048	1742	SHEK Lai-him, Abraham	138	-
DEVB(PL)049	1743	SHEK Lai-him, Abraham	138	Buildings, Lands and Planning
DEVB(PL)050	1744	SHEK Lai-him, Abraham	138	Buildings, Lands and Planning
DEVB(PL)051	0959	TO Kun-sun, James	138	Buildings, Lands and Planning
DEVB(PL)052	2509	WONG Kwok-kin	138	Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)053	2510	WONG Kwok-kin	138	Buildings, Lands and Planning
DEVB(PL)054	0833	CHAN Wai-yip, Albert	82	Buildings and Building Works
DEVB(PL)055	0105	CHEUNG Hok-ming	82	Buildings and Building Works
DEVB(PL)056	1298	CHEUNG Yu-yan, Tommy	82	Buildings and Building Works
DEVB(PL)057	1299	CHEUNG Yu-yan, Tommy	82	Buildings and Building Works
DEVB(PL)058	1382	CHEUNG Yu-yan, Tommy	82	Buildings and Building Works
DEVB(PL)059	0607	IP LAU Suk-ye, Regina	82	Buildings and Building Works
DEVB(PL)060	2246	LAU Kin-ye, Miriam	82	Buildings and Building Works
DEVB(PL)061	2247	LAU Kin-ye, Miriam	82	Buildings and Building Works
DEVB(PL)062	2479	LAU Kin-ye, Miriam	82	Buildings and Building Works
DEVB(PL)063	2662	LAU Kin-ye, Miriam	82	Buildings and Building Works
DEVB(PL)064	2663	LAU Kin-ye, Miriam	82	Buildings and Building Works
DEVB(PL)065	2664	LAU Kin-ye, Miriam	82	Buildings and Building Works
DEVB(PL)066	2697	LAU Sau-shing, Patrick	82	Buildings and Building Works
DEVB(PL)067	2700	LAU Sau-shing, Patrick	82	Buildings and Building Works
DEVB(PL)068	0094	LAU Wong-fat	82	Buildings and Building Works
DEVB(PL)069	2146	LEE Kok-long, Joseph	82	Buildings and Building Works
DEVB(PL)070	2147	LEE Kok-long, Joseph	82	Buildings and Building Works
DEVB(PL)071	2148	LEE Kok-long, Joseph	82	Buildings and Building Works
DEVB(PL)072	2149	LEE Kok-long, Joseph	82	Buildings and Building Works
DEVB(PL)073	2150	LEE Kok-long, Joseph	82	Buildings and Building Works
DEVB(PL)074	2151	LEE Kok-long, Joseph	82	Buildings and Building Works
DEVB(PL)075	0400	LEE Wai-king, Starry	82	Buildings and Building Works
DEVB(PL)076	0599	LEE Wing-tat	82	Buildings and Building Works
DEVB(PL)077	0963	SHEK Lai-him, Abraham	82	Buildings and Building Works
DEVB(PL)078	0964	SHEK Lai-him, Abraham	82	Buildings and Building Works
DEVB(PL)079	0965	SHEK Lai-him, Abraham	82	Buildings and Building Works
DEVB(PL)080	1719	SHEK Lai-him, Abraham	82	Buildings and Building Works

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)081	1720	SHEK Lai-him, Abraham	82	Buildings and Building Works
DEVB(PL)082	1721	SHEK Lai-him, Abraham	82	Buildings and Building Works
DEVB(PL)083	1948	SHEK Lai-him, Abraham	82	Buildings and Building Works
DEVB(PL)084	1949	SHEK Lai-him, Abraham	82	Buildings and Building Works
DEVB(PL)085	0583	TO Kun-sun, James	82	Buildings and Building Works
DEVB(PL)086	0584	TO Kun-sun, James	82	Buildings and Building Works
DEVB(PL)087	0585	TO Kun-sun, James	82	Buildings and Building Works
DEVB(PL)088	0586	TO Kun-sun, James	82	Buildings and Building Works
DEVB(PL)089	0587	TO Kun-sun, James	82	Buildings and Building Works
DEVB(PL)090	0588	TO Kun-sun, James	82	Buildings and Building Works
DEVB(PL)091	0589	TO Kun-sun, James	82	Buildings and Building Works
DEVB(PL)092	0590	TO Kun-sun, James	82	Buildings and Building Works
DEVB(PL)093	0591	TO Kun-sun, James	82	Buildings and Building Works
DEVB(PL)094	0592	TO Kun-sun, James	82	Buildings and Building Works
DEVB(PL)095	2619	CHAN Hak-kan	33	Provision of Land and Infrastructure
DEVB(PL)096	0106	CHEUNG Hok-ming	33	Provision of Land and Infrastructure
DEVB(PL)097	1310	CHEUNG Hok-ming	33	Provision of Land and Infrastructure
DEVB(PL)098	0969	SHEK Lai-him, Abraham	33	Provision of Land and Infrastructure
DEVB(PL)099	1703	SHEK Lai-him, Abraham	33	Provision of Land and Infrastructure
DEVB(PL)100	0489	LAM Kin-fung, Jeffrey	42	Mechanical Installations Safety
DEVB(PL)101	0490	LAM Kin-fung, Jeffrey	42	Mechanical Installations Safety
DEVB(PL)102	2984	LI Wah-ming, Fred	42	Mechanical Installations Safety
DEVB(PL)103	2947	CHAN Tanya	91	Land Administration
DEVB(PL)104	0814	CHAN Wai-yip, Albert	91	Land Administration
DEVB(PL)105	0815	CHAN Wai-yip, Albert	91	Survey and Mapping
DEVB(PL)106	2123	CHAN Wai-yip, Albert	91	Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)107	2124	CHAN Wai-yip, Albert	91	Land Administration
DEVB(PL)108	0064	CHEUNG Hok-ming	91	Survey and Mapping
DEVB(PL)109	0065	CHEUNG Hok-ming	91	Survey and Mapping
DEVB(PL)110	0066	CHEUNG Hok-ming	91	Land Administration
DEVB(PL)111	0067	CHEUNG Hok-ming	91	Land Administration
DEVB(PL)112	0068	CHEUNG Hok-ming	91	Land Administration
DEVB(PL)113	0069	CHEUNG Hok-ming	91	Land Administration
DEVB(PL)114	0070	CHEUNG Hok-ming	91	Land Administration
DEVB(PL)115	0071	CHEUNG Hok-ming	91	Land Administration
DEVB(PL)116	2473	CHEUNG Hok-ming	91	Land Administration
DEVB(PL)117	2487	CHEUNG Hok-ming	91	Land Administration
DEVB(PL)118	2493	CHEUNG Hok-ming	91	Land Administration
DEVB(PL)119	2494	CHEUNG Hok-ming	91	Land Administration
DEVB(PL)120	2327	LAU Kin-yee, Miriam	91	Land Administration
DEVB(PL)121	0149	LEE Wing-tat	91	Land Administration
DEVB(PL)122	0150	LEE Wing-tat	91	Land Administration
DEVB(PL)123	0151	LEE Wing-tat	91	Land Administration
DEVB(PL)124	0724	LEONG Kah-kit, Alan	91	Land Administration
DEVB(PL)125	0725	LEONG Kah-kit, Alan	91	Land Administration
DEVB(PL)126	0726	LEONG Kah-kit, Alan	91	Land Administration
DEVB(PL)127	0727	LEONG Kah-kit, Alan	91	Land Administration
DEVB(PL)128	1486	LEONG Kah-kit, Alan	91	Land Administration
DEVB(PL)129	0579	LI Fung-ying	91	Land Administration
DEVB(PL)130	0580	LI Fung-ying	91	Land Administration
DEVB(PL)131	0581	LI Fung-ying	91	-
DEVB(PL)132	1960	SHEK Lai-him, Abraham	91	Land Administration
DEVB(PL)133	0961	TO Kun-sun, James	91	Land Administration
DEVB(PL)134	1682	TO Kun-sun, James	91	Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)135	0524	WONG Kwok-kin	91	Land Administration
DEVB(PL)136	0526	WONG Kwok-kin	91	Land Administration
DEVB(PL)137	1638	WONG Yung-kan	91	Land Administration
DEVB(PL)138	1639	WONG Yung-kan	91	Land Administration
DEVB(PL)139	2419	CHAN Tanya	118	District Planning
DEVB(PL)140	2420	CHAN Tanya	118	District Planning
DEVB(PL)141	2421	CHAN Tanya	118	District Planning
DEVB(PL)142	0816	CHAN Wai-yip, Albert	118	District Planning
DEVB(PL)143	0817	CHAN Wai-yip, Albert	118	-
DEVB(PL)144	0075	CHEUNG Hok-ming	118	-
DEVB(PL)145	0077	CHEUNG Hok-ming	118	District Planning
DEVB(PL)146	2488	CHEUNG Hok-ming	118	District Planning
DEVB(PL)147	2489	CHEUNG Hok-ming	118	Territorial Planning
DEVB(PL)148	2490	CHEUNG Hok-ming	118	Territorial Planning
DEVB(PL)149	2491	CHEUNG Hok-ming	118	Territorial Planning
DEVB(PL)150	2492	CHEUNG Hok-ming	118	Territorial Planning
DEVB(PL)151	0767	HO Sau-lan, Cyd	118	Ordinance Review
DEVB(PL)152	2314	IP Kwok-him	118	Territorial Planning
DEVB(PL)153	2953	LAU Kin-yee, Miriam	118	District Planning
DEVB(PL)154	2954	LAU Kin-yee, Miriam	118	District Planning
DEVB(PL)155	1569	LEONG Kah-kit, Alan	118	Territorial Planning
DEVB(PL)156	1570	LEONG Kah-kit, Alan	118	District Planning
DEVB(PL)157	2710	LEUNG Mei-fun, Priscilla	118	District Planning
DEVB(PL)158	0960	TO Kun-sun, James	118	District Planning
DEVB(PL)159	0962	TO Kun-sun, James	118	District Planning
DEVB(PL)160	1199	TO Kun-sun, James	118	District Planning
DEVB(PL)161	1683	TO Kun-sun, James	118	District Planning
DEVB(PL)162	0633	WONG Kwok-hing	118	District Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)163	0523	WONG Kwok-kin	118	District Planning
DEVB(PL)164	1635	WONG Yung-kan	118	-
DEVB(PL)165	1636	WONG Yung-kan	118	-
DEVB(PL)166	1637	WONG Yung-kan	118	District Planning
DEVB(PL)167	2391	SHEK Lai-him, Abraham	701	-
DEVB(PL)168	2680	LAU Sau-shing, Patrick	707	-
DEVB(PL)169	2681	LAU Sau-shing, Patrick	707	-
DEVB(PL)170	2682	LAU Sau-shing, Patrick	707	-
DEVB(PL)171	2683	LAU Sau-shing, Patrick	707	-
DEVB(PL)172	2398	SHEK Lai-him, Abraham	707	-

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)001

Question Serial No.

2418

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and Lands Branch) 000 Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Development Bureau stated that it would consult the public on “appropriate measures” to be taken to reduce the bulk of buildings and to foster development of a better and more sustainable built environment. What are the specific “appropriate measures”? And what are the details of the public consultation and the estimated expenditure?

Asked by: Hon. CHAN Tanya

Reply:

Public views on the proposals to foster a quality and sustainable built environment will be gauged through a four-month public engagement exercise to be launched by the Council for Sustainable Development (SDC) in mid 2009. The aim of the engagement is to generate thorough and in-depth discussion amongst various sectors in the community. Stakeholders will be invited to join the discussion and express their views on the proposals via different avenues during the public engagement process. The Government will carefully consider the findings and recommendations of the public engagement exercise before deciding on the way forward.

Professional support is engaged by the SDC to assist the conduct of the public engagement process. The expenditure involved for implementing the public engagement process under the Environment Bureau, which provides secretariat support to the SDC, is estimated to be about \$6-\$7 million. As far as the Planning and Lands Branch is concerned, the related work is being handled by existing staff without involving the provision of additional manpower.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)003

Question Serial No.

0063

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

Regarding the proposals to resolve the problem of missing or illegible government leases, will the Administration provide details and the latest progress of the preparation work involved, its expected completion date; and the number of cases of missing or illegible government leases in the New Territories at present?

Asked by: Hon. CHEUNG Hok-ming

Reply:

We have conducted a round of consultation with the Heung Yee Kuk, the Law Society of Hong Kong and the former Panel on Planning, Lands and Works of the Legislative Council on the legislative proposals aiming to tackle the issue of missing and illegible leases. In the light of the feedback received, we are in the process of formulating the legislative proposals for detailed law drafting work. Since this draft legislation involves a considerable amount of complex and technical work, the process is a time-consuming one. A comprehensive database on the number of missing or illegible land grants in the New Territories is not available at this stage.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 23 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)004

Question Serial No.

2249

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

Subsequent to the efforts to lower the development intensity of the property development projects at Nam Cheong and Yuen Long Stations along the West Rail, how will the Administration handle the property development above Tsuen Wan Station where its development intensity has been considered too high?

Asked by: Hon. CHEUNG Hok-ming

Reply:

Apart from reviewing and revising the above-station property development projects at the Nam Cheong Station and the Yuen Long Station as pledged by the Chief Executive in the 2007-08 Policy Address, the Government has no plan to lower the development densities of other above-station property development projects along the West Rail. The developments at the TW5, TW6 and TW7 sites of the West Rail Tsuen Wan West Station are projects with approved planning scheme, and the MTR Corporation Limited has already awarded the development contract of the TW7 site.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)005

Question Serial No.

2250

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

For future developments along new railways or above railway depots, how to ensure that the development intensity can be maintained at an optimum level?

Asked by: Hon. CHEUNG Hok-ming

Reply:

Railway development schemes are required to meet the statutory requirements applicable to private developments including the development restrictions imposed by the relevant Outline Zoning Plans or planning approvals given by the Town Planning Board. Railway developments are also required to comply with the lease conditions and provisions of the Buildings Ordinance. Projects without approved planning schemes (including new railway extensions) will be planned and designed following the latest planning standards and design guidelines, including the undertaking of air ventilation assessments where required.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)006

Question Serial No.

2251

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

Regarding the different building maintenance loan and subsidy schemes currently provided by various departments, has the Administration considered centralising the approval process under one organisation or department or under several organisations or departments by nature of the loan and subsidy? If yes, what are the details of the plan? If not, what are the reasons?

Asked by: Hon. CHEUNG Hok-ming

Reply:

At present, building repair and maintenance related assistance schemes are administered by the Buildings Department, Hong Kong Housing Society and Urban Renewal Authority (URA) respectively. These schemes are tailor-made to cater for the needs of different building owners. For example, the Building Maintenance Grant Scheme for Elderly Owners is tailor-made for needy elderly owner-occupiers who fail to properly repair and maintain their self-occupied premises in a timely manner due to lack of financial means, while the Building Rehabilitation Materials Incentive and Loan Schemes administered by the URA target buildings within the Authority's target areas. These three agencies will continue to work closely with one another and make use of the established channels to refer applications to the most relevant party to assist building owners to properly manage and maintain their buildings.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 23 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)007

Question Serial No.

2252

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

Regarding the renewal and revitalisation of old Wan Chai under a district-based approach, please provide details of the progress of the revitalisation.

Asked by : Hon. CHEUNG Hok-ming

Reply :

In his 2007-08 Policy Address, the Chief Executive tasked the Development Bureau and Urban Renewal Authority (URA) to jointly adopt a district-based approach when considering preservation and revitalisation of the old Wan Chai area. Following consultation with the Wan Chai District Council (WCDC) in January 2008, an Old Wan Chai Revitalisation Initiatives Special Committee, including members of the WCDC, experts on heritage conservation and revitalisation, and representatives from the Development Bureau and URA, was established. Its mission is to map out the overall plan for revitalising old Wan Chai.

Some initiatives that the Special Committee is pursuing include beautification of the open-air bazaars at Tai Yuen Street, Cross Street and Gresson Street, introduction of a public-private partnership scheme for revitalising old Wan Chai, and development of historical and heritage trails in Wan Chai.

The Special Committee commissioned a consultant to conduct community focus group workshops in July 2008 to gather views from the public and various stakeholders on the beautification of the open-air bazaars. Based on the outcome of public engagement, the Special Committee recommended to provide proper electricity supply and canopies for the hawkers stalls as well as an entrance gateway for the open-air bazaars. The WCDC discussed these initiatives in its meeting on 16 September 2008 and gave its support. With agreement of the Special Committee, URA is carrying out works to install

electricity metres and canopies for selected hawker stalls on Tai Yuen Street to provide samples for the stakeholders to further comment on their designs.

The Special Committee also agreed to involve the private sector in revitalisation of old Wan Chai. With support from the WCDC, the Special Committee is now inviting Expression of Interests from the private sector in revitalisation initiatives in Wan Chai. The deadline for submission of proposals is end March 2009.

The Special Committee is also studying how to link up historical buildings and sites in Wan Chai to form historical and heritage trails.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)009

Question Serial No.

0054

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

It is stated under Matters Requiring Special Attention that the Branch will “continue to work closely with the HKHS and the URA on their provision of assistance to owners in proper building management and maintenance, including the Building Maintenance Grant Scheme for Elderly Owners.” Will the Administration inform us of the following:

- (a) the number of application and amount of grant approved and the actual number of posts created so far under the Building Maintenance Grant Scheme for Elderly Owners (the Scheme);
- (b) whether the operation and effectiveness of the Scheme have been reviewed, and, if so, what are the findings; and will the Administration consider simplifying the application procedures and relaxing the eligibility criteria in the light of such findings?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

- (a) Since the launch of the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) on 20 May 2008, up to end of February 2009, the Hong Kong Housing Society (HKHS) received a total of 3 930 applications, of which 2 533 were approved in principle, involving a sum of around \$63.1 million.

The BMGSEO is administered by the HKHS. As far as the Administration is concerned, the work relating to the implementation and monitoring of the Scheme is undertaken by existing staff of the Planning and Lands Branch without involving the provision of additional manpower.

- (b) The Administration will review the operation of the BMGSEO after 18 months of its launch. Meanwhile, the Administration and HKHS have been continuously monitoring the operation of the Scheme and have made improvements to the modus operandi of the Scheme with a view to enhancing user-friendliness. For example, the application procedures have been streamlined to add convenience to the applicants.

Elderly owner-occupiers with low income or no income at all often fail to properly repair and maintain their self-occupied premises in a timely manner due to lack of financial means, rendering their premises dilapidated. The BMGSEO is tailor-made for such needy elderly owner-occupiers in accordance with the Government's policy objective of caring for the elderly, assisting them to repair and maintain their self-occupied premises to ensure building safety through enhanced financial subsidy. We have no intention at this stage to change the eligibility criteria of the BMGSEO. In fact, there are various other schemes to assist different needy owners being administered by the Buildings Department, HKHS and Urban Renewal Authority.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 23 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)010

Question Serial No.

0055

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

It is stated under Matters Requiring Special Attention that the Branch will “continue to arrange for the sale of government land through the Application List system” and in the speech by the Financial Secretary on the Appropriation Bill that the Administration will “streamline the lease modification process and update premium assessment in light of market conditions (Page 35)”. Will the Administration provide details of the plan to streamline the lease modification process and update premium assessment in light of market changes; the amount of manpower and resources involved; and advise whether the Administration has assessed if such changes will affect land supply?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

A pilot Dedicated Team has been set up, since April 2008, in District Lands Office/Hong Kong West & South (DLO/HKW&S) for processing lease modification (including land exchange) applications in that district. It has explored and experimented ways to expedite the processing of these cases through streamlining and enhancing the procedures and work flow, fostering stronger links with other departments, and enhancing communication with the applicants, etc.

The Dedicated Team headed by the District Lands Officer comprises one Senior Estate Surveyor (SES), three Estate Surveyors (ES), one Senior Survey Officer (SSO), three Survey Officers (SO) and one temporary clerk (which does not occupy any civil service post). Three time limited posts (from 2008-09 to 2010-11) have been created to accommodate one SES, one ES and one SO whilst the remaining two ES, one SSO and two SO posts have been made available through internal redeployment. The staff cost of the three additional time limited posts is \$1,956,900 for 2008-09 and 2009-10.

In assessing the land value for land transactions, the professional estate surveyors in LandsD take into account the development costs and the revenue receivable from the development, including the sale price of the completed development, the building costs, the finance charges and the developer's profit. These aspects are market dependent. Having regard to the current financial situation and the market change, the following revised developer's profits have been adopted in LandsD's valuations since December 2008:

Residential Developments	-	20%
Commercial/hotel Developments	-	25%
Industrial Developments	-	30%

The exercise was conducted by professional estate surveyors within LandsD's resources.

Our land supply system is mainly market driven, leaving it to the market to trigger sites from the Application List and to submit lease modification (including land exchange) applications. We are therefore not in a position to assess the effect, if any, of the above arrangements on the land supply.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 23 March 2009

Over the last few years, in consultation with the Heung Yee Kuk, we have reviewed the implementation of the Small House Policy and put in place a number of improvement measures. These include expediting the processing of Small House applications through a new set of streamlined procedures, stipulating in the lease conditions of Small House grants that no prior arrangement for transfer or disposal of Small House applicants' beneficial interest be allowed, and introducing a new set of fire safety requirements under which fire safety alternatives would be accepted for Small House applications facing practical constraints in meeting the Emergency Vehicular Access requirements. We will continue the review of the Small House Policy. Because of the complexity of the issues involved in the Small House Policy, we are unable to give a definite timetable on when we can release detailed proposals for consultation with the Heung Yee Kuk and the community at large.

Signature

Name in block letters

Raymond Young

Post Title

Permanent Secretary for Development
(Planning and Lands)

Date

23 March 2009

The policy portfolio of the Bureau covers a wide spectrum of activities, as detailed in the Controlling Officer's Report. Our major task is to formulate and co-ordinate policies in respect of areas under our purview. Apart from the above mentioned policies, new commitments and work also stem from various policy initiatives, for example, review on the policy for the provision of public facilities in private developments, development of a sustainable built environment, and the Urban Renewal Strategy Review, etc. The estimated increase in provision for operational expenses in 2009-10 is about \$2.3 M. It is not possible

to give a breakdown on operating expenditure as resources are pooled together in meeting our work requirements.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)013

Question Serial No.

0058

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

The Financial Secretary announced in his speech on the Appropriation Bill that the Administration will “ introduce a two-year “Operation Building Bright” campaign for maintenance of 1 000 dilapidated buildings, including those without owners’ corporations.....in co-operation with the Hong Kong Housing Society and the Urban Renewal Authority. The campaign will create 10 000 jobs in the next two years (page 12-13)”. Will the Administration:

- (a) provide details of the “Operation Building Bright” campaign; how is it different from the existing Building Maintenance Grant Scheme for Elderly Owners; the additional expenses and manpower required; and
- (b) advise how to arrive at the estimation that 10 000 jobs can be created under the campaign and provide the estimation method in detail?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

- (a) The Government, in collaboration with the Hong Kong Housing Society (HKHS) and Urban Renewal Authority (URA), will launch a \$1 billion “Operation Building Bright” (the Operation) in the coming two years to provide subsidies and technical assistance to assist owners of about 1 000 old and dilapidated buildings to carry out repair works for their common areas. The Government will provide \$700 million, whilst the HKHS and URA will each contribute \$150 million for the Operation. The Operation aims to serve the dual objective of creating more job opportunities for the construction sector in the short term and improving building safety and the cityscape. There will not be asset or income means tests for owners of eligible buildings participating in the Operation. All such owners will be granted a subsidy of 80% of the repair costs, subject to a ceiling of \$16,000, while elderly owner-occupiers will be granted a subsidy of 100% of the repair costs, subject to a

ceiling of \$40,000. The Government will shortly brief the LegCo Panel on Development on the details of the Operation and apply for funding from the Finance Committee.

“Operation Building Bright” is one of the measures for “Preserving Jobs” in the 2009-10 Budget. It is a one-off measure, with the primary objective of creating additional job opportunities for the construction industry in the field of repair and maintenance works to the common areas of about 1 000 eligible buildings within a short period of time. The Building Maintenance Grant Scheme for Elderly Owners is an initiative in line with the Government’s policy objective of caring for the elderly. Funded by a \$1 billion commitment approved by the Finance Committee last year, it is tailor-made for needy elderly owner-occupiers who fail to properly repair and maintain their self-occupied premises in a timely manner due to lack of financial means.

The work relating to the implementation of the Operation will be undertaken by existing staff of the Planning and Lands Branch without involving the provision of additional manpower. HKHS and URA will together employ about 50 additional professional and technical staff to assist owners of selected buildings to identify and implement the repair and maintenance works.

- (b) We estimate that the \$1 billion Operation Building Bright can assist owners of about 1 000 old and dilapidated buildings to carry out repair works and, according to the experience of HKHS and URA, on average 10 job opportunities can be created for the repair works of each building. Therefore it is estimated that about 10 000 job opportunities can be created.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

As regards the property development project at Yuen Long Station, we have accepted invitations to engage in dialogue with the relevant local community. We will also consult the Yuen Long District Council in due course.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)015

Question Serial No.

0060

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

It is stated in the brief description that the Branch “put forward hotel-only sites in the Application List ...”. In this connection, has the Administration assessed the market response to hotel-only sites? If not, what are the reasons? Will the Administration provide the estimated number of hotel-only sites that will be triggered for sale in the 2009-10 financial year?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

Developers and the hotel industry are both supportive of including “hotel only” sites in the Application List. We have observed that the lack of interest in the “hotel only” sites in the 2008-09 Application List might be a reflection of the economic downturn, and hence we have continued to include some “hotel only” sites on the 2009-10 Application List [as announced earlier]. As the Application List system is market-driven, we do not estimate the number of “hotel only” sites that will be triggered for sale in the 2009-10 financial year.

Signature _____

Name in block letters Raymond Young

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 23 March 2009

Date 23 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)017

Question Serial No.

2260

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

Regarding the studies conducted by the Bureau for the purposes of formulating and assessing policies (if any), please provide information in the following format:

- (1) For subsidised programmes for public policy studies and strategic public policy studies in the past three years (from 2006-07 to 2008-09), please provide information according to the table below:

Name of consultants (if any)	Description and Objectives	Consultancy fees (\$)	Progress of studies (under planning/in progress/completed)	Follow-up actions taken by the Administration on the study reports and their progress (if any)	If the studies are completed, have they been released to the public? If yes, through which channels? If not, why?
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- (2) In 2009-10, are there any projects of which provisions have been reserved for commissioning consultancy studies? If yes, please provide the following information:

Name of consultants (if any)	Description and Objectives	Consultancy fees (\$)	Progress of studies (under planning / in progress / completed)	If the studies are expected to be completed in this financial year, will they be released to the public? If yes, through which channels? If not, why?
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Asked by: Hon. HO Sau-lan, Cyd

Reply:

We did not commission any studies in 2006-07 and 2007-08 for the purposes of formulating and assessing policies. In 2008-09, we commissioned a consultancy study on public open space in private developments, which is scheduled for completion in 2009-10. Details of the consultancy study are as follows -

Name of consultants (if any)	Description And Objectives	Consultancy fees (\$)	Progress of studies (under planning/in progress/completed)	Follow-up actions taken by the Administration on the study reports and their progress (if any)	If the studies are expected to be completed in this financial year, will they be released to the public? If yes, through which channels? If not, why?
Rocco Design Architects Ltd.	Consultancy study on public open space in private developments	\$810,000	In progress	Upon its completion, a set of design and operational guidelines on public open space in private developments will be available.	Upon its completion, the findings will be publicized in suitable form through various channels such as the website of Development Bureau.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 23 March 2009

Additional provision has been included in the 2009-10 draft Estimates under Head 159 Government Secretariat : Development Bureau (Works Branch) for the creation of posts to strengthen the co-ordination of infrastructure projects. Our current proposal is to make use of some of these resources and to re-allocate two directorate posts for the setting up of the Development Opportunities Office (DOO) which will be accounted for under Head 138 Government Secretariat : Development Bureau (Planning and Lands Branch). The DOO will be headed by a senior directorate officer, supported by another directorate officer plus a small multi-disciplinary team of officers redeployed from different departments. We will consult the Panel on Development soon on the creation of the directorate posts and then seek the approval of the Establishment Subcommittee and Finance Committee.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

As the main mission of the DOO is to facilitate the processing and implementation of development projects and a prerequisite for such projects is the ownership of land by the project proponent, it is appropriate to be set up under the Development Bureau. As with all public and private projects processed by the Government, there are existing mechanisms to coordinate the concerned bureaux and departments, including consultation with the Chief Secretary for Administration and the Policy Committee as necessary.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)020

Question Serial No.

1070

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

There will be a net increase of nine posts in 2009-10 under Programme (2). What are the reasons for the creation of these posts? What are the duties, ranks and annual salary costs of these posts?

Asked by: Hon. LAU Kin-yee, Miriam

Reply:

The Planning and Lands Branch (PLB) will create the following nine posts in 2009-10 for operational needs :-

<u>Number and Rank of Posts</u>	<u>Duties</u>	<u>Notional Annual Mid-point Salary (\$ M)</u>
<u>Directorate Posts</u>		
1 Administrative Officer Staff Grade C	Head of new Harbour team in PLB, responsible for implementing policies on harbourfront enhancement initiatives	1.5
1 Government Town Planner	Provide strategic and policy inputs on cross-boundary planning and development	1.5

<u>Number and Rank of Posts</u>	<u>Duties</u>	<u>Notional Annual Mid-point Salary (\$ M)</u>
<u>Non-directorate Posts</u>		
1 Administrative Officer	Support in implementing policies on harbourfront enhancement initiatives	0.7
1 Senior Town Planner	Provide support in strategic and policy inputs on cross-boundary planning and development	1.0
1 Senior Executive Officer	Provide executive support	0.8
2 Personal Secretaries I	Provide secretarial support	0.6
2 Assistant Clerical Officers	Provide clerical support	0.4

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)021

Question Serial No.

1071

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (1) Director of Bureau's Office

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

Director of Bureau : Secretary for Development

Question:

There is an increase in the 2009-10 Estimates. This includes "the provision required for filling the position of Under Secretary". Will the Administration advise on the timing of the appointment of the Under Secretary?

Asked by: Hon. LAU Kin-yee, Miriam

Reply:

Regarding the outstanding position of Under Secretary in Development Bureau, we will fill this position if a suitable candidate can be identified.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

On amendments to the Land Titles Ordinance, we briefed the Legislative Council Panel on Development in December 2008 on the proposed amendments to the Land Titles Ordinance. The Land Registry is conducting a three-month public consultation starting 1 January 2009 on the proposal. We will carefully consider the stakeholders' views in finalising the legislative proposal.

On the review of the Small House Policy, in consultation with the Heung Yee Kuk, we have reviewed the implementation of the Small House Policy and already put in place a number of improvement measures. We will continue the review of the Small House Policy. Because of the complexity of the issues involved in the Small House Policy, we are unable to give a definite timetable on when we can release detailed proposals for consultation with the Heung Yee Kuk and the community at large.

At the Development Bureau level, the directorate grade officers involved in the work relating to the missing and illegible leases, amendments to the Land Titles Ordinance and the review of Small House Policy include the Permanent Secretary (Planning and Lands), two Deputy Secretaries and two Principal Assistant Secretaries. Other duties of these officers are set out under the “Brief Description” of Head 138 of the Estimates for the year ending 31 March 2010.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 23 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)023

Question Serial No.

1076

<u>Head</u> : 138 Government Secretariat: Development Bureau (Planning and Lands Branch)	<u>Subhead</u> (No. & title) : 700 General non-recurrent 868 Building Maintenance Grant Scheme for Elderly Owners
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Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

There is an increase of \$200 million in the revised estimated expenditure for 2008-2009 for the annual commitment under Item 868. Will the Administration inform us of the latest figures on the following:

- (a) the number of applications approved;
- (b) the total amount of grants approved; and
- (c) the administrative expenses involved?

Asked by: Hon. LAU Kin-yee, Miriam

Reply:

(a) & (b) The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) was launched on 20 May 2008. The BMGSEO is administered by the Hong Kong Housing Society (HKHS). Since the launch of the BMGSEO up to end of February 2009, the HKHS received a total of 3 930 applications, of which 2 533 were approved in principle, involving a sum of over \$63.1 million. The remaining some 1 000 cases are being actively processed.

(c) As far as the Administration is concerned, the work relating to the implementation and monitoring of the BMGSEO is undertaken by existing staff of the Planning and Lands Branch without involving the provision of additional manpower.

Signature _____

Name in block letters _____ Raymond Young _____

Post Title _____ Permanent Secretary for Development
(Planning and Lands) _____

Date _____ 23 March 2009 _____

<u>Head</u> : 138	Government Secretariat: Development Bureau (Planning and Lands Branch)	<u>Subhead</u> (No. & title) : 000 Operational expenses
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Programme : (1) Director of Bureau's Office

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

Director of Bureau : Secretary for Development

Question:

The revised estimates for 2008-09 is \$8.6 million, representing a decrease of 27.7% as against the original estimates. What are the reasons? And what are the reasons of the increase in provision for 2009-10 to \$11.4 million?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

The 2008-09 revised estimate is lower than the original estimate by \$3.3 million. This is mainly due to the fact that the Under Secretary position has remained vacant during 2008-09, and that the Political Assistant reported for duty only in June 2008. As such, the provision originally earmarked for the full-year expenditure for these two positions is under-spent.

The 2009-10 estimate is \$2.8 million higher than the revised estimate for 2008-09. This is mainly due to the need for full-year provision in 2009-10 for the position of Political Assistant already filled in 2008-09, the provision required for filling the position of Under Secretary and increased provision for other related expenses for administrative support.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)025

Question Serial No.

2533

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

Two directorate posts and seven non-directorate posts will be created in 2009-10. What are the reasons? Please state their post titles, responsibilities and salaries; whether the additional staffing includes posts for the Development Opportunities Office; if yes, please also state their post titles, responsibilities and salaries.

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

The Planning and Lands Branch will create the following nine posts in 2009-10 :-

<u>Number and Rank of Posts</u>	<u>Duties</u>	<u>Notional Annual Mid-point Salary (\$ M)</u>
<u>Directorate Posts</u>		
1 Administrative Officer Staff Grade C	Head of new Harbour team in PLB, responsible for implementing policies on harbourfront enhancement initiatives	1.5
1 Government Town Planner	Provide strategic and policy inputs on cross-boundary planning and development	1.5

<u>Number and Rank of Posts</u>	<u>Duties</u>	<u>Notional Annual Mid-point Salary (\$ M)</u>
<u>Non-directorate Posts</u>		
1 Administrative Officer	Support in implementing policies on harbourfront enhancement initiatives	0.7
1 Senior Town Planner	Provide support in strategic and policy inputs on cross-boundary planning and development	1.0
1 Senior Executive Officer	Provide executive support	0.8
2 Personal Secretaries I	Provide secretarial support	0.6
2 Assistant Clerical Officers	Provide clerical support	0.4

The above additional staffing does not include posts for the Development Opportunities Office.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

Additional provision has been included in the 2009-10 draft Estimates under Head 159 Government Secretariat : Development Bureau (Works Branch) for the creation of posts to strengthen the co-ordination of infrastructure projects. Our current proposal is to make use of some of these resources and to re-allocate two directorate posts for the setting up of the Development Opportunities Office (DOO) which will be accounted for under Head 138 Government Secretariat : Development Bureau (Planning and Lands Branch). The DOO will be headed by a senior directorate officer, supported by another directorate officer plus a small multi-disciplinary team of officers redeployed from different departments. We will consult the Panel on Development soon on the creation of the directorate posts and then seek the approval of the Establishment Subcommittee and Finance Committee.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) was launched on 20 May 2008 and is administered by the Hong Kong Housing Society (HKHS). Since the launch of the BMGSEO, up to the end of February 2009, 2 533 elderly owner-occupiers have benefited from the scheme, involving a sum of around \$63.1 million. The maintenance and repair items subsidised cover doors/gates, drains/pipings, electrical installations, painting, sanitary fittings, repair of spalling concrete, tiles, windows and miscellaneous items. The HKHS does not have a breakdown of the expenditure involved for the individual items.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)028

Question Serial No.

2152

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

It is stated in the budget speech that about 2 000 elderly people have benefited from the "Building Maintenance Grant Scheme for Elderly Owners" as at 2008-09. Will the Administration inform the Committee of the total number of applications under the Scheme and the average waiting time? Are there any applications not yet approved? If yes, what are the reasons for not approving these applications? If no, will additional manpower and resources be provided to enhance publicity so that more elderly people will be benefited?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) was launched on 20 May 2008 and is administered by the Hong Kong Housing Society (HKHS). Since the launch of the BMGSEO, up to end of February 2009, the HKHS received a total of 3 930 applications, of which 2 533 were approved in principle. The remaining some 1 000 cases are being actively processed. The average processing time is about six to eight weeks. The main reasons for rejection of applications include that the asset or income of the applicants exceed the eligible limit, or the applicants are not the owner-occupiers, or the applicants withdraw their applications because of personal reasons. The HKHS will continue to deploy adequate manpower resources to promote the BMGSEO to the public.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 23 March 2009

The increase in provision for temporary staff in 2009-10 is mainly due to the revised rate of honoraria payable under the Graduate Training Scheme.

Signature

Name in block letters

Raymond Young

Post Title

Permanent Secretary for Development
(Planning and Lands)

Date

23 March 2009

The Hong Kong Housing Society (HKHS) will provide subsidy to eligible building owners for the cost of the first mandatory building inspections. The various grant and loan schemes administered by the Buildings Department, HKHS and Urban Renewal Authority will continue to provide financial and technical assistance to owners to carry out repair works involved.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

The work relating to the implementation and monitoring of the Operation will be undertaken by existing staff of the Planning and Lands Branch without involving the provision of additional manpower. The Hong Kong Housing Society and Urban Renewal Authority will together employ about 50 additional professional and technical staff to assist building owners to co-ordinate the repair and maintenance works involved.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

The Development Opportunities Office (DOO) will be headed by a senior directorate officer, supported by another directorate officer plus a small multi-disciplinary team of officers redeployed from different departments. Additional provision has been included in the 2009-10 draft Estimates under Head 159 Government Secretariat : Development Bureau (Works Branch) for the creation of posts to strengthen the co-ordination of infrastructure projects. Our current proposal is to make use of some of these resources and to re-allocate two directorate posts for the setting up of the DOO which will be accounted for under Head 138 Government Secretariat : Development Bureau (Planning and Lands Branch). We will consult the Panel on Development soon on the creation of the directorate posts and then seek the approval of the Establishment Subcommittee and Finance Committee.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

The objective of the Envisioning Stage is to set the agenda and decide the range of topics and issues to be included for discussion in the subsequent stages of the review. Out of the 20 focus group sessions planned for the Envisioning Stage, the last two were held in January 2009. As we have moved on to the Public Engagement Stage since February 2009, we are going to implement a robust and extensive public engagement programme to reach out to the wider public and engage them in discussions of the key issues identified. We have set up an “Idea Shop” (a specialised community centre set up for the review) in Wan Chai where educational and interactive activities related to the Review will be organised. The Idea shop serves as a community-based hub for the public to express and exchange views on the URS Review and is open from Tuesday to Sunday from 11:00 a.m. to 9:00 p.m. throughout the Public Engagement Stage.

We have also invited, through the public engagement consultant, District Councils, professional bodies, educational and community organizations to join a two-phase Partnering Organisation Programme, which aims to encourage the wider community to take an active part in the review and to stimulate more creative ideas to help shape the future direction of urban regeneration in Hong Kong. Interested organisations are invited to submit proposals for organising activities related to the Review which may take the form of exhibitions, competitions, workshops, discussion forums and so on. We have so far approved nine applications for activities to be organised under phase 1 from a variety of organisations including professional institutes, youth organisations, community groups and schools. We will invite applications for the next phase later.

We will also sponsor radio programmes and information segments for broadcast from March to August 2009 to arouse public interest on the review, provide information about the current urban regeneration programme and encourage the public to take part in the discussions. This will hopefully generate more informed public discussions in the upcoming topical discussion sessions and public forums.

A series of eight road shows, ten topical discussion sessions and five public forums will be organised as the backbone programmes during the Public Engagement Stage. The theme of the road shows will be selected urban regeneration issues, with particular reference to the views collected during the Envisioning Stage. The public forums will tie in and dovetail with the road show in four regions: Kowloon West, Hong Kong Island, Kowloon East and Tsuen Wan, with each region featuring two road shows before a public forum and topical discussion sessions are held.

Throughout the Public Engagement Stage in 2009, we will also employ other publicity and communication channels, including the e-forum on our dedicated website, pamphlets, structured interviews, questionnaire surveys and advertisements in the mass media. These will help ensure that the views of those who have no access to the internet or do not have time to attend our public discussion sessions will also be reflected.

Expenses, including consultancy fee of the public engagement consultant (\$5.4 million for a period of two years), for implementation of the public engagement programme will be absorbed by the URA. The Development Bureau will handle the review with its existing manpower resources in the Urban Renewal Unit.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

Asked by: Hon. LEE Wing-tat

Reply:

- (a) The Government launched the comprehensive review of the Urban Renewal Strategy (URS) in July 2008. The review is expected to take about two years to complete. It consists of three stages: Stage 1-Envisioning (July 2008 to January 2009), Stage 2-Public Engagement (February to December 2009) and Stage 3-Consensus Building (January to April 2010).

A Steering Committee on the URS Review has been set up to guide and monitor the whole review process, facilitate public participation and recommend to the Government how the URS should be revised at the end of the Review. The Steering Committee is chaired by the Secretary for Development with ten unofficial members who are experienced in urban regeneration, city planning, heritage conservation and community work. The Steering Committee has held five meetings so far and the members have been actively involved in various activities of the review.

During the Envisioning Stage, we have launched a dedicated website for the URS Review. The website serves as a two-way platform for dissemination of information on the URS Review to the public as well as collection of public views through its e-forum. Information on progress of the review, schedule of public engagement activities, and the relevant meeting notes, papers and reports will also be posted onto the website from time to time.

The objective of the Envisioning Stage is to identify the key issues that should be studied and discussed, and develop the agenda for the public engagement work in the subsequent stages of the review. We organised and attended 20 focus group sessions or special meetings with various stakeholders and the general public during the Envisioning Stage. The target participants of these sessions are at **Annex A**.

- (b) The Development Bureau, with the support of Urban Renewal Authority (URA), has commissioned a policy study consultancy (by a research team of the University of Hong Kong) to conduct a six-month policy study on the urban regeneration policies and practices in other comparable Asian cities, namely, Singapore, Seoul, Tokyo, Taipei, Guangzhou and Shanghai. The consultant has also been asked to carry out an additional research on some urban regeneration experience in London. The consultancy fee (\$930,000 for the six-month consultancy contract) and other expenses related to the conduct of policy studies are absorbed by the URA.

The policy study consultant carried out literature reviews and visited the six Asian cities during the Envisioning Stage and interviewed government officials, academics and other interested parties related to urban regeneration in the respective cities. At least one urban redevelopment project and one preservation project were identified and visited in each city, with particular emphasis on the issues of institutional framework, models and approaches on urban renewal, and community engagement. The initial observations by the policy study consultant on the lessons learnt from these cities are summarised at **Annex B**.

In order to obtain a first hand understanding of how other cities formulate and deliver their urban regeneration missions, the challenges they face and the solutions they have developed in response, we have organised a study visit to Tokyo and will carry out another study visit to Shanghai. Members of the delegations include members of the URS Review Steering Committee, members of the URA subcommittee on URS Review, and members of URA's District Advisory Committees who are also District Council members. The visit itineraries of both visits include meetings with government officials responsible for urban regeneration and academics who are knowledgeable on this subject, as well as site visits to selected urban regeneration projects.

- (c) The Development Bureau, with the support of URA, has also appointed a public engagement consultant (A-World Consulting Limited) to assist in developing and implementing an extensive public engagement programme for the URS Review. The consultancy fee (\$5.4 million for a period of two years) and other related expenses for implementation of the public engagement programme will also be absorbed by the URA.

We have planned a robust and extensive public engagement programme for the Public Engagement Stage to reach out to the wider public and engage them in discussions of the key issues identified. The programme includes operation of an Idea Shop for the URS Review in Wan Chai, launching of the Partnering Organisation Programme, sponsoring a series of radio programmes, arranging road show exhibitions and collection of public feedback at various districts, hosting of topical discussion sessions and public forums. Details of these activities are set out at **Annex C**.

We will also employ other publicity and communication channels, including the e-forum on our dedicated website, pamphlets, structured interviews, questionnaire surveys and advertisements in the mass media. These will help ensure that the views of those who have no access to the internet or do not have time to attend public discussion sessions will also be reflected.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 23 March 2009

Focus Group Discussions

Date	Participants
17 September 2008	Academics and professional groups (Building & Construction) – architects, planners, engineers, surveyors, etc.
24 September 2008	Academics and professional groups (Arts & Humanities) – social workers, artists, historians and representatives from the cultural sector
2 October 2008	Advocacy groups – policy “think tanks”, green groups, conservation groups
8 October 2008	Advocacy groups – community groups
15 October 2008	Commercial organisations — property developers etc.
21 October 2008	Affected groups – landlords and tenants / concerned organisations
30 October 2008	Affected Groups — property owners and tenants
5 November 2008	Advocacy groups – community groups
12 November 2008	District Councils
18 November 2008	General public and advocacy groups
25 November 2008	Urban Renewal Authority’s District Advisory Committees
27 November 2008	Business groups – retailers, hawkers and transport operators, etc.
3 December 2008	Advocacy groups
8 December 2008	The Hong Kong Institute of Architects
9 December 2008	District Councils
17 December 2008	Hong Kong Housing Authority
18 December 2008	Land and Building Advisory Committee
18 December 2008	Hong Kong Housing Society
14 January 2009	Board of Directors and Urban Renewal Strategy Review Committee, Urban Renewal Authority
15 January 2009	Hong Kong General Chamber of Commerce

Initial thoughts on the lessons learnt from other Asian Cities¹

Lessons learnt from Singapore

- To facilitate redevelopment in the private sector:
 - ◆ In 1997, the percentage of consent required for en bloc sale was reduced from 100% to 90% for buildings less than 10 years and 80% for buildings 10 years or more.
 - ◆ Between 1988 and 2001, rent control has been gradually phased out.
- Conservation:
 - ◆ Conservation was kick-started in 1984 by the concern on tourism, thematic development and tourism oriented conservation. It had led to the loss of authenticity and organic vitality.
- Overall planning is important for a privately led redevelopment in the private sector and extensive conservation.

Lessons learnt from Seoul

- Redevelopment
 - ◆ Government had tried to pull out from redevelopment between the 1980s till 2002, but has to take an active part again in the “New Town” projects, because purely privately led redevelopment in the 1980s and 1990s had led to:
 - higher and higher building heights;
 - building density and building mass;
 - lack of communal facilities; and
 - deteriorating traffic conditions.
 - ◆ The un-coordinated redevelopment of Seoul downtown in the 1980s had led to replacement of low rise residential units by high rise office buildings, leaving an empty business centre at night.
 - ◆ Redevelopment of “old town” to “new town” has the following characteristics:
 - initiation from top (municipal level) and planning starts from the bottom (“Gu”, i.e. district, level);
 - different approaches (total re-construction to mixture of restoration and re-construction) for different projects depending on the different circumstances of project;
 - cases studies of the new town projects indicated that primarily localised concern would only focus on financial/economic return on redevelopment; and

¹ Adapted from a presentation made on 15 December 2008 at the Seminar on “Models and Challenges of Urban Renewal – Sharing of Asian Experience”

- housing bonds issued by city government were used to finance these projects.
- The relative successful voluntary conservation as in the case of traditional Korean Houses (“Hanoks”) in Bukchon included:
 - ◆ relaxation of building codes to reduce compliance issues with modern building codes;
 - ◆ availability of loan for renovation;
 - ◆ active preservation groups serving as watchdog; and
 - ◆ strict height restriction in conservation area.

Lessons learnt from Tokyo

- Lessons learnt are primarily related to redevelopment, which included the following:
 - ◆ top down development and planning framework is required;
 - ◆ top down redevelopment initiative;
 - ◆ bottom up detailed planning;
 - ◆ based on owners participation and private sector partnership; and
 - ◆ government financial and other facilitation measures were available.
- Two qualifications in interpreting the experience in Tokyo are:
 - ◆ a culture that emphasise harmony and consensus; and
 - ◆ land rights belong to the people.

Lessons learnt from Taipei

- Lessons learnt are primarily related to redevelopment which include:
 - ◆ model is similar to Tokyo and to Seoul (1980s-2002);
 - ◆ government serves as regulator and facilitator role;
 - ◆ initiative comes from citizens and developer;
 - ◆ government leadership (mayor, vice-mayor);
 - ◆ historically gone through different stages, from public to private and then to public private partnership;
 - ◆ higher plot ratio and increased density are used as incentives;
 - ◆ currently, more applicable to small scale projects;
 - ◆ financially more applicable to higher-end residential areas;
 - ◆ improvement to public facilities would be limited;
 - ◆ strong community organisation was present;
 - ◆ (the previous) Taiwan Government’s intention to strengthen Taiwan culture via local culture and local identity;
 - ◆ owners and developers shared financial risk; and
 - ◆ it is planning to develop new urban renewal corporation for larger scale redevelopment that is similar to Korea model.

Lessons learnt from Guangzhou

- **Redevelopment**
 - ◆ Historically gone through several stages, from purely public to mainly privately-led then to public only and to mixed approach.
 - ◆ Initiation from district (district has more power and tax revenue).
 - ◆ High level government leadership with the Mayor's involvement.
- **Conservation**
 - ◆ City and district government play an important role (mostly state owned properties).

Lessons learnt in Shanghai

- Leadership and collaboration of various departments are important in urban renewal.
- Coupling of preservation and profitable redevelopment is instrumental.
- Overall planning is needed for historical districts.

Overall lessons

- The importance of comprehensive planning for conservation and redevelopment, particularly if it is privately-led.
- Changes in strategies at different stages of urban development (from public to private and then to partnership).
- Difficulties faced by Hong Kong, i.e. multi-storey buildings with strata-titles, would soon be faced by other cities. They are not quite facing it now.

On Redevelopment

- Purely privately led redevelopment has many limitations.
- Privately led redevelopment in Hong Kong requires the highest level of consent amongst all the cities.
- Owner participation depends on profitability of project, i.e. additional development potential.
- There is financial risk.
- Bottom-up planning and redevelopment depends on a strong neighbourhood and empowered local government.
- Possible consideration of land and building bank.

On Conservation

- Mostly government led (in planning, designation and zoning, support, and acquisition) and private implementation.
- Coupled with strict height restriction and down zoning.
- Relaxation of building codes and requirements is needed, particularly in keeping the authenticity of conservation.

- Growing interest in authenticity and organic evolution in many cities.
- Loans for restoration in private conservation.
- Transfer of plot ratio within site and beyond site.

On Rehabilitation

- Mostly private responsibility (Seoul provides loans for individual houses).
- Hong Kong faces a very different and more difficult issue – rehabilitation of multi-storey buildings.

On Government Role

- Changing role in different stages of urban development and based on past experience.
- The importance of comprehensive planning including redevelopment and conservation.
- Leadership, co-ordination (within government), legal framework, arbitration (administrative or judiciary), financing (bonds/loans).

On Private Sector

- Play an important part in conservation in many cities, such as Singapore, Guangzhou and Shanghai. Sometimes as part of comprehensive redevelopment.
- In Tokyo, Seoul and Taipei, private construction companies and developers will join owners associations (which are responsible for clearance).
- Public private partnership is common in most cities particularly recently.

On the Community

- Owners played an important part in redevelopment in Seoul, Tokyo and Taipei.
- Owners played an important part in conservation in Seoul and Singapore.

Limitations of “learning” from overseas examples

- Difference in land policy (ownership, lease policy), for example, Hong Kong is on leasehold and redevelopment will normally imply one-off substantially higher land premium.
- Government structure (national, provincial, municipal, district) is different, for example, Hong Kong has basically only one level and its district level is primarily consultative.

- Political structure (election system) is different. In some examples, mandates for major projects and renewal strategies or approaches are obtained in elections of mayors and national government.
- Local community strength of Hong Kong is relative weak as compared to other cities.
- Social and political culture is very different, for example, harmony in Japan versus diversity in Hong Kong.
- Size and influence of developers in related public policies and implementation of projects vary, for example, Hong Kong has comparatively large and very powerful developers which are not readily found in other cities.
- Existing building density in Hong Kong is already high and can hardly be used as incentive for primarily privately led redevelopment.

Urban Renewal Strategy (URS) Review
Stage 2 – Public Engagement (February 2009 – December 2009)

List of Upcoming Community Involvement Activities

Date	Name	Details
February 2009	Idea Shop	<ul style="list-style-type: none"> The URS Review Idea Shop aims to provide a visible and useful venue for community activities related to the URS Review. The shop at Tai Yuen Street, Wan Chai has been in operation since late February. The Idea Shop serves as a community-based hub for the public to express and exchange views towards the URS review. The Idea Shop will be opened to public from Tuesday to Sunday from 11:00am to 9:00pm throughout the Public Engagement Stage. The venue may also be used by the Partnering Organisations for organising work meetings, workshops, forums and other activities relating to the URS Review. Other organisations may also apply to use the venue for organising activities related to the Review.
<u>Phase 1</u> February – June 2009 <u>Phase 2</u> July – November 2009	Partnering Organisation Programme	<ul style="list-style-type: none"> The Programme aims to broaden the reach to the public and encourage their active participation in the Review. District Councils, professional bodies, and educational and community organisations are invited to submit proposals for organising activities related to the review. These activities may take the form of exhibitions, competitions, workshops, discussion forums, and so on. The proposals are assessed according to their objectives, creativity, feasibility, outreach scale, cost effectiveness and the applicants' experience in organising similar events. Successful organisations will become the URS Review's partnering organisations and each may receive up to \$10,000 to help implement the approved projects during the Public Engagement Stage of the URS Review (February to December 2009).

Date	Name	Details
		<ul style="list-style-type: none"> A total of 11 applications have been received under phase 1 of the Programme from a variety of organisations including professional institutes, youth organisations, community and environmental groups and schools. Nine applications have been approved so far. We will invite applications for the next phase nearer the time.
March – August 2009	Sponsored radio programmes and information segments	<ul style="list-style-type: none"> Radio programmes will be produced for broadcast from March to August 2009 to arouse public interest, provide basic information about urban regeneration in Hong Kong at present and encourage the public to take part in the discussions. Starting from end March, 90 seconds info-segments on various topics related to the current URS will be broadcast frequently for four weeks. A weekly half-hour sponsored radio programme will then be broadcast for ten weeks. This will be followed by another four weeks of info-segment broadcasts. The info-segments aims at providing basic information about the current URS, while the sponsored radio programme aims to cover selected urban regeneration issues in some depth and generate more public discussions.
Early May – November 2009	Road Shows, Public Forums & Topical Discussion Series	<ul style="list-style-type: none"> A series of eight road shows, ten topical discussion sessions and five public forums will be organised as the backbone programmes in the Public Engagement stage. The public forums will tie in and dovetail the road shows in four regions: Kowloon West, Hong Kong Island, Kowloon East and Tsuen Wan, with each region featuring two road shows before a public forum and topical discussion sessions are held. The last public forum is intended as a summing up session. A coffee corner may be featured during the road shows in case visitors wish to sit down and spend more time to chat. Structured interviews will also be conducted at the road shows to collect public views. The theme of the road show exhibition will be selected urban regeneration issues, with particular reference to the views collected during the Envisioning Stage and the experience of the six Asian cities observed from our policy study. A dedicated pamphlet will also be produced and distributed to viewers for feedback.

Date	Name	Details
		<ul style="list-style-type: none"> As regards the topical discussion sessions, each would focus on different specific topics (e.g. public engagement, compensation and rehousing) and will involve more focused and in-depth discussions. They will be organised around the road shows and public forums to ride on their publicity. These topical discussion sessions will help prepare the public for the public forums.

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)035

Question Serial No.

1482

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

The Administration will study appropriate measures to be taken to reduce the bulk of buildings and to foster development of a better and more sustainable built environment in 2009-10. Please advise:

- (a) the specific details of the above study; and
- (b) the amount of manpower and expenditure involved.

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

Public views on the proposals to foster a quality and sustainable built environment will be gauged through a four-month public engagement exercise to be launched by the Council for Sustainable Development (SDC) in mid 2009. The aim of the engagement is to generate thorough and in-depth discussion amongst various sectors in the community. Stakeholders will be invited to join the discussion and express their views on the proposals via different avenues during the public engagement process. The Government will carefully consider the findings and recommendations of the public engagement exercise before deciding on the way forward.

Professional support is engaged by the SDC to assist the conduct of the public engagement process. The expenditure involved for implementing the public engagement process under the Environment Bureau, which provides secretariat support to the SDC, is estimated to be about \$6-\$7 million. As far as the Planning and Lands Branch is concerned, the related work is being handled by existing staff without involving the provision of additional manpower.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)036

Question Serial No.

1483

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

A review will be conducted on the policy for the provision of public facilities in private developments in 2009-10. Please specify the details of the review.

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

The Administration's paper on "Provision of Public Facilities in Private Developments" for the Legislative Council Panel on Development meeting on 8 December 2008 sets out the preliminary findings and recommendations of a review conducted by the Development Bureau concerning the provision of public open spaces in private developments, and the proposed direction for considering future developments and proposed arrangements for some existing privately-managed public open spaces.

We considered that the policy on the incorporation of public facilities in private developments is based on sound considerations and enables the needed facilities to be provided to the public in a timely and integrated manner through private developments, provides for better planning and optimises the use of limited land. This notwithstanding, we are reviewing implementation aspects of this policy for future developments in relation to the funding arrangements, management and maintenance responsibilities, and design and location of such public facilities. Also, we have proposed certain arrangements for some existing privately-managed public open spaces. In addition, we have commissioned a consultancy study to formulate a set of design and operational guidelines concerning public open spaces in private developments.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)037

Question Serial No.

1484

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

The Administration will continue to carry out the “Building Maintenance Grant Scheme for Elderly Owners” in 2009-10. Since the elderly generally have difficulty in accessing relevant information of the Scheme, how will the Administration launch the publicity programmes? What is the amount of manpower and resources involved?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) is administered by the Hong Kong Housing Society (HKHS). Since the launch of the BMGSEO in May 2008, the HKHS has carried out an extensive publicity campaign to promote the Scheme through various media, including television and radio broadcast, newspapers as well as advertising panels in Mass Transit Railway stations. The expenses so far incurred by the HKHS amount to about \$2.2 million. In addition, the HKHS's ten Property Management Advisory Centres, in collaboration with relevant Government departments and social services organisations, will continue to organise workshops to introduce the BMGSEO to the public. Up to the end of February 2009, the HKHS has already organised 251 workshops. The total number of participants is over 12 200. Representatives of the HKHS have also attended District Council meetings to explain the BMGSEO to local community members. The Society will continue to promote the BMGSEO proactively in the years to come.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 23 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)038

Question Serial No.

1485

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

The Administration will prepare subsidiary legislation for the introduction of the minor works control regime in 2009-10. Please provide details of the proposal.

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The Buildings (Amendment) Ordinance 2008, passed by the Legislative Council (LegCo) in mid-2008, sets out the framework for a minor works control system. This control system aims to streamline the existing building control regime by providing simplified procedures for the carrying out of specific types of minor building works. Under the system, minor works will be categorized into three classes according to their scale, complexity and risk to safety and will be subject to different degrees of control. There will be no need to obtain prior approval of plans from the Building Authority in undertaking minor works. Owners can appoint registered personnel of different qualifications in accordance with the complexity of works to conduct minor works.

The Building (Minor Works) Regulation, detailing the modus operandi of the minor works control system, will be tabled at LegCo shortly.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 23 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)039

Question Serial No.

2668

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

Is the "Operation Building Bright" a short-term campaign for creating jobs or a pilot scheme? Will it overlap with the "Building Maintenance Grant Scheme for Elderly Owners" and reduce the chance of successful application by the elderly owners?

Asked by: Hon. LEUNG Kwok-hung

Reply:

"Operation Building Bright" (the Operation) is one of the measures for "Preserving Jobs" in the 2009-10 Budget. It is a one-off measure, with the primary objective of creating about 10 000 job opportunities within a short period of time for the construction industry. The Building Maintenance Grant Scheme for Elderly Owners (the Grant Scheme) is, on the other hand, tailor-made for needy elderly owner-occupiers who fail to properly repair and maintain their self-occupied premises in a timely manner due to lack of financial means. Funded by a \$1 billion commitment approved by the Finance Committee last year, this initiative contributes to the Government's policy objective of caring for the elderly.

The Operation and the Grant Scheme are two independent initiatives. Participation in the Operation will not affect an eligible elderly owner-occupier's application for the Grant Scheme.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)040

Question Serial No.

0614

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme :

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

Director of Bureau : Secretary for Development

Question:

- (a) It was announced in the budget speech that “government departments should provide more active support to charitable and voluntary organisations considering extension or relocation plans” (paragraph 84) and ten community building proposals have been received so far. What are the assessment criteria for such proposals and is there any specific vetting mechanism?
- (b) What is the ceiling of the subsidy level for the proposed community building projects?
- (c) Is there an overall ceiling for such funding support?
- (d) In what form will these projects be subsidized?

Asked by: Hon. LEUNG LAU Yau-fun, Sophie

Reply:

- (a) The Development Opportunities Office (DOO) to be set up under the Development Bureau will provide “one-stop” advisory service and support to project proponents from the private sector, as well as charitable and voluntary organisations to take forward community infrastructure projects involving extension or relocation plans. Project proposals will be assessed on the basis of their economic and social merits, but in order to be eligible for DOO assistance, these projects generally are required to have land owned or earmarked for the purpose and on which some conceptual planning has been undertaken. We plan to re-organise the Land and Building Advisory Committee to provide input to the assessment process by DOO.

(b) (c) and (d) The level of Government support, whether in the form of facilitation or financial assistance, will depend on the merits of individual cases and the views of the relevant policy Bureaux.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 23 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)041

Question Serial No.

0615

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme :

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

Director of Bureau : Secretary for Development

Question:

It is stated in paragraph 84 of the budget speech that a Development Opportunities Office will be set up. What is the estimated overall expenditure of the Office in 2009-2010?

What is the staffing establishment of the Office?

Asked by: Hon. LEUNG LAU Yau-fun, Sophie

Reply:

Additional provision has been included in the 2009-10 draft Estimates under Head 159 Government Secretariat : Development Bureau (Works Branch) for the creation of posts to strengthen the co-ordination of infrastructure projects. Our current proposal is to make use of some of these resources and to re-allocate two directorate posts for the setting up of the Development Opportunities Office (DOO) which will be accounted for under Head 138 Government Secretariat : Development Bureau (Planning and Lands Branch). The DOO will be headed by a senior directorate officer, supported by another directorate officer plus a small multi-disciplinary team of officers redeployed from different departments. We will consult the Panel on Development soon on the creation of the directorate posts and then seek the approval of the Establishment Subcommittee and Finance Committee.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)042

Question Serial No.

2970

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

According to the Secretary for Development, Mrs Carrie LAM, for subsidising the owners to repair their old buildings under "Operation Building Bright", the Government will bear a large share of the cost while the owners merely need to contribute a little. However, many owners considered that \$16,000 was not enough for them to carry out repair works on the external walls of the whole building and the associated facilities. On what basis does the Administration consider that the level of subsidy can cover a large part of the maintenance cost?

Asked by: Hon. LEUNG Mei-fun, Priscilla

Reply:

According to the experience gathered from the operation of the Building Maintenance Incentive Scheme administered by the Hong Kong Housing Society, on average each residential unit has to contribute around \$20,000 for the repair works in the common areas of the buildings. On this basis, we believe that a grant of \$16,000 should be able to assist most building owners to finance 80% of the repair costs.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)043

Question Serial No.

2971

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

Apart from Wan Chai District, does the Development Bureau have any plans to promote renewal and revitalisation in other areas such as Sham Shui Po District?

Asked by : Hon. LEUNG Mei-fun, Priscilla

Reply :

In his 2007-08 Policy Address, the Chief Executive tasked the Development Bureau and the Urban Renewal Authority (URA) to jointly adopt a district-based approach when considering preservation and revitalisation of the old Wan Chai area.

We are now pursuing this new approach together with the Old Wan Chai Revitalisation Initiatives Special Committee and URA. We will consider extending this approach to other districts in light of the experience gained in Wan Chai.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)044

Question Serial No.

2972

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

Subhead (No. & title) :
000 Operational expenses

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

The Administration will set up a dedicated unit to handle harbour-related planning and land issues in 2009-10. Are there any work schedules for the unit? If yes, are the promenades along Tai Kok Tsui in West Kowloon, Hung Hom and Kowloon City included in the work schedules of the unit? If not, will the Administration consider including these districts?

Asked by: Hon. LEUNG Mei-fun, Priscilla

Reply:

A Principal Assistant Secretary post will be created with effect from 1 April 2009, to head a new harbour unit set up within the Planning and Lands Branch of Development Bureau to handle harbourfront planning and lands issues. The harbour unit will coordinate interdepartmental efforts on harbourfront planning and press ahead with harbourfront enhancement works along both sides of Victoria Harbour on short, medium and long term bases, in consultation with the relevant departments and parties concerned including District Councils, the Harbour-front Enhancement Committee and harbour concerned groups. Waterfronts along Tai Kok Tsui, Hung Hom and To Kwan Wan are also included. Short-term work includes the identification and implementation of “quick-win” projects. Medium-term work includes developing practicable models for the sustainable management of harbourfront area. Longer-term work includes carrying out planning studies for harbourfront areas and studying the possible beneficial re-use of piers which have been left idle.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 23 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)045

Question Serial No.

2973

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

It is stated in the Budget Speech that a two-year "Operation Building Bright" campaign will be introduced for maintenance of 1 000 dilapidated buildings. Elderly owner-occupiers will be eligible for a grant to cover the full repair cost, subject to a ceiling of \$40,000, whereas non-elderly owners can only receive a grant amounting to 80 per cent of the repair cost, subject to a ceiling of \$16,000. Taking \$40,000 as the basis for calculation, 80 per cent of the amount should be \$32,000. Please explain the method of calculation and the reason why different basis has been adopted for calculating the level of grant for elderly and non-elderly owners.

Asked by: Hon. LEUNG Mei-fun, Priscilla

Reply:

According to the experience gathered from the operation of the Building Maintenance Incentive Scheme administered by the Hong Kong Housing Society, on average each residential unit has to contribute around \$20,000 for the repair works in the common areas of the buildings. On this basis, we believe that a grant of \$16,000 should be able to assist most building owners to finance 80% of the repair costs.

The maximum grant available to elderly owner-occupiers is set at \$40,000 such that elderly owner-occupiers, many of whom are retired and without income, can have the means to finance the repair works in the common areas of buildings in case the share of repair costs exceeds the average of \$20,000. The same ceiling of \$40,000 is adopted for the Building Maintenance Grant Scheme for Elderly Owners introduced in May 2008.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)046

Question Serial No.

2974

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (3) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

Please provide information in tabular form on the ceiling of subsidy under all the current building maintenance loan schemes applicable to non-elderly owners, and the targets of these schemes.

Asked by: Hon. LEUNG Mei-fun, Priscilla

Reply:

Details of the existing building repair and maintenance loan schemes for non-elderly owners are tabulated as follows –

Schemes	Targets	Assistance Available
<i>Buildings Department:</i> Comprehensive Building Safety Improvement Loan Scheme	Owners of private buildings	<ul style="list-style-type: none"> • Interest-bearing loan (interest-free loan for low income owners) • Total costs of works, subject to a cap of \$1 million
<i>Hong Kong Housing Society:</i> Home Renovation Loan Scheme	Owners of private residential properties which are aged 20 or above and meet specified eligibility criteria	<ul style="list-style-type: none"> • Interest-free loan • Maximum \$50,000

Schemes	Targets	Assistance Available
<i>Urban Renewal Authority (URA):</i> Building Rehabilitation Loan Scheme	Owners of private residential or composite buildings which are aged 20 or above and meet specified eligibility criteria	<ul style="list-style-type: none">• Interest-free loan• 100% of individual property's shared cost plus, as approved by URA, the cost of repair and maintenance works to the interior of the property which is carried out in association with the works to the common areas of the whole building, subject to a cap of \$100,000 per unit

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

Subhead (No. & title) :
000 Operational expenses

Director of Bureau : Secretary for Development

(a) The provisions earmarked for the salary for the Secretary, the Under Secretary and the Political Assistant in the 2008-09 Revised Estimates and the 2009-10 Estimates under Head 138 are as follows :

	2008-09 Revised Estimates (\$ million)	2009-10 Estimates (\$ million)
Secretary for Development	3.58	3.58
Under Secretary for Development	0	2.68
Political Assistant to Secretary for Development	1.28	1.61

- (b) The Political Assistant to Secretary for Development is responsible principally for providing political support and input to the Secretary and the Under Secretary, and conducting the necessary political liaison at the instruction of the Secretary and the Under Secretary, including the liaison with the media and various stakeholders. Upon assuming office, the Political Assistant to Secretary for Development has provided advice from the political perspective on, for instance, the need for lobbying political parties / groups and the handling of invitations and correspondence from political parties / groups. He has also monitored views from interest groups and the general public on policy issues concerned and assessed the political implications.

The appointment of Political Assistant to Secretary for Development has strengthened the support to the Secretary in undertaking political work, communicating with the Legislative Council and other stakeholders, such as District Councils, political parties/groups, non-government organisations, district personalities as well as business, professional and other bodies, and explaining Government policies to the media and the public at large.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 23 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)048

Question Serial No.

1742

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

Subhead (No. & title) :

Programme :

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

Director of Bureau : Secretary for Development

Question:

In paragraph 83 of the Budget Speech 2009-2010, it is said that a Development Opportunities Office under the Development Bureau will be set up soon. In this connection, will the Government provide the details and operation commencement date of the Office? Since the Secretary of Development said in a press conference on February 26 that the Office would not only benefit private developers, will the Government explain how the Office will improve the efficiency of communication among bureaux, departments and different sectors?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The Development Opportunities Office (DOO) will be headed by a senior directorate officer, supported by another directorate officer plus a small multi-disciplinary team of officers redeployed from different departments. We will provide details about the operation of the DOO when we consult the Panel on Development on the creation of the directorate posts shortly. We will then seek the approval of the Establishment Subcommittee and Finance Committee, for the DOO to commence operation around the middle of this year.

At this stage, we envisage that the DOO will provide “one-stop” advisory service and facilitation to worthwhile projects proposed by the private and non-Government sectors and will ensure that there is effective communication among various government departments and the project proponents.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)049

Question Serial No.

1743

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

Subhead (No. & title) :

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

In paragraph 83 of the Budget Speech 2009-2010, it is said that the Government will re-organise the existing Land and Building Advisory Committee, and engage the public at the earliest stage. In this connection, will the Government provide the details of the reorganisation, including its commencement date, and duties and composition of the reorganised committee? What are the possible impacts of such reorganisation? And when will the Administration conduct a review of the reorganised committee?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

In his 2009-10 Budget Speech, the Financial Secretary has announced that a Development Opportunities Office (DOO) will be set up under the Development Bureau to facilitate development proposals from non-Government entities. The Land and Building Advisory Committee (LBAC) will be reorganised to provide input to the assessment of project proposals put to it by the DOO.

Apart from its current terms of reference of advising on “monitoring and assessing policies and procedures in relation to planning, land and building matters”, the reorganised LBAC will perform the additional role of providing advice from various sectors of the community to the consideration of project proposals. To enable the LBAC to perform this new role effectively, we will strengthen its membership by appointing to it members from a wider spectrum of the community together with representatives of various trade/professional bodies, so that the committee will be better able to advise on the relative merits of a project proposal before it undergoes the normal processing by various Government departments and statutory bodies.

We envisage that the reorganised LBAC would be in place by the middle of this year to tie in with the proposed establishment of the DOO. We will review the organisation of the LBAC after the new arrangement has been in place for some time.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)050

Question Serial No.

1744

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

In paragraph 89 of the Budget Speech 2009-2010, it is said that the Government had completed Stage 1 of the review of the Urban Renewal Strategy. In this connection, will the Government inform this Council when will Stage 2 of the review be launched? How will the Government apply the suggestions made in Stage 1 of the review to its future policies? And, how will the Government ensure that the review will be conducted in a open, fair and impartial manners so as to strike a balance between different parties' aspirations?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The objective of Stage 1-the Envisioning Stage of the Review of the Urban Renewal Strategy (URS) is to identify the key issues that should be studied and discussed during the review. We organised and attended 20 focus group sessions and special meetings with various stakeholders and the general public to collect their views on the URS Review. The views collected during the Envisioning Stage will help us set the agenda for the public engagement work in the subsequent stages of the review. Stage of 2 of the Review will be the Public Engagement Stage. It covers the period from February to December 2009.

To assist us in collecting the views of the Hong Kong people on the future direction of urban regeneration, the Development Bureau, with the support of Urban Renewal Authority, has appointed a public engagement consultant (A-World Consulting Limited) to help in developing and implementing an extensive public engagement programme for the review.

During the Public Engagement Stage, we will roll out a robust and extensive public engagement programme to reach out to the wider public and engage them in discussions of the key issues identified. We have set up an “Idea Shop” (a specialised community centre set up for the review) in Wan Chai where educational and interactive activities related to the Review will be organised. We have invited, through the public engagement consultant, District Councils, professional bodies, educational and community organisations to join our Partnering Organisation Programme, which aims to encourage the wider community to take an active part in the Review and to stimulate more creative ideas to help shape the future direction of urban regeneration in Hong Kong. So far, we have approved nine applications for activities to be organised during Phase 1 of the Partnering Organisation Programme. We will also actively employ other means, including radio programmes, road shows, public forums and topical discussion sessions, to engage the public. Details of these activities are set out at **Annex**.

We will also employ other publicity and communication channels, including the e-forum on our dedicated website, pamphlets, structured interviews, questionnaire surveys and advertisements in the mass media. These will help ensure that the views of those who have no access to the internet or do not have time to attend public discussion sessions will also be reflected. Moreover, information on progress of the review, schedule of public engagement activities, and the relevant meeting notes, papers and reports will also be posted onto the website from time to time to ensure that the public will have convenient access to the relevant information and activities of the review.

The major issues raised by various stakeholders during the Envisioning Stage will be extensively discussed and debated in the public forums and topical discussion sessions during the Public Engagement Stage. A report on the views collected with analysis on the options available will be produced at the end. The findings of the Public Engagement Stage, including the choices and preferences of the public on different issues and options, will be reviewed in the concluding stage-Consensus Building (from January to April 2010) to come up with recommendations for a new URS. We shall also continue to report progress on the review to the LegCo Panel on Development regularly and solicit advice from Members from time to time.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**Urban Renewal Strategy (URS) Review
Stage 2 – Public Engagement (February 2009 – December 2009)**

List of Upcoming Community Involvement Activities

Date	Name	Details
February 2009	Idea Shop	<ul style="list-style-type: none">• The URS Review Idea Shop aims to provide a visible and useful venue for community activities related to the URS Review. The shop at Tai Yuen Street, Wan Chai has been in operation since late February.• The Idea Shop serves as a community-based hub for the public to express and exchange views towards the URS review. The Idea Shop will be opened to public from Tuesday to Sunday from 11:00am to 9:00pm throughout the Public Engagement Stage.• The venue may also be used by the Partnering Organisations for organising work meetings, workshops, forums and other activities relating to the URS Review. Other organisations may also apply to use the venue for organising activities related to the Review.
<u>Phase 1</u> February – June 2009 <u>Phase 2</u> July – November 2009	Partnering Organisation Programme	<ul style="list-style-type: none">• The Programme aims to broaden the reach to the public and encourage their active participation in the Review.• District Councils, professional bodies, and educational and community organisations are invited to submit proposals for organising activities related to the review. These activities may take the form of exhibitions, competitions, workshops, discussion forums, and so on.• The proposals are assessed according to their objectives, creativity, feasibility, outreach scale, cost effectiveness and the applicants' experience in organising similar events. Successful organisations will become the URS Review's partnering organisations and each may receive up to \$10,000 to help implement the approved projects during the Public Engagement Stage of the URS Review (February to December 2009).

Date	Name	Details
		<ul style="list-style-type: none"> A total of 11 applications have been received under phase 1 of the Programme from a variety of organisations including professional institutes, youth organisations, community and environmental groups and schools. Nine applications have been approved so far. We will invite applications for the next phase nearer the time.
March – August 2009	Sponsored radio programmes and information segments	<ul style="list-style-type: none"> Radio programmes will be produced for broadcast from March to August 2009 to arouse public interest, provide basic information about urban regeneration in Hong Kong at present and encourage the public to take part in the discussions. Starting from end March, 90-second info-segments on various topics related to the current URS will be broadcast frequently for four weeks. A weekly half-hour sponsored radio programme will then be broadcast for ten weeks. This will be followed by another four weeks of 90-second info-segment broadcasts. The info-segments aims at providing basic information about the current URS, while the sponsored radio programme aims to cover selected urban regeneration issues in some depth and generate more public discussions.
Early May – November 2009	Road Shows, Public Forums & Topical Discussion Series	<ul style="list-style-type: none"> A series of eight road shows, ten topical discussion sessions and five public forums will be organised as the backbone programmes in the Public Engagement stage. The public forums will tie in and dovetail the road shows in four regions: Kowloon West, Hong Kong Island, Kowloon East and Tsuen Wan, with each region featuring two road shows before a public forum and topical discussion sessions are held. The last public forum is intended as a summing up session. A coffee corner may be featured during the road shows in case visitors wish to sit down and spend more time to chat. Structured interviews will also be conducted at the road shows to collect public views. The theme of the road show exhibition will be selected urban regeneration issues, with particular reference to the views collected during the Envisioning Stage and the experience of the six Asian cities covered by our policy study. A dedicated pamphlet will also be produced and distributed to the public.

Date	Name	Details
		<ul style="list-style-type: none"> As regards the topical discussion sessions, each would focus on different specific topics (e.g. public engagement, compensation and rehousing) and will involve more focused and in-depth discussions. They will be organised around the road shows and public forums to ride on their publicity. These topical discussion sessions will help prepare the public for the public forums.

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)051

Question Serial No.

0959

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

Regarding the comprehensive review on the policy for the provision of public facilities in private developments, please advise:

- (c) whether situations in other countries have been studied; if yes, please provide a breakdown by years of such studies from 2006 to 2008 with details of their titles, scope, expenses incurred and findings;
- (d) whether more public engagement activities for the public facilities in private developments will be launched. Please provide a chronological breakdown of such activities with details, the approach to be adopted, the launching and closing dates for such activities and the expenses to be incurred by each activity.

Asked by: Hon. TO Kun-sun, James

Reply:

- (a) We have commissioned a consultancy study on public open space in private developments in 2008-09, which is scheduled to be completed in 2009-10, for the purpose of devising a set of design, operational and management guidelines on public open space in private developments. The consultancy study would make reference to the experience of the New York City. The estimated expenditure is about \$810,000.
- (b) To engage the public in the discussion of the provision of public facilities in private developments, we have consulted the Legislative Council Panel on Development on 22 April 2008 and 8 December 2008 and collected views from deputations at the Panel on Development Special Meetings on 31 May 2008 and 16 February 2009. We have also released to the public lists of private developments which are required under leases or deeds of dedication to provide

public facilities, and sought the support of the 18 District Councils in monitoring the use of such facilities. We have also attended meetings of the Central and Western District Council, the Yau Tsim Mong District Council and the Islands District Council to discuss cases of their concern. We would continue to release information on public facilities in private development and welcome any comments and views from the public. At the Development Bureau level, the public engagement work relating to the provision of public facilities in private developments is absorbed within the existing manpower resources in the Planning and Lands Branch.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 23 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)052

Question Serial No.

2509

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

It is stated under the Programme that the Administration worked and will continue to work with the Urban Renewal Authority and other key stakeholders in implementing district-based initiatives to renew and revitalise old Wan Chai in 2008 and 2009-10. Will the Government inform us of:

- (a) The effectiveness of “implementing district-based initiatives to renew and revitalise old Wan Chai” in 2008?
- (b) The plans for these initiatives in 2010 and the estimated provision involved?
- (c) Whether the Bureau will consider identifying other areas for similar plans? If yes, which district will be chosen? If not, what are the reasons?

Asked by : Hon. WONG Kwok-kin

Reply :

- (a) In his 2007-08 Policy Address, the Chief Executive tasked the Development Bureau and Urban Renewal Authority (URA) to jointly adopt a district-based approach when considering preservation and revitalisation of the old Wan Chai area. Following consultation with the Wan Chai District Council (WCDC) in January 2008, an Old Wan Chai Revitalisation Initiatives Special Committee, including members of the WCDC, experts on heritage conservation and revitalisation, and representatives from the Development Bureau and URA, was established. Its mission is to map out the overall plan for revitalising old Wan Chai.

Some initiatives that the Special Committee is pursuing include beautification of the open-air bazaars at Tai Yuen Street, Cross Street and Gresson Street, introduction of a public-private partnership scheme for revitalising old Wan Chai, and development of historical and heritage trails in Wan Chai.

The Special Committee commissioned a consultant to conduct community focus group workshops in July 2008 to gather views from the public and various stakeholders on the beautification of the open-air bazaars. Based on the outcome of public engagement, the Special Committee recommended to provide proper electricity supply and canopies for the hawkers stalls as well as an entrance gateway for the open-air bazaars. The WCDC discussed these initiatives in its meeting on 16 September 2008 and gave its support. With agreement of the Special Committee, URA is carrying out works to install electricity metres and canopies for selected hawker stalls on Tai Yuen Street to provide samples for the stakeholders to further comment on their designs.

The Special Committee also agreed to involve the private sector in revitalisation of old Wan Chai. With support from the WCDC, the Special Committee is now inviting Expression of Interests from the private sector in revitalisation initiatives in Wan Chai. The deadline for submission of proposals is end March 2009.

The Special Committee is also studying how to link up historical buildings and sites in Wan Chai to form historical and heritage trails.

- (b) Installation of samples of proper electricity supply for selected hawker stalls on Tai Yuen Street was completed. The Special Committee is now working on the installation of canopies for selected hawker stalls. Upon completion of all sample works in May 2009, the Special Committee will invite public views on these samples. The design of the electricity installations and canopies will be further revised to respond to public views. The final design will be submitted to WCDC for approval before full-scale implementation.

For the public-private partnership scheme for the revitalisation of old Wan Chai, the Special Committee will identify suitable proposals for submission to the WCDC for endorsement. The Special Committee and the Development Bureau will monitor the design and implementation of the approved projects.

URA has agreed to pay for the capital costs of the installations. The Special Committee is now considering the long-term maintenance responsibilities.

For the public-private partnership scheme for revitalising old Wan Chai, interested parties are requested to include in their submissions the proposed cost-sharing arrangements, including one-off capital funding and future maintenance costs. The deadline for submission is end March 2009.

- (c) This is a new initiative to preserve and revitalise an area using a district-based approach. We will consider extending this approach to other districts in light of the experience gained in Wan Chai.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)053

Question Serial No.

2510

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

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

Director of Bureau : Secretary for Development

Question:

It is stated under the Programme that the Administration will “conduct a review on the policy for the provision of public facilities in private developments”. The policy has, however, attracted much objection from property owners. Please advise:

- (a) whether the Administration will review those public facilities in approved private developments still under construction to see if they are properly provided;
- (b) details of the consultation and review to be conducted in relation to the policy next year; when the Administration will be able to identify, in consultation with relevant parties, ways to resolve the argument arising from the public facilities in private developments; and the estimated provision for the review.

Asked by: Hon. WONG Kwok-kin

Reply:

The Administration's paper on “Provision of Public Facilities in Private Developments” for the Legislative Council Panel on Development meeting on 8 December 2008 sets out the preliminary findings and recommendations of a review conducted by the Development Bureau concerning the provision of public open spaces in private developments, and the proposed direction for considering future developments and proposed arrangements for some existing privately-managed public open spaces. For public facilities in private developments still under construction, the developer will need to demonstrate to the relevant authorities that the facilities have been provided according to the standards stipulated in the land lease or the planning permission.

We considered that the policy on the incorporation of public facilities in private developments is based on sound considerations and enables the needed facilities to be provided to the public in a timely and integrated manner through private developments, provides for better planning and optimises the use of limited land. This notwithstanding, we are reviewing implementation aspects of this policy for future developments in relation to the funding arrangements, management and maintenance responsibilities, and design and location of such public facilities. Also, we have proposed certain funding and management arrangements for some existing privately-managed public open spaces. In addition, we have commissioned a consultancy study to formulate a set of design and operational guidelines concerning public open space in private developments.

We aim to complete the review within this year. At the Development Bureau level, the work relating to the review is carried out with existing manpower resources in the Planning and Lands Branch.

Signature _____

Name in block letters _____ Raymond Young

Post Title _____ Permanent Secretary for Development
(Planning and Lands)

Date _____ 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)054

Question Serial No.

0833

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

In this Programme, the Administration indicates that the estimated number of fire safety improvement directions (FSIDns) to be issued in 2009 is 800. The drop is due to the small number of target specified commercial buildings (SCBs) to be inspected in 2009, and most of which are with a small amount of owners, resulting in fewer FSIDns to be issued. However, according to the estimate of expenditure submitted by the Administration in 2008, the estimated number of FSIDns was also 800 and a similar reason was given to explain the drop in number as compared with 2007. But ultimately, the actual number of FSIDns issued in 2008 amounted to 1 528. Would the Administration give the reason for the discrepancy found in the estimate for 2008, and whether there are measures to ensure that the actual number of FSIDns to be issued in 2009 will not far exceed the estimated number.

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The number of fire safety improvement directions (FSIDns) issued by the Buildings Department (BD) depends on the number of specified commercial buildings (SCBs) inspected and the total number of owners in such SCBs. The number of SCBs inspected and the number of FSIDns issued by the BD from 2006 to 2008 are as follows :

Target/Indicator	Estimate			Actual		
	2006	2007	2008	2006	2007	2008
No. of SCB inspected	140	100	30	128	100	31
No. of FSIDn issued by BD	3000	2000	800	3003	2001	1528

In 2008, the number of SCBs inspected was estimated to be 30, and the corresponding number of FSIDns to be issued was 800, which was in proportion to the achievements in 2006 and 2007. Nevertheless, the effect of rolling-over of three SCBs inspected in the second half of 2007 with orders issued in 2008 had caused a surge in the statistical figures. Over 600 additional FSIDns were issued by the BD in 2008 for these three SCBs because of the unexpectedly large number of subdivided flats/units in those buildings.

The indicator of issuing 800 FSIDns in 2009 is derived from the number of SCBs to be inspected, taking into account past experience and the rolling-over effect.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)055

Question Serial No.

0105

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2009-10, the Administration will launch a system for retrieval of building plans and records in the form of electronic images on the Internet. Will the system be free for public use? Will the system cover the plans and records of all industrial, commercial, domestic and Government buildings in Hong Kong? If not, what are the reasons? What are the estimated expenditures for the setting up and annual maintenance of the system?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Buildings Department (BD) currently provides service for the public to view and copy records of existing buildings in its Building Information Centre. The Department maintains an internal computer system to manage the records. In 2009-10, the Department will upgrade the system to provide the service via the Internet. Members of the public will be able to inspect records of existing buildings and place orders for hard copies of such records online. Fees will be charged for such service.

The system covers the building records of all completed private buildings in Hong Kong, except pre-war buildings of which the Building Authority has no records. The system also does not include records of Government buildings and New Territories Exempted Houses which are not covered by the Buildings Ordinance.

The existing computer system was set up with a funding of \$50.3 million approved by the Finance Committee in July 2003. The estimated expenditures for upgrading the system to enable the provision of services via the Internet and annual maintenance of the system are \$8.7 million and \$0.8 million respectively.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 16 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)056

Question Serial No.

1298

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Buildings Department has estimated to increase 78 non-directorate posts in 2009-10. Please give details in table form the post titles, ranks, spectrum of duties and annual payroll cost of the posts concerned.

Asked by : Hon. CHEUNG Yu-yan, Tommy

Reply :

Details of the 78 non-directorate posts to be created in 2009-10 are as follows :

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$'000)</u>
(a) To make preparations for and implement the minor works control system	1 Senior Structural Engineer	1,037
	4 Building Surveyors	2,188
	2 Structural Engineers	1,127
	3 Survey Officers (Building)	581
	2 Technical Officers (Structural)	387

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$'000)</u>
(b) To convert 44 non-civil service contract positions with long-term service need to civil service posts with a view to building up a permanent outfit for implementing the Fire Safety (Buildings) Ordinance in collaboration with the Fire Services Department	2 Senior Building Surveyors 8 Building Surveyors 7 Senior Survey Officers (Building) 24 Survey Officers (Building) 1 Clerical Officer 2 Assistant Clerical Officers	2,073 4,375 2,948 4,650 304 379
(c) To speed up the inspection programme for implementing the Fire Safety (Buildings) Ordinance to enhance fire safety provisions in buildings	1 Senior Building Surveyor 1 Senior Structural Engineer 3 Building Surveyors 1 Structural Engineer 4 Senior Survey Officers (Building) 11 Survey Officers (Building) 1 Technical Officer (Structural)	1,037 1,037 1,641 564 1,685 2,131 194

Signature _____

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 16 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)057

Question Serial No.

1299

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the licence/registration applications processed in the past three years, i.e. 2006, 2007 and 2008, what were the respective numbers of applications for restaurants, places of public entertainment and tutorial schools in each year?

Asked by : Hon. CHEUNG Yu-yan, Tommy

Reply :

The number of licence/registration applications processed by the Licensing Unit of the Buildings Department in the past three years was as follows :

	2006	2007	2008
Restaurants	4454	5449	5865
Other food business premises	1312	1651	1980
Places of public entertainment (including temporary places of public entertainment)	860	1076	1181
Tutorial schools	988	941	901
Others	626	569	661
Total	8240	9686	10588

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)058

Question Serial No.

1382

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In “Matters Requiring Special Attention in 2009-10” regarding the launching of a system for retrieval of building plans and records in the form of electronic images on the Internet, please give the details, including the provision required, areas covered, target recipients, work progress and launching timetable.

Asked by : Hon. CHEUNG Yu-yan, Tommy

Reply :

The Buildings Department currently provides service for the public to view and copy records of existing buildings in its Building Information Centre. The Department maintains an internal computer system to manage the records. In 2009-10, the Department will upgrade the system to provide the service via the Internet. Members of the public will be able to inspect records of existing buildings and place orders for hard copies of such records online.

The system covers the building records of all completed private buildings in Hong Kong, except pre-war buildings of which the Building Authority has no records. The system also does not include records of Government buildings and New Territories Exempted Houses which are not covered by the Buildings Ordinance.

The existing computer system was set up with a funding of \$50.3 million approved by the Finance Committee in July 2003. The estimated expenditures for upgrading the system to enable the provision of services via the Internet and annual maintenance of the system are \$8.7 million and \$0.8 million respectively.

The new system is being rolled out in phases. The “professional launch” targeting at building professionals including authorised persons, registered structural engineers and registered geotechnical engineers was rolled out in January 2009. The Department will monitor the performance of the system, and plan to roll out the system for members of the public in the second half of 2009.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)059

Question Serial No.

0607

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The estimate for general non-recurrent expenditure for 2009-10 is \$1,644,000, which is 92.3% higher than the revised estimate of \$855,000 in 2008-09. What is the main reason for the rise in expenditure?

Asked by : Hon. IP LAU Suk-yee, Regina

Reply :

The general non-recurrent expenditures in both years mainly comprised the cost of the consultancy study to review the "Code of Practice for Fire Safety in Buildings and Renovation Works". The revised estimate for 2008-09 and the estimate for 2009-10 for general non-recurrent expenditure are cashflow payments reflecting the actual work done by the consultant in 2008-09 and the work expected to be carried out in 2009-10 respectively.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 16 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)060

Question Serial No.

2246

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

- (a) In 2008, under the targets of “responding to emergencies outside office hours”, the Buildings Department could not fulfill its time pledge for “cases in urban areas and new towns in the New Territories (NT)” and “cases in other areas in NT”. For “cases in other areas in NT”, it was the second year that the target could not be met, and its performance was even worse than that of 2007. What were the reasons?
- (b) In 2009, what measures will be taken by the Department to rectify the problems to ensure that its services will meet the targets?

Asked by : Hon. LAU Kin-yee, Miriam

Reply :

- (a) In 2008, the Buildings Department (BD) handled 1 222 emergency cases, out of which 633 cases fell under the category of the two-hour response time pledge (outside office hours for urban areas and new towns in the New Territories). The 95.7% performance was a result of the two-hour pledge being exceeded in 27 cases. The longer time required for these cases was due to the large number of emergency calls received within a short span of time under the inclement weather condition during periods of tropical cyclones and severe rainstorms in the second and third quarters of 2008.

Out of the 1 222 emergency cases handled in 2008, 14 cases fell under the category of the three-hour response time pledge, i.e. cases outside office hours for other areas in the New Territories which are the more remote areas of the territory. Amongst these 14 cases, the three-hour pledge was exceeded in two cases. As a result, the performance in this category was 85.7%. One of the cases occurred when an extraordinarily large number of emergency cases was received within a short period of time during which the red and black rainstorm warning signals were hoisted. The other case took place in Cheung Chau where the ferry service was suspended during the hoisting of typhoon signal No. 8.

- (b) Adequate manpower has been deployed in the BD to handle emergency cases. The aforementioned cases exceeding the time pledges in 2008 were due to extraordinary inclement weather coupled with the large number of emergency calls received within a short span of time. The BD has established procedures in handling emergency cases as stipulated in its “Emergency Handbook” which all duty officers are required to follow. The Department will continue to monitor the provision of emergency services and strive to meet the targets in 2009.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)061

Question Serial No.

2247

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Buildings Department has substantially reduced the number of “single-staircase buildings improved under rooftop structure clearance operations” to 280 buildings in 2009, which is only 40% of its annual target of 700 buildings. What are the reasons?

Asked by : Hon. LAU Kin-yee, Miriam

Reply :

Since 2001, the Buildings Department has been embarking on a clearance operation to remove illegal rooftop structures (IRSs) on single-staircase buildings in Hong Kong. About 5 500 single-staircase buildings have been identified with IRSs. Up to the end of December 2008, IRSs in 5 200 buildings were cleared and IRSs in about 280 buildings are scheduled to be removed in 2009. The target of 280 is the number of remaining buildings covered by the operation.

Signature _____

Name in block letters _____

AU Choi-kai

Post Title _____

Director of Buildings

Date _____

18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)062

Question Serial No.

2479

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the launching of a system for retrieval of building plans and records in the form of electronic images on the Internet, please advise on its progress and the estimated expenditure involved.

Asked by : Hon. LAU Kin-yee, Miriam

Reply :

The Buildings Department currently provides service for the public to view and copy records of existing buildings in its Building Information Centre. The Department maintains an internal computer system to manage the records. In 2009-10, the Department will upgrade the system to provide the service via the Internet. Members of the public will be able to inspect records of existing buildings and place orders for hard copies of such records online.

The existing computer system was set up with a funding of \$50.3 million approved by the Finance Committee in July 2003. The estimated expenditures for upgrading the system to enable the provision of services via the Internet and annual maintenance of the system are \$8.7 million and \$0.8 million respectively.

The new system is being rolled out in phases. The “professional launch” targeting at building professionals including authorised persons, registered structural engineers and registered geotechnical engineers was rolled out in January 2009. The Department will monitor the performance of the system, and plan to roll out the system for members of the public in the second half of 2009.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)063

Question Serial No.

2662

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2008, the Administration processed a total of 10 588 licence/registration applications. Of the different kinds of licences/registrations involved, what were the average numbers of working days required?

Asked by : Hon. LAU Kin-yee, Miriam

Reply :

The role of the Buildings Department (BD) in licence/registration applications is to advise the respective licensing authorities on the suitability of the premises for the intended uses from the perspective of building safety. The average processing time required in processing licence/registration applications by the BD in 2008 are shown in the table below :

Licence Type		Average Processing Time (Working Days)			
		New Application	Revision of Details for New Application	Alteration to Existing Licensed Premises	Annual Renewal
Food Business					
	Restaurant	9.82	8.13	20.4	----
	Factory canteen	9.62	6.88	17.94	----
	Cold store	11.5	10.25	23	----
	Food factory	18.23	17.29	19.01	----
	Bakery	15.5	19.1	19.24	----
	Other food business (such as fresh provision shop, milk permit)	20.34	18.03	18.7	----
	Outside seating accommodation	16.27	8.21	14.94	----

Licence Type		Average Processing Time (Working Days)			
		New Application	Revision of Details for New Application	Alteration to Existing Licensed Premises	Annual Renewal
Place of public entertainment (PPE)					
	Cinema	11	9.5	23.86	20.55
	Entertainment machine centre	8.5	6.56	14.77	19.38
	Exhibition hall / theme park	8.2	9.86	19.29	20.45
Temporary PPE		12.57	6.59	----	----
Karaoke establishment		21.4	10.4	17.91	9.3
School		18.28	13.86	17.54	----
Kindergarten		15.8	7.35	17.8	----
Child care centre		10.12	8.87	18.37	20.15
Non-local higher education		22	16.2	21	----
Swimming pool		20.28	18.82	19.96	----
Amusement game centre		18.5	18.3	9.5	----
Place of amusement		14	11.38	16.2	5
Dancing endorsement		14.4	18.44	----	----
Massage establishment		16.38	14	----	----
Mahjong/Tin Kau		22	13.75	22.71	----
Public dance hall		24	9	22	22.5
Offensive trade		15.33	----	22.8	----
Drug dependant person treatment center		----	8	13.33	19.12
Arms dealer licence		8	----	-----	----
Bath house		21	19.67	26.5	----
Solemnization of marriage		20.67	13	-----	----

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)064

Question Serial No.

2663

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2008, the Administration achieved 98% of its targets in advising on licence applications of restaurants and places of public entertainment within 12 working days. What were the reasons for failing to fulfil the time pledge, and what was the number of cases involved? On average, how many working days were then required to complete the cases? What was the longest processing time involved?

Asked by : Hon. LAU Kin-yee, Miriam

Reply :

The role of the Buildings Department (BD) in licence/registration applications is to advise the respective licensing authorities on the suitability of the premises for the intended uses from the perspective of building safety. Concerning the target for “advising on restaurants and places of public entertainment licence applications under the Application Vetting Panel system within 12 working days”, the planned performance target for 2008 was set at 98% and was achieved.

The BD set the target at 98% in light of past experience in processing applications. In 2008, the 2% of cases not achieving the performance target were due to difficulties experienced in 23 cases out of a total of 1 250 cases handled by the BD. The average processing time for these cases was 13.7 working days with 16 working days being the longest time. In some of these cases, BD staff were unable to gain access to the concerned premises for inspections. For some more complex cases, further research into building records was required. Nevertheless, for all the cases, the slightly longer time taken had not caused delay in considering the applications by the Application Vetting Panel. The BD will strive to process licence/registration applications within the target time.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)065

Question Serial No.

2664

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2008, the Administration instigated a total number of 3 091 prosecutions against failure to comply with removal orders. How many of these cases have been successful in prosecuting the owners concerned?

Asked by : Hon. LAU Kin-yee, Miriam

Reply :

Amongst the 3 091 prosecutions instigated by the Buildings Department in 2008 against failure to comply with removal orders, 1 880 cases were convicted. Another 699 cases are still under court proceedings. The remaining 512 prosecutions were unsuccessful mainly due to unsuccessful service of summonses and the courts' acceptance of the reasonable excuses submitted by the defendants.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)066

Question Serial No.

2697

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The estimated provision for 2009-10 is \$890 million (an increase of 6.6%), with the main objective to implement a special programme to remove abandoned signboards. The number of signboards to be removed will be 3 750. Under the Programme, 78 posts will be created. Please provide the post titles, duties and salary points of these 78 posts.

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The increase in the estimated provision for 2009-10 by 6.6% is mainly due to (i) an increase of 78 non-directorate civil service posts; (ii) filling of vacancies; and (iii) the implementation of a special programme to remove abandoned signboards.

Details of the 78 non-directorate posts to be created in 2009-10 are as follows :

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$'000)</u>
(a) To make preparations for and implement the minor works control system	1 Senior Structural Engineer	1,037
	4 Building Surveyors	2,188
	2 Structural Engineers	1,127
	3 Survey Officers (Building)	581
	2 Technical Officers (Structural)	387

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$'000)</u>
(b) To convert 44 non-civil service contract positions with long-term service need to civil service posts with a view to building up a permanent outfit for implementing the Fire Safety (Buildings) Ordinance in collaboration with the Fire Services Department	2 Senior Building Surveyors	2,073
	8 Building Surveyors	4,375
	7 Senior Survey Officers (Building)	2,948
	24 Survey Officers (Building)	4,650
	1 Clerical Officer	304
	2 Assistant Clerical Officers	379
(c) To speed up the inspection programme for implementing the Fire Safety (Buildings) Ordinance to enhance fire safety provisions in buildings	1 Senior Building Surveyor	1,037
	1 Senior Structural Engineer	1,037
	3 Building Surveyors	1,641
	1 Structural Engineer	564
	4 Senior Survey Officers (Building)	1,685
	11 Survey Officers (Building)	2,131
	1 Technical Officer (Structural)	194

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)067

Question Serial No.

2700

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

According to the targets set under the 2009 Programme, the pledge for providing 24-hour emergency services is 100%. However, for individual services such as responding to emergencies outside office hours, the target for responding within two hours for cases in urban areas and the New Territories could not be met in 2008. As to the target for responding within three hours for cases in other areas in the New Territories, the pledge was not fulfilled in two consecutive years, i.e. 2007 and 2008. With an additional 6.6% provision in 2009, what arrangements and measures will be taken by the Government to meet the targets? Please list out the itemised breakdown of the manpower resources and expenditure involved.

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

In 2008, the Buildings Department (BD) handled 1 222 emergency cases, out of which 633 cases fell under the category of the two-hour response time pledge (outside office hours for urban areas and new towns in the New Territories). The 95.7% performance was a result of the two-hour pledge being exceeded in 27 cases. The longer time required in these cases was due to the large number of emergency calls received within a short span of time under the inclement weather condition during periods of tropical cyclones and severe rainstorms in the second and third quarters of 2008.

Out of the 1 222 emergency cases handled in 2008, 14 cases fell under the category of the three-hour response time pledge, i.e. cases outside office hours for other areas in the New Territories which are the more remote areas of the territory. Amongst these 14 cases, the three-hour pledge was exceeded in two cases. As a result, the performance in this category was 85.7%. One of the cases occurred when an extraordinarily large number of emergency cases was received within a short period of time during which the red and black rainstorm warning signals were hoisted. The other case took place in Cheung Chau where the ferry service was suspended during the hoisting of typhoon signal No. 8.

In handling emergency cases occurred during office hours, the BD's staff will carry out emergency inspections as part of their normal duties. Designated officers are put on a duty roster to perform emergency duties outside office hours on a rotational basis. As handling of emergency services is part and parcel of the duties of BD staff, we cannot provide a breakdown of the resources and expenditure incurred in this area.

Adequate manpower has been deployed in the BD to handle emergency cases. The aforementioned cases exceeding the time pledges in 2008 were due to extraordinary inclement weather coupled with the large number of emergency calls received within a short span of time. The BD has established procedures in handling emergency cases as stipulated in its "Emergency Handbook" which all duty officers are required to follow. The Department will continue to monitor the provision of emergency services and strive to meet the targets in 2009.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)068

Question Serial No.

0094

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Buildings Department will remove a total of 5 000 abandoned signboards in 2009-10. What is the additional manpower required to deal with this work? How many of the posts concerned will be permanent posts?

Asked by : Hon. LAU Wong-fat

Reply :

In addition to the planned annual target for 2009 to remove/repair 1 600 advertisement signboards, the Buildings Department (BD) will implement a special operation in 2009-10 to remove 5 000 abandoned signboards by March 2010. The BD will recruit 25 additional non-civil service contract staff comprising six professional, 18 technical and one clerical staff for this special operation. The signboard demolition works will be outsourced to contractors, expecting to create another 145 job opportunities in the private sector.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 16 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)069

Question Serial No.

2146

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

What is the progress of the modified Co-ordinated Maintenance of Buildings Scheme implemented by the Buildings Department in collaboration with the Hong Kong Housing Society? Of the 150 target buildings, how many have carried out the required repair/improvement works? What are the details of the expenditure involved?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

The Buildings Department (BD) has invited the Hong Kong Housing Society (HKHS) to participate in the new modality of the Co-ordinated Maintenance of Buildings Scheme (CMBS) operation since 2005. About 150 target buildings are selected every year and a total of 603 target buildings have been selected to join the CMBS operation since 2005. Another 150 target buildings will be selected for the CMBS operation later this year.

Up to the end of February 2009, out of the 603 target buildings, 135 buildings have completed all the required repair/improvement works and another 178 buildings have commenced the repair/improvement works. The remaining 290 buildings are at different stages of the programme of the CMBS such as establishing owners' corporations, appointing authorised persons and tendering works contracts.

The BD's work in the CMBS operation is discharged by the 663 professional and technical staff (with an annual cost of \$229 million) of the Department as part of their duties in dealing with a full range of work in relation to building safety and maintenance. It is not possible to provide a breakdown of the total expenditure solely for the CMBS operation.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)070

Question Serial No.

2147

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Under the targets of providing 24-hour emergency services to respond to emergencies outside office hours, the actual performance in attending to the cases within three hours in other areas in the New Territories was only 87.5% and 85.7% in 2007 and 2008 respectively. But in 2009, the planned target is 100%. Has the Buildings Department made corresponding manpower arrangements to ensure that the target will be met in 2009?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

The target of responding to emergencies outside office hours within three hours is for cases occurring in the more remote areas in the New Territories. In 2007, the Buildings Department (BD) handled 791 emergency cases in total, out of which eight cases fell under this category of the three-hour response time pledge. Amongst these eight cases, the three-hour pledge was exceeded in one case. As a result, the performance in this category became 87.5%. The case occurred in a remote village in Sha Tau Kok and the inspection was hindered by poor traffic conditions immediately after the hoisting of typhoon signal No.8.

In 2008, the BD handled 1 222 emergency cases, out of which 14 cases fell under the category of the three-hour response time pledge. Amongst these 14 cases, the three-hour pledge was exceeded in two cases. As a result, the performance in this category was 85.7%. One of the cases occurred when an extraordinarily large number of emergency cases was received within a short period of time during which the red and black rainstorm warning signals were hoisted. The other case took place in Cheung Chau where the ferry service was suspended during the hoisting of typhoon signal No. 8.

Adequate manpower has been deployed in the BD to deal with emergency cases. All of the three cases exceeding the three-hour response time pledge in 2007 and 2008 were due to extraordinary inclement weather coupled with the remoteness of the sites concerned. The BD will continue to monitor the provision of emergency services and strive to meet the target in 2009.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)071

Question Serial No.

2148

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Buildings Department is expected to complete clearing the illegal rooftop structures of the remaining 280 buildings in 2009. Are there any subsequent plans to carry out similar operations for additional buildings? If yes, what are the details of the manpower arrangement and estimated expenditure involved?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

Upon completion of clearance of illegal rooftop structures (IRSs) in the remaining 280 buildings, all IRSs on single-staircase buildings in Hong Kong should have been cleared. There is no plan to initiate a similar programme for other buildings. The Buildings Department will continue with its multi-pronged approach in tackling the problem of unauthorised building works (UBWs), including immediate removal of dangerous and new UBWs, identifying target buildings for the annual large-scale operations to remove UBWs on external walls of buildings, and enhancing public awareness on the problems of UBWs and owners' responsibilities to safeguard building safety through publicity and education programmes.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)072

Question Serial No.

2149

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the special operation to remove abandoned signboards implemented by the Buildings Department, what are the details of the manpower and expenses involved?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

In addition to the planned annual target for 2009 to remove/repair 1 600 advertisement signboards, the Buildings Department (BD) will implement a special operation in 2009-10 to remove 5 000 abandoned signboards by March 2010. For the special operation, the one-off financial provision will be \$18 million, out of which \$7 million will be for BD's employment of 25 additional non-civil service contract staff. The remaining \$11 million is to cover the cost of signboard demolition works to be carried out by outsourced contractors, expecting to create another 145 job opportunities in the private sector.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)073

Question Serial No.

2150

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

In 2009-10, the Administration will sustain a public education and publicity campaign on the need for periodical safety inspection and maintenance of buildings. What will be the work content, objective, manpower arrangement and estimated expenditure of the campaign involved?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

In 2009-10, the Buildings Department (BD) will maintain an education and publicity campaign as in previous years to enhance public awareness of the importance of timely maintenance and inspection of buildings. In April 2009, the BD will launch a series of promotional activities, including broadcasting announcements of public interest (APIs) on TV and radio as well as publication of leaflets and posters. These promotional activities aim at reminding building owners/occupants to appoint qualified persons (professionals and contractors) to inspect their buildings and to plan, carry out and supervise repair works for them. The expenditure for these promotional activities is around \$1.2 million.

The BD will also organise, in collaboration with the Hong Kong Housing Society and Urban Renewal Authority, a series of publicity activities on building safety, including special TV and radio programmes and roving exhibitions in the second half of 2009. The estimated expenditure on the part of the BD for these publicity activities is around \$1.1 million.

To tie in with the implementation of the minor works control system, the BD will launch a series of publicity activities on the registration of minor works contractors and the implementation of the system in 2009-10. Publicity activities will include TV and radio APIs and the publication of leaflets and posters. The estimated expenditure is around \$1.8 million.

Each year, the BD will reinforce its publicity work to promote the safety of aluminium windows before the Lunar New Year to remind the public to perform year-end house cleaning in a safe manner. The channels of the promotion include broadcasting TV and radio APIs and the publication of newspaper supplements. The estimated expenditure for such publicity work in 2009-10 is around \$0.8 million. The BD will also strengthen its publicity work before and during the rainy and typhoon seasons to promote safety of bamboo scaffolds. Publicity will be launched mainly through TV APIs. The estimated expenditure for such publicity work in 2009-10 is around \$0.5 million.

All the above publicity programmes will be coordinated by the existing Information Unit of the BD. BD's staff will also promote the importance of timely maintenance and building safety to the public in the course of their daily works. These will be undertaken by existing staff without involving the provision of additional manpower.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)074

Question Serial No.

2151

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The number of posts in the Buildings Department will increase by 78 posts in 2009-10.
What are the nature, salaries and ranks of these posts?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

Details of the 78 non-directorate posts to be created in 2009-10 are as follows :

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$'000)</u>
(a) To make preparations for and implement the minor works control system	1 Senior Structural Engineer	1,037
	4 Building Surveyors	2,188
	2 Structural Engineers	1,127
	3 Survey Officers (Building)	581
	2 Technical Officers (Structural)	387

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$'000)</u>
(b) To convert 44 non-civil service contract positions with long-term service need to civil service posts with a view to building up a permanent outfit for implementing the Fire Safety (Buildings) Ordinance in collaboration with the Fire Services Department	2 Senior Building Surveyors	2,073
	8 Building Surveyors	4,375
	7 Senior Survey Officers (Building)	2,948
	24 Survey Officers (Building)	4,650
	1 Clerical Officer	304
	2 Assistant Clerical Officers	379
(c) To speed up the inspection programme for implementing the Fire Safety (Buildings) Ordinance to enhance fire safety provisions in buildings	1 Senior Building Surveyor	1,037
	1 Senior Structural Engineer	1,037
	3 Building Surveyors	1,641
	1 Structural Engineer	564
	4 Senior Survey Officers (Building)	1,685
	11 Survey Officers (Building)	2,131
	1 Technical Officer (Structural)	194

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)075

Question Serial No.

0400

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Administration indicates that the operation of the Joint Office by the Buildings Department and the Food and Environmental Hygiene Department to handle public complaints about water seepage problems will be extended for three more years. Please compare the provision for and manpower of the Joint Office in 2009-10, 2010-11 and 2011-12 against those in 2008-09.

Asked by : Hon. LEE Wai-king, Starry

Reply :

The Buildings Department (BD) will extend its participation in the operation of the Joint Office (JO) for three more years with an additional provision of \$87.342 million. The annual provision in 2009-10, 2010-11 and 2011-12 will be \$29.114 million each year, compared with the annual provision of \$26.488 million in 2008-09. The BD will continue to employ a total of 72 contract staff for the operation of the JO.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 16 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)076

Question Serial No.

0599

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Government has reviewed the practices regarding the provision of green features and exemption from gross floor area (GFA) calculation for buildings. After the implementation of these new measures, how many applications for private residential projects have been processed by the Buildings Department? For the applications for exemption from GFA calculation for the new projects, what are the changes regarding the usable floor area and green features provided?

Asked by : Hon. LEE Wing-tat

Reply :

The review mentioned in the question has yet to be completed. As we have updated to the LegCo Panel on Development, public views on the policy options to foster a quality and sustainable built environment will be gauged through a public engagement exercise to be launched by the Council for Sustainable Development in 2009. Stakeholders will be invited to express their views on, inter alia, the practices on the provision of gross floor area (GFA) concession. The Government will carefully consider the findings and recommendations of the public engagement exercise before deciding on the way forward.

Apart from the longer term measures which will be the subject of public engagement, the Buildings Department has been reviewing and fine-tuning its practices on GFA concessions on a regular basis in consultation with the industry.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 16 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)077

Question Serial No.

0963

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding “Matters Requiring Special Attention in 2009-10”, the Government said that it will continue to develop a “performance-based regulatory system to facilitate modern and innovative building design”. In this connection, will the Government inform this Committee the criteria for “modern and innovative building design”? Have the criteria been announced yet? If yes, please provide the details; if not, the date of announcement.

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The performance-based regulatory system being developed by the Buildings Department (BD) aims to transform certain prescriptive standards stipulated in the existing regulations under the Buildings Ordinance (Cap. 123) to performance requirements. The new system will specify the required outcome or performance to be achieved rather than prescribe the process, means or methods by which the specified outcome or performance can be achieved. For example, the minimum gradient of a drain is currently prescribed in the relevant regulations in order to achieve self-cleansing effect. In adopting a performance-based approach, the designer can demonstrate by calculation that the flow rate of the proposed gradient of the drain can achieve self-cleansing effect, instead of having to strictly follow the prescriptive minimum gradient. The new system will provide greater flexibility for building professionals to propose alternative and innovative designs to comply with the relevant safety and health performance requirements.

A Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) was first issued in late 2003 to provide for performance requirements as an alternative to the prescriptive standards for prescribed windows for habitable rooms, kitchens and offices as set out in the Building (Planning) Regulations.

In the meantime, BD has commissioned consultants to carry out studies on various aspects of planning, safety and construction requirements of buildings, including lighting and ventilation, fire safety, sanitary and drainage system and structural requirements. Most of the studies have been completed and legislative amendments to the relevant building regulations are being formulated in consultation with the industry. We plan to introduce the legislative amendments by phases starting late 2009.

Signature _____

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)078

Question Serial No.

0964

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding “Matters Requiring Special Attention in 2009-10”, it is said that the Government will continue to develop a “performance-based fire code to facilitate modern fire safety design of buildings”. In this connection, will the Government inform this Committee the criteria for “modern fire safety design”? Have the criteria been announced yet? If yes, please provide the details; if not, the date of announcement.

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The Buildings Department has commissioned a consultancy study to review the prescriptive requirements stipulated in the current codes of practice relating to fire safety and to formulate a set of performance requirements and guidelines for modern fire safety design adopting the “fire engineering” approach.

The consultancy study is on-going and a draft performance-based code of practice for building fire safety is being prepared. We estimate that the draft code will be completed in late 2009 for consultation with and trial use by the building industry before the new code is finalised for implementation.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)079

Question Serial No.

0965

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding "Matters Requiring Special Attention in 2009-10", will the Government inform this Committee the details, including the target and implementation timetable, of the set of building design guidelines for "compliance with current building standards in the conservation and adaptive re-use of heritage buildings"? How will the Government facilitate the approval process so as to ensure that there will be no delays?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The Buildings Department (BD) has commissioned a consultancy study earlier this year to develop a set of building design guidelines for the conservation and adaptive re-use of, as well as the carrying out of alteration and addition works to, heritage buildings for compliance with current building standards under the Buildings Ordinance (Cap. 123). The BD aims to complete the study by the end of 2009. Prior to the completion of the study, the BD will prepare a set of interim guidelines for consultation with the building industry within the first half of 2009.

To facilitate the approval process, the BD has set up a dedicated team to offer technical advice on compliance with building safety and health requirements under the Buildings Ordinance and to process building plan submissions involving adaptive re-use of and alteration and addition works to heritage buildings. The BD also provides pre-submission enquiry service and may hold pre-submission conferences with the building professionals. Representatives of concerned Government departments will be invited to discuss together with the building professionals the issues and principles involved in the projects so as to facilitate early agreement of the basic design principles.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)080

Question Serial No.

1719

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The estimate for “removal orders issued” for unauthorised building works in existing buildings in 2009 is 28 000, while the actual removal orders issued in 2007 and 2008 were 32 898 and 32 847 respectively. Why is there such a significant reduction given that the estimates on “reports from members of the public attended to” and “warning notices issued” remain at around 26 000 and 8 000 respectively? In “Matters Requiring Special Attention in 2009-10”, the department states that it will take vigorous enforcement action in respect of the removal of unauthorised building works. Is the reduction in the estimate for “removal orders issued” a contradiction to such a claim?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

For the number of removal orders issued against unauthorised building works, the actual performance and the estimates for 2007 and 2008 as well as the estimate for 2009, as indicated in the Controlling Officer's Report, are as follows :

Indicators	Actual		Estimate		
	2007	2008	2007	2008	2009
Removal orders issued	32 898	32 847	25 000	28 000	28 000

While the estimate for removal orders issued had been raised from 25 000 in 2007 to 28 000 in 2008, the actual performance was about 32 800 for both years. Taking into account the actual performance and experience in both 2007 and 2008, the Buildings Department has not proposed any reduction for the corresponding estimate for 2009. The actual performance depends on a number of varying factors, including the number of unauthorised structures existing in the particular buildings targeted for enforcement action. The estimates on “reports from members of the public attended to” and “warning notices issued” are however not the key factors for the estimation of “removal orders issued”.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)081

Question Serial No.

1720

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Under the target “composite buildings inspected for improvement of fire safety measures”, the Buildings Department says it will deploy additional resources to speed up the implementation programme starting from mid-2009. Will the Administration provide in detail the number of additional staff to be deployed and the additional expenditure in this regard?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

Following the commencement of the Fire Safety (Buildings) Ordinance (Cap. 572) in July 2007, the Buildings Department (BD) planned to inspect, in collaboration with the Fire Services Department, 840 buildings per annum with an annual provision of \$25 million for the BD. The BD will deploy additional provision of \$8.8 million, with 22 civil service posts (comprising six professional and 16 technical posts), to speed up the implementation programme starting from July 2009. As such, the annual target of inspection would be enhanced to 1 000 buildings for 2009 and 1 150 buildings for a full year from 2010 onwards.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)082

Question Serial No.

1721

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Buildings Department will create 78 new non-directorate posts in 2009-10. What are the nature, salaries and ranks of these posts?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

Details of the 78 non-directorate posts to be created in 2009-10 are as follows :

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$'000)</u>
(a) To make preparations for and implement the minor works control system	1 Senior Structural Engineer	1,037
	4 Building Surveyors	2,188
	2 Structural Engineers	1,127
	3 Survey Officers (Building)	581
	2 Technical Officers (Structural)	387

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$'000)</u>
(b) To convert 44 non-civil service contract positions with long-term service need to civil service posts with a view to building up a permanent outfit for implementing the Fire Safety (Buildings) Ordinance in collaboration with the Fire Services Department	2 Senior Building Surveyors	2,073
	8 Building Surveyors	4,375
	7 Senior Survey Officers (Building)	2,948
	24 Survey Officers (Building)	4,650
	1 Clerical Officer	304
	2 Assistant Clerical Officers	379
(c) To speed up the inspection programme for implementing the Fire Safety (Buildings) Ordinance to enhance fire safety provisions in buildings	1 Senior Building Surveyor	1,037
	1 Senior Structural Engineer	1,037
	3 Building Surveyors	1,641
	1 Structural Engineer	564
	4 Senior Survey Officers (Building)	1,685
	11 Survey Officers (Building)	2,131
	1 Technical Officer (Structural)	194

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)083

Question Serial No.

1948

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Having finalised a set of draft building design guidelines that support sustainable urban living space in 2008, will the Government inform us when the public consultation will be held with the relevant sectors, such as the real estate industry? How long will the consultation period be?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

Public views on the proposals to foster a quality and sustainable built environment will be gauged through a four-month public engagement exercise to be launched by the Council for Sustainable Development in mid-2009. The aim of the engagement is to generate thorough and in-depth discussion amongst various sectors in the community. Stakeholders will be invited to join the discussion and express their views on the proposals via different avenues during the public engagement process. The Government will carefully consider the findings and recommendations of the public engagement exercise before deciding on the way forward.

Signature

Name in block letters

Post Title

Date

AU Choi-kai

Director of Buildings

18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)084

Question Serial No.

1949

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Regarding the system for “retrieval of building plans and records in the form of electronic images on the internet”, will the Government inform this Committee the details of the system, including its expenditure and implementation timetable? How will the system improve the efficiency of building works? How will the Government ensure the accessibility of the system?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The Buildings Department currently provides service for the public to view and copy records of existing buildings in its Building Information Centre. The Department maintains an internal computer system to manage the records. In 2009-10, the Department will upgrade the system to provide the service via the Internet. Members of the public will be able to inspect records of existing buildings and place orders for hard copies of such records online.

The system covers the building records of all completed private buildings in Hong Kong, except pre-war buildings of which the Building Authority has no records. The system also does not include records of Government buildings and New Territories Exempted Houses which are not covered by the Buildings Ordinance.

The existing computer system was set up with a funding of \$50.3 million approved by the Finance Committee in July 2003. The estimated expenditures for upgrading the system to enable the provision of services via the Internet and annual maintenance of the system are \$8.7 million and \$0.8 million respectively.

The new system is being rolled out in phases. The “professional launch” targeting at building professionals including authorised persons, registered structural engineers and registered geotechnical engineers was rolled out in January 2009. The Department will monitor the performance of the system, and plan to roll out the system for members of the public in the second half of 2009.

The system can greatly improve the efficiency of the retrieval of building records by enabling round-the-clock online access. In addition, multiple users can gain access to the same building records simultaneously.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)085

Question Serial No.

0583

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Has the Buildings Department (BD) increased its resources so as to find out, by conducting site inspections, the specific conditions of unauthorised building works (UBWs) in existing buildings over Hong Kong, including the distribution, number and safety conditions of illegal rooftop structures, abandoned advertisement signboards and UBWs on external walls of the buildings. How much estimated resources will be required if such site inspections are conducted?

Asked by : Hon. TO Kun-sun, James

Reply :

Since April 2001, the Government has adopted a multi-pronged approach in tackling the problem of UBWs, including immediate removal of dangerous and new UBWs, identifying about 1 000 target buildings per year for large-scale operations to remove UBWs on their external walls, and enhancing public awareness on the problems of UBWs and owners' responsibilities to safeguard building safety through publicity and education programmes.

The BD has been provided with adequate resources to remove not less than 40 000 UBWs per year. To stop the erection of new UBWs, teams of consultants commissioned by the BD will perform regular patrol duties and will carry out inspections within 48 hours upon receipt of reports from the public. The programme to remove illegal rooftop structures on single staircase buildings is also continuing.

As part of the enforcement exercise to remove UBWs on external walls of buildings, the BD removes about 1 600 abandoned signboards annually. As a special measure for 2009 and 2010, the BD is embarking on a 12-month special operation to remove 5 000 abandoned signboards on top of its annual target. The special operation has just commenced in March 2009. It will help expedite the removal of abandoned signboards attached to buildings.

The BD has no plan to carry out comprehensive surveys on the distribution, number and conditions of unauthorised building works in Hong Kong. In line with the above mentioned comprehensive strategy, the BD will continue to focus on the removal of high risk UBWs in common areas of target buildings in the coming years.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)086

Question Serial No.

0584

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

- (a) Under the Comprehensive Building Safety Improvement Loan Scheme of the Buildings Department, the percentage of applications approved was about 73% in 2007 and about 92% in 2008. What are the reasons for such an increase?
- (b) Of those loan applications approved in 2007 and 2008, how many were interest-bearing loan cases? What were the interest rates? How many were interest-free loan cases? At present, what is the prevailing rate for the loans?
- (c) In 2007 and 2008, how many interest-free loan applications were approved? How many applications were rejected? How much, in terms of percentage, has the income and asset of the applicant(s) exceeded the limit?

Asked by : Hon. TO Kun-sun, James

Reply :

- (a) The approval rate of the loan applications in 2007 was affected by one building repair project involving about 230 loan applications. These applications were not approved because the applicants were unable to provide the required information on details of the repair works and apportionment of contribution to the cost thereof to the Buildings Department for processing. Therefore the approval rate in 2007 was lower than that in 2008.
- (b) Amongst the loan applications approved in 2007 and 2008, there were 1 193 and 1 513 interest-bearing cases respectively. The interest rate for loans under the Comprehensive Building Safety Improvement Loan Scheme is set on the no-gain-no-loss basis and will be adjusted in tandem with the market lending rate. For the past two years, the interest rate for interest-bearing loans varied from 2.632% to 5.525% per annum. The prevailing interest rate is 2.632% per annum.

- (c) In 2007 and 2008, 205 and 155 interest-free loan applications were approved respectively. Within this period, there was only one interest-free loan application not approved in 2008 because the value of assets held by the applicant had exceeded the prescribed asset limit for the low income category by over 200%.

Signature _____

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)087

Question Serial No.

0585

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

- (a) According to the records of the Buildings Department, how many single-staircase buildings are there in Hong Kong? After the clearance of illegal rooftop structures (IRSs) of the remaining 280 single-staircase buildings in 2009, how many single-staircase buildings with IRSs are expected to remain? Is it common that unauthorised building works will be reconstructed after the removal operation?
- (b) Regarding the removal of IRSs in single-staircase buildings, what measures will be taken by the Administration to enhance the effectiveness of the operation? Will additional resources be provided in this respect?

Asked by : Hon. TO Kun-sun, James

Reply :

- (a) Since 2001, the Buildings Department (BD) has been embarking on a clearance operation to remove IRSs on single-staircase buildings in Hong Kong. About 5 500 single-staircase buildings have been identified with IRSs. Up to the end of December 2008, IRSs in 5 200 buildings were cleared and IRSs in about 280 buildings are scheduled to be removed in 2009. To stop the erection of new unauthorised building works (UBWs), the BD has commissioned private consultants to investigate into UBWs under construction. The consultant teams will carry out inspections within 48 hours upon receipt of reports on UBWs under construction from the public. Last year, the BD took enforcement action against re-erection of minor UBWs in 63 single-staircase buildings.
- (b) The BD will continue to take enforcement action against the remaining 280 single-staircase buildings identified with IRSs in 2009. The BD does not require additional resources for handling these remaining cases.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 16 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)088

Question Serial No.

0586

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

- (a) According to the records of the Buildings Department, how many of the buildings erected between 1946 and 1958 still have unauthorised building works (UBWs) that require enforcement action? What is the scope of the UBWs involved? Why are the UBWs not removed till now? Is it common that the UBWs will be reconstructed after removal?
- (b) In 2008-09, what was the amount of resources deployed by the Buildings Department to deal with the UBWs in these buildings? In 2009-10, will there be any plans or resources available to expedite the tackling of the situation? Will there be any targets and plans specifying the time when all the UBWs in these buildings will be dealt with?

Asked by : Hon. TO Kun-sun, James

Reply :

- (a) In 2008, the Buildings Department (BD) continued to take enforcement action to require removal of unauthorised building works (UBWs) in buildings erected between 1946 and 1958. Out of the 2 500 buildings erected during this period, 1 500 buildings have been cleared of UBWs through the BD's annual blitz operation or the special operation conducted for these old buildings in 2006. For the remaining 1 000 buildings, the UBWs therein have been served with removal orders. These UBWs are mainly structures projecting from the external walls, shop-front projections and structures on yards, flat roofs and rooftops. The removal orders in respect of these 1 000 buildings are still outstanding due to various reasons, including owners' appeals against the orders yet to be considered by the Appeal Tribunal (Buildings), rehousing arrangement being made, technical difficulties encountered in removal works, and genuine personal problems of some owners. The BD is continuing to pursue such cases. It is expected that the proposed "Operation Building Bright", with the provision of enhanced financial assistance, will help resolve some of these cases. So far, the BD has not identified or received reports on cases of re-construction after removal of UBWs in these buildings.

- (b) Starting from 2006-07, the BD has been allocated a total of \$830 million over a period of five years for enhancing building safety, including the removal of 180 000 UBWs. From 2006 to 2008, a total of 147 384 UBWs were removed. The BD estimates that about 40 000 UBWs will be removed in 2009. In tackling the problem of UBWs, including those in buildings erected between 1946 and 1958, the BD will continue with the multi-pronged approach of removing dangerous and new UBWs, sustaining its large scale clearance operations against UBWs on external walls and reinforcing the building safety message through various public education and publicity programmes.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)089

Question Serial No.

0587

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

On the minor works control system, what is the estimated amount of resources required and what is the timetable for implementation of the system?

Asked by : Hon. TO Kun-sun, James

Reply :

An annual provision of about \$15.1 million involving 32 staff has been earmarked for the preparation for and implementation of the minor works control system which is scheduled to be implemented by phases from late 2009 / early 2010. The subsidiary legislation detailing the modus operandi of the minor works control system will be tabled at the Legislative Council shortly.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 20 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)090

Question Serial No.

0588

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

- (a) Following the commencement of the Fire Safety (Buildings) Ordinance (Cap. 572) in July 2007, the Buildings Department has planned to inspect approximately 5 000 pre-1973 composite buildings in six years. It will inspect 1 000 such buildings in 2009. What is the estimated amount of resources required? In which districts are these buildings situated? How is the distribution?
- (b) The annual target of inspection for such buildings has been revised to 1 150 per annum. What will be the amount of resources involved each year?

Asked by : Hon. TO Kun-sun, James

Reply :

Following the commencement of the Fire Safety (Buildings) Ordinance (Cap. 572) in July 2007, the Buildings Department (BD) has planned to inspect, in collaboration with the Fire Services Department (FSD), 840 buildings per annum with an annual provision of \$25 million for the BD. The BD will deploy additional provision of \$8.8 million, with 22 civil service posts (comprising six professional and 16 technical posts), to speed up the implementation programme starting from July 2009. As such, the annual target of inspection would be enhanced to 1 000 buildings for 2009 and 1 150 buildings for a full year from 2010 onwards.

The composite buildings covered by the fire safety improvement programme were built before 1973. Most of these buildings are located in old urban districts. Up to end of February 2009, the BD and FSD inspected 1 543 such composite buildings, of which 420 were in Yau Tsim Mong, 218 in Kowloon City, 216 in Sham Shui Po, 148 in Central & Western, 131 in Wan Chai and 410 in other districts.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)091

Question Serial No.

0589

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Among the over 1 700 pre-1973 composite buildings inspected since July 2007, how many of them have been found to have irregularities in contravention of the law? How many have rectified such irregularities? What is the estimated amount of resources available annually in the coming years to follow up the repair and improvement works so that these buildings will comply with legislative requirements?

Asked by : Hon. TO Kun-sun, James

Reply :

All of the 1 747 buildings inspected in 2007 and 2008 (including 353 buildings inspected before the commencement of the Fire Safety (Buildings) Ordinance (FS(B)O) (Cap. 572) in July 2007) were found not up to the current standards of fire safety construction. Such buildings thus require a variety of improvement works, the scale of which will be commensurate with the degree of risk of the individual buildings.

Most of the required improvement works are in the common part of a building and necessitate the co-ordinated efforts of all owners to agree on the extent and cost of such works. It will require more time if there is no owners' corporation in the building. Normally a period of not less than one year will be allowed for owners to comply with the fire safety directions. Currently, only the directions issued by end 2007 have expired. The Buildings Department (BD) and the Fire Services Department (FSD) have been carrying out inspections to ascertain the progress of upgrading works.

Following the commencement of the FS(B)O in July 2007, the BD has planned to inspect, in collaboration with the FSD, 840 buildings per annum with an annual provision of \$25 million for the BD. The BD will deploy additional provision of \$8.8 million, with 22 civil service posts (comprising six professional and 16 technical posts), to speed up the implementation programme starting from July 2009. As such, the annual target of inspection would be enhanced to 1 000 buildings for 2009 and 1 150 buildings for a full year from 2010 onwards.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)092

Question Serial No.

0590

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The Buildings Department will implement a special operation to remove about 5 000 abandoned advertisement signboards in 2009. What is the estimated amount of resources required? What are the details of the operation, including the districts with abandoned signboards involved?

Asked by : Hon. TO Kun-sun, James

Reply :

In addition to the planned annual target for 2009 to remove/repair 1 600 advertisement signboards, the Buildings Department (BD) will implement a special operation in 2009-10 to remove 5 000 abandoned signboards over the territory by March 2010. Under the special operation, the BD will prioritize its enforcement action and tackle at the outset those abandoned signboards that are located in areas with busy commercial activities. With the support of the Home Affairs Department and Fire Services Department, the BD is soliciting assistance from District Councils, Fire Safety Ambassadors, owners corporations, mutual aid committees and other bodies in local districts to provide information on locations of abandoned signboards.

For this special operation, the one-off financial provision will be \$18 million.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 16 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)093

Question Serial No.

0591

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Since the establishment of the Joint Office to handle water seepage problems in mid-2006, the operation has continued for over two years. How many cases of public complaints about water seepage problems in existing buildings have been handled? How effective was its performance? How many cases of complaints have been handled by each district? Please list out the number of complaint cases requiring the following time span to identify the causes of water seepage and completely solve the water seepage problems :

- 1 month or below;
- over 1 month to 3 months;
- over 3 months to 6 months;
- over 6 months to 1 year; and
- over 1 year respectively.

When will the Administration complete the report of the review?

Asked by : Hon. TO Kun-sun, James

Reply :

The statistics of the number of cases of complaints received and the Joint Office (JO)'s performance for the period from July 2006 to December 2008 are as follows –

No. of complaints received	Hong Kong	12 468
	Kowloon	19 394
	New Territories	15 894
	Total	47 756
No. of screened-in cases with investigations concluded		19 170 ^{Note}
No. of screened-in cases with seepage source identified (success rate)		9 222 (48.11%)

^{Note}

As at the end of December 2008, there were 16 406 cases screened out; and 12 180 cases still being screened or with investigations on-going.

The JO does not maintain any statistics to show how the screened-in cases can be further broken down. The Office has prescribed standards and requirements on investigation of sources of water seepage. Some water seepage complaints received do not involve public health nuisance, building safety risks or wastage of water, hence do not fall within the scope of the authority of the JO. There are also cases where the complaints are proven to be false reports, seepage has stopped or complainants have withdrawn their complaints such that the JO would not continue with the investigation. The above cases will be screened out by the Office.

Identification of the possible source(s) of water seepage is not a straightforward matter and is often complicated by the fact that there may be more than one possible source of water seepage in any single case. A series of non-destructive tests have to be performed to establish the source of seepage and this will take much time and patience of all parties, not only the JO but also the owners/occupiers concerned. Cooperation of the concerned owners/occupiers is critical to JO staff's entry into premises to conduct multiple tests to identify the source of water seepage. With the full cooperation of concerned parties, an investigation can normally be concluded within around 130 days (90 working days). However, in many cases, repeated arrangements have to be made with complainants on timing for site inspections and the consent of respondents has to be sought in allowing multiple inspections inside the premises. It therefore took an average of 168 days from receiving complaints to successfully identifying sources of water seepage. The JO will enhance publicity to appeal for the cooperation of more owners/occupiers such that the Office can shorten the time required to conclude its investigations. After the source of water seepage is identified, the departments under the JO, including the Food and Environmental Hygiene Department, Buildings Department and Water Supplies Department, will take enforcement actions in accordance with their respective statutory powers.

The JO has completed an interim review of the first 18 months of its operation in the three-year pilot scheme. Based on the results of the interim review concerning the modus operandi of the Office and the recommendations in the Ombudsman's direct investigation report released in early 2008, the JO has implemented various improvement measures, including issuing clearer internal guidelines for investigation, establishing milestones to monitor the progress of various stages of investigation, issuing clearer internal circulars for deciding whether to exercise power of entry under the Public Health and Municipal Services Ordinance, enhancing information processing and communications within the various units of the JO, etc. The JO has also issued clearer guidelines and performance milestones to the consultants it hired and standardised the format of documents. It will also formulate criteria and guidelines for the Office to take over from consultants the investigation of cases with serious delay. These measures will further enhance the efficiency of the JO. The Administration will also review the long-term role and organisation of the JO and explore the most appropriate arrangement to handle water seepage issues.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Buildings

Date _____ 17 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)094

Question Serial No.

0592

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

What were the difficulties encountered by the Joint Office (JO) when handling water seepage problems? Are there any measures to enhance its effectiveness? What is the amount of resources involved for extending the operation of the JO for three more years? Will additional resources be provided to enhance its effectiveness?

Asked by : Hon. TO Kun-sun, James

Reply :

Identification of the possible source(s) of water seepage is not a straightforward matter and is often complicated by the fact that there may be more than one possible source of water seepage in any single case. Moreover, as water seepage usually occurs in residential premises, the Joint Office (JO) uses non-destructive testing methods for identification. These include colour water test, flow meter test, reversible pressure test, water ponding test and infrared thermal test for investigation of water seepage complaints. A series of tests are performed to establish the source of seepage by elimination of other sources. Cooperation of the concerned owners/occupiers is critical to JO staff's entry into premises to conduct such multiple tests. In many cases, repeated arrangements have to be made with complainants and other respondents of different units in the building concerned in allowing inspections and testings to be conducted inside their premises. In the event that the respondents are unwilling to cooperate, the JO may have to apply to the Court for a Warrant of Entry in order to complete the investigation. The above processes are inevitably time-consuming.

The JO has completed an interim review of its three-year pilot operation. Based on the results of the interim review and the recommendations in the Ombudsman's direct investigation report released in early 2008, the JO has implemented various improvement measures, including issuing clearer internal guidelines for investigation, establishing milestones to monitor the progress of various stages of investigation, issuing clearer internal circulars for deciding whether to exercise power of entry under the Public Health and Municipal Services Ordinance, enhancing information processing and communications within the various units of the JO, etc. The JO has also issued clearer guidelines and performance milestones to the consultants it hired and

standardised the format of documents. It will also formulate criteria and guidelines for the Office to take over from consultants the investigation of cases with serious delay. These measures will further enhance the efficiency of the JO. We will continue to examine further improvement measures with experience gained.

The Buildings Department will extend its participation in the operation of the JO for three more years with an additional provision of \$87.342 million. The annual provision in 2009-10, 2010-11 and 2011-12 will be \$29.114 million each year, compared with the annual provision of \$26.488 million in 2008-09.

Signature	_____
Name in block letters	_____ AU Choi-kai _____
Post Title	_____ Director of Buildings _____
Date	_____ 16 March 2009 _____

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)095

Question Serial No.

2619

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

Director of Bureau: Secretary for Development

Question :

The Administration stated that it would continue to form land in 2009-10, mainly in Tai Po. What are the reasons? What will be the use of the land formed in Tai Po? How much area is involved?

Asked by : Hon. CHAN Hak-kan

Reply :

The Civil Engineering and Development Department is carrying out various land formation projects in different districts such as Project 7730CL (Tai Po Development – advance site formation and engineering infrastructure works at southern portion of Tai Po Area 39) in Tai Po, which involves formation of 7.1 hectares of land, and Project B566CL (Development at Anderson Road – site formation and associated infrastructure works) in Kwun Tong which involves formation of 20 hectares of land for housing development. The projects are at various stages of construction and the area of land formed in 2009-10 mainly comes from the Tai Po Development project. The purpose of land formation of about 7.1 hectares in Tai Po is mainly to tie in with the campus development of the Chinese University of Hong Kong, as well as to provide formed sites in accordance with the town plans for Government, Institution or Community and Education usages.

Signature _____

Name in block letters _____ JOHN S V CHAI

Post Title Director of Civil Engineering and Development

Date _____ 23 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)096

Question Serial No.

0106

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

Director of Bureau: Secretary for Development

Question :

Concerning the feasibility study on the improvement works for Tai O to be carried out in 2009-10, when will it be completed? The landslides in the rainy season last year seriously affected the traffic in Lantau Island. Will the Administration consider including the above issue in this study on the improvement works?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Civil Engineering and Development Department (CEDD) has, as part of the feasibility study, prepared a Concept Plan for the revitalisation of Tai O based on the design concepts collected through the Design Competition for the Revitalisation of Tai O held in 2008. Further public consultation on the proposed Concept Plan will be made in the next few months with a view to completing the study in the third quarter of 2009. Detailed design for the revitalisation work will commence afterwards.

Actions to tackle landslides causing major impact on traffic in Lantau Island last June do not form part of the Tai O revitalisation work. CEDD is separately selecting consultants to review the natural terrain hazard of the hillsides in Tai O and along the major roads leading to Tai O. Landslides mitigation works, if found necessary, will be undertaken.

Signature _____

Name in block letters _____ JOHN S V CHAI

Post Title _____ Director of Civil Engineering and Development

Date _____ 19 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)097

Question Serial No.

1310

Head : 33 Civil Engineering and Development Subhead (No. & title) :
Department

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

- (a) With regard to the planning of the new development areas (NDAs), please inform this Committee of the implementation programme to develop the four NDAs in Kwu Tung North, Fanling North, Ping Che/Ta Kwu Ling and Hung Shui Kiu and the latest progress.
- (b) Has the Administration considered fast-tracking the above project? If yes, what is the plan? If not, what are the reasons?

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) The Planning and Engineering Study on North East New Territories New Development Areas (i.e. the Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling New Development Areas) was commissioned in June 2008. The Stage 1 public engagement has been completed and the Preliminary Outline Development Plans are being formulated. It is anticipated that the study would be completed in mid 2011. After its completion, the detailed design, statutory procedures and public consultation for the engineering projects would then start, and the construction works would commence in 2014 for the first population intake in 2019. The detailed design and construction works are subject to the approval of Finance Committee. As regards the Hung Shui Kiu New Development Area, the Planning and Engineering Study is now under planning for commencement in end 2009 and for completion in end 2012. Subject to the approval of Finance Committee, the construction works is tentatively scheduled to start in 2016 for the first population intake in 2021.
- (b) During the studies for the New Development Areas, we will examine in detail the above preliminary implementation programmes, including the feasibility of expediting some of the infrastructure projects.

Signature _____

Name in block letters _____ JOHN S V CHAI

Post Title Director of Civil Engineering and Development

Date _____ 19 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)098

Question Serial No.

0969

Head : 33 Civil Engineering and Development Subhead (No. & title) :
Department

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

Under "Matters requiring special attention in 2009-2010", it is said that a planning and engineering study on Hung Shui Kiu new development area will be commenced, will the Government inform us of the scope, details, cost, implementation and completion date of the above study?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The scope of the planning and engineering study on Hung Shui Kiu (HSK) new development area comprises preparation of a Recommended Outline Development Plan and Recommended Layout Plans for the development of HSK. The study will also include preliminary design of the associated engineering infrastructures and formulation of implementation strategies. Other associated works include site investigation, environmental impact assessment, heritage impact assessment and public engagement. The estimated cost of the study is about \$40 million in September 2008 prices. Subject to the funding approval of the Finance Committee, the study is expected to commence in December 2009 for completion in end-2012.

Signature _____

Name in block letters _____ JOHN S V CHAI

Post Title Director of Civil Engineering and Development

Date _____ 23 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)099

Question Serial No.

1703

Head : 33 Civil Engineering and Development Subhead (No. & title) :
Department

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

Regarding the feasibility study on the improvement works for Tai O under the “Matters requiring special attention 2009-10”, will the Government inform us the latest progress of the feasibility study? When will the results of the relevant study be announced?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The Civil Engineering and Development Department has, as part of the feasibility study, prepared a Concept Plan for the revitalisation of Tai O based on the design concepts collected through the Design Competition for the Revitalisation of Tai O. We will undertake further public consultation on the proposed Concept Plan in the next few months. The study will be completed in the third quarter of 2009.

Signature _____

Name in block letters _____ JOHN S V CHAI

Post Title Director of Civil Engineering and Development

Date _____ 20 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)100

Question Serial No.

0489

Head : 42 – Electrical and Mechanical Services Subhead (No. & title) :
Department

Programme: (2) Mechanical Installations Safety

Controlling Officer: Director of Electrical and Mechanical Services

Director of Bureau: Secretary for Development

Question:

The Electrical and Mechanical Services Department mentioned that the estimated number of inspection of “aerial ropeways” in 2009 is 80, while the number of inspection in 2008 is 95 and that in year 2007 reached 113. Please advise :

- (a) whether the term “aerial ropeways” refers to the aerial ropeways in Ocean Park and Ngong Ping 360?
- (b) what are the number of inspection for the aerial ropeways in Ocean Park and Ngong Ping 360 in 2007 and 2008 respectively?
- (c) what is the reason for the decrease in the estimated number of inspections in 2009, and how to ensure the safety and reliability of the aerial ropeways?
- (d) what is the saving due to the decrease in the number of inspections?

Asked by: Hon. LAM Kin-fung, Jeffrey

Reply:

- (a) The term “aerial ropeways” refers to both the aerial ropeway systems at Ocean Park and Ngong Ping 360.
- (b) The numbers of inspections of the aerial ropeways in Ocean Park in 2007 and 2008 are 24 and 26 respectively, and the numbers of inspections of Ngong Ping 360 in 2007 and 2008 are 89 and 69 respectively.
- (c) The estimated number of inspections for 2008 was set at a higher level because of the need to monitor the relatively new cable car system of Ngong Ping 360. During the period, the overall performance of the aerial ropeway of Ngong Ping 360 was stable. The Electrical and Mechanical Services Department (EMSD) has therefore planned to adjust the number of inspections in 2009. The total number of inspections of the aerial ropeways at Ocean Park and Ngong Ping 360 would be 24 and 56 respectively.

EMSD will continue to conduct regular surveillance inspections in connection with the operation and maintenance of the aerial ropeway, incident investigations and inspections for resuming ropeway operation after completion of major maintenance works; review the performance of the ropeway system and maintain close liaison with the operating company on necessary improvement measures to ensure the smooth operation of the aerial ropeway system in Ngong Ping 360.

- (d) In 2007 and 2008, the workload arising from the increase in number of inspections was met by internal redeployment of manpower resources. Hence, there is no saving due to the adjustment in the number of inspections.

Signature _____

Name in block letters HO KWONG WAI

Post Title Director of Electrical and Mechanical Services

Date 19 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)101

Question Serial No.

0490

Head : 42 – Electrical and Mechanical Services Subhead (No. & title) :
Department

Programme: (2) Mechanical Installations Safety

Controlling Officer: Director of Electrical and Mechanical Services

Director of Bureau: Secretary for Development

Question:

The Electrical and Mechanical Services Department mentioned that the Department will continue to monitor the operation and maintenance of Ngong Ping 360 in 2009-10. Please advise:

- (a) what new measures will be implemented by the Department to strengthen the monitoring of the aerial ropeway system to ensure system safety and to minimize the number of service interruption?
- (b) will additional funding and manpower be deployed for the purpose?
- (c) what will be the expenditure incurred?

Asked by: Hon. LAM Kin-fung, Jeffrey

Reply:

- (a) The Electrical and Mechanical Services Department (EMSD) will continue to conduct regular surveillance inspections in connection with the operation and maintenance of the aerial ropeway, incident investigations and inspections for resuming ropeway operation after completion of major maintenance works; review the performance of the ropeway system and maintain close liaison with the operating company on necessary improvement measures to ensure the smooth operation of the aerial ropeway system in Ngong Ping 360.
- (b) EMSD will absorb the duties mentioned in (a) above within its existing resources. There is no need for additional manpower.
- (c) The total staff cost, in terms of notional annual mid-point salary value, for the enforcement team in EMSD is \$1.05 million.

Signature _____

Name in block letters _____ HO KWONG WAI

Post Title _____ Director of Electrical and Mechanical Services

Date _____ 19 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)102

Question Serial No.

2984

Head : 42 – Electrical and Mechanical Services Subhead (No. & title) :
Department

Programme: (2) Mechanical Installations Safety

Controlling Officer: Director of Electrical and Mechanical Services

Director of Bureau: Secretary for Development

Question:

Regarding the indicators of inspections and incidents investigated relating to mechanical installations, please advise :

- (a) the reason for the decrease in the estimated number of inspections of aerial ropeways in 2009 compared with 2008;
- (b) the details of the incidents investigated in 2008, whether prosecution actions had been taken, and details of the prosecution actions, if any.

Asked by: Hon. LI Wah-ming, Fred

Reply:

- (a) The estimated number of inspections for 2008 was set at a higher level because of the need to monitor the relatively new cable car system of Ngong Ping 360. During the period, the overall performance of the aerial ropeway of Ngong Ping 360 was stable. The Electrical and Mechanical Services Department (EMSD) has therefore planned to adjust the number of inspections in 2009. The total number of inspections of the aerial ropeways at Ocean Park and Ngong Ping 360 would be 24 and 56 respectively.
- (b) In 2008, EMSD conducted investigations into six service interruption incidents of the Ngong Ping 360 aerial ropeway. Results of the investigations revealed that four of the incidents were caused by dislocation of friction belts in the cabin conveying system, and two were caused by the malfunctioning of electronic components. As these incidents only caused service interruptions without safety implications, no prosecution action was initiated.

Signature _____

Name in block letters _____ HO KWONG WAI

Post Title _____ Director of Electrical and Mechanical Services

Date _____ 19 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)103

Question Serial No.

2947

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The Lands Department (Lands D) has indicated that it will continue to undertake preparatory work on resumption and clearance of land required for the proposed new projects including the Central - Wan Chai Bypass, Island Eastern Corridor Link and the Wan Chai Development Phase II. What is the progress of land resumption for the above new projects? What is the estimated expenditure for these projects in 2009-10?

Asked by : Hon. CHAN Tanya

Reply :

For the above-mentioned projects, Lands D has carried out detailed assessment on the land requirements and identified the private lots to be resumed, easements to be created and areas to be temporarily occupied. The procedures for resumption and clearance of land for the projects will be initiated after authorisation of the projects in accordance with the statutory requirements. The projects are tentatively scheduled for commencement at the end of 2009. The estimated acquisition cost for the projects in 2009-10 is about \$23 million.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)104

Question Serial No

0814

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Indicators of this Programme show that 12.07 hectares (ha) of land were actually acquired by the Administration in 2008 for Public Works Programme projects, a substantial decrease of 52.8% as compared with the estimate of 25.60 ha of land to be acquired for 2008. Please explain.

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The decrease is due to the deferment in implementation of a number of projects from 2008 to 2009, which include the Central-Wan Chai Bypass and Island Eastern Corridor Link; the Development of a Bathing Beach at Lung Mei, Tai Po and the Ma On Shan Development—Roads, Drainage and Sewerage Works at Whitehead and Lok Wo Sha, Phase 1.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)105

Question Serial No

0815

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Under this Programme, the Government states that it will develop the Digital Map and Land Record Data Dissemination System for efficient dissemination of digital maps and land record data. What is the expenditure on this item and would the Government consider making such information available for free public inspection? If yes, what are the details; and if no, why?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The project estimate of the Digital Map and Land Record Data Dissemination System approved in 2004 was \$9.762 million. The first phase of the project is to integrate and disseminate common geospatial data among government departments and has already been implemented. We are now proceeding with the next phase of the project to disseminate geospatial data on the Internet to the public. Upon completion of the whole project in mid-2010, the most up-to-date digital topographic maps and digital aerial photographs, etc. will be made available for free public inspection on the Internet. The public may place order to purchase these map data and aerial photographs through the Internet.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 18 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)106

Question Serial No

2123

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

According to the indicators of this Programme, the area of land actually granted by way of private treaty in 2008 is 118.79 hectares (ha), a significant reduction of 71% over the original estimate of 418.23 ha for 2008. What are the reasons for the huge difference in the estimated and actual figures for 2008?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The main reason is that it has taken longer than previously estimated to complete the 58 land grants involving about 400.17 ha to facilitate the Hong Kong Housing Authority's divestment of commercial properties in the existing public housing estates. Only 17 land grants totalling about 106.27 ha were completed in 2008 for this purpose.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)107

Question Serial No

2124

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

According to the indicators of this Programme, the estimate of land granted by way of private treaty in 2009 is 306.98 hectares (ha), a significant increase of 150% over the 118.79 ha of land actually granted in 2008. What are the reasons for the drastic increase in land grant estimated for 2009 and where are the locations of the land involved?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The increase in the estimate of the area of land to be granted in 2009 by way of private treaty is mainly due to the need to complete the land grants of the sites occupied by the existing public housing estates to facilitate the Hong Kong Housing Authority's divestment of commercial properties therein. We hope to complete the land grants for a total of 41 sites involving about 293.60 ha for this purpose in 2009, as opposed to 17 sites granted in 2008 totalling about 106.27 ha. The locations of these private treaty grants are on different parts of Hong Kong.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)108

Question Serial No

0064

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The Administration stated that it would develop, enhance and expand the Geospatial Information Hub service in 2009-10. Please provide details on the above service and the channel(s) through which the public can obtain such service.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Geospatial Information Hub developed by the Lands Department is currently providing various government bureaux and departments with an effective platform for searching, viewing and sharing geographic information for support of land administration, engineering works, public health, and law enforcement, etc. To meet public aspiration for access to geospatial information, we plan to launch geospatial information which may be of general interest on the Internet progressively starting from the end of 2009. Such information will cover hiking trails, mobile network coverage in country parks, schools, libraries, sport centres, hospitals, public wi-fi hotspots and location of government offices, etc.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 16 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)109

Question Serial No

0065

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The Survey and Mapping Office provides and maintains the basic maps covering the whole territory, and makes continuous revision to them. How does the Administration handle the old maps worthy of retention? Will these maps be transferred to the Government Records Service Division for permanent retention and public inspection?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The basic maps are archived in the Lands Department (Lands D) either in the form of microfilm or in digital image format (for maps produced after 2003). Such microfilms and digital image files are sent by Lands D to the Public Records Office for permanent retention. Images of all archived basic maps are made available for public inspection by Lands D at the browsing kiosks installed at its ten District Survey Offices and two Map Publications Centres.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 16 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)110

Question Serial No

0066

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

When will the Administration commence work on the resumption of land required for new projects such as the Tuen Mun – Chek Lap Kok Link and Hong Kong Link Road connecting Hong Kong – Zhuhai – Macao Bridge to the Hong Kong Boundary Crossing Facilities and the Liantang/Heung Yuen Wai Boundary Control Point? When will the work be completed and how much land in area will be involved in the resumption?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Highways Department has engaged consultants to carry out investigation and preliminary design studies for the Tuen Mun – Chek Lap Kok Link (TM–CLKL) and the Hong Kong Link Road (HKLR) connecting the Hong Kong–Zhuhai–Macao Bridge to the Hong Kong Boundary Crossing Facilities. The Lands Department will continue to examine the consultants' proposals, identify details of land requirements and the extent of land to be resumed for the above projects. Land resumption work will proceed upon authorisation of the projects in accordance with the statutory requirements to enable the Highways Department to commence the construction works in 2011.

The land resumption process for the Liantang/Heung Yuen Wai Boundary Control Point Project commenced in September 2008, and it is scheduled for completion in March 2013. About 18.30 hectares of private land will be resumed under this project.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)111

Question Serial No

0067

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Please state the types of and site distribution of properties of which the management responsibility rests with the Administration in the years 2007 and 2008.

Asked by : Hon. CHEUNG Hok-ming

Reply :

In 2007 and 2008, the types of properties managed by the Estate Management Section of the Lands Department are a bus depot, flats, shops, offices, market stalls, car parks and other miscellaneous properties comprising common areas within buildings, pumphouses and associated pipelines. These properties are located mainly in Eastern, Wanchai, Central and Western, Southern, Yau Tsim Mong, Sham Shui Po, Kowloon City, Kwun Tong and various New Territories districts.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)112

Question Serial No

0068

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the Rural Planning and Improvement Strategy/Village Improvement, the actual amount of land acquired in 2008 was 0.52 hectare (ha), while the estimated amount of land to be acquired in 2009 is 1.00 ha. Please list district by district the improvement items/programmes in connection with the land acquired and to be acquired.

Asked by : Hon. CHEUNG Hok-ming

Reply :

In 2008, the following two Rural Planning and Improvement Strategy/Village Improvement projects were implemented in Tai Po District involving the acquisition of 0.52 ha of private land :

- (a) Construction of Access Road at Chim Uk (Stage 1); and
- (b) Construction of Access Road and Car Park at Chai Kek and Wo Liu.

In 2009, about 1.00 ha of private land will be acquired for the upgrading of Tai Kong Po Access Road in Yuen Long District.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)113

Question Serial No

0069

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The number of applications from indigenous villagers for rent concession (no. of lots/tenements) processed in 2008 was 1 443, marking a decrease compared with the 3 144 cases in 2007, and the number of cases expected to be processed in 2009 is lowered to 1 000. What are the reasons?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The decrease in the number of rent concession applications processed by the Lands Department in 2008 was mainly due to a drop in the number of new applications received. In 2007, a total of 3 578 new applications were received and 3 144 cases were processed. In 2008, the number of new applications was reduced to 1 761 and 1 443 cases were processed. Assuming that the number of rent concession applications continue to decline, the number of cases to be processed in 2009 is estimated to be 1 000.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)114

Question Serial No

0070

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The Administration estimates that in 2009, 306.98 hectares (ha) of land will be disposed by private treaty grants, far more than 118.79 ha disposed in 2008. Why?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The increase in the estimate of the area of land to be granted in 2009 by way of private treaty is mainly due to the need to complete the land grants of the sites occupied by the existing public housing estates to facilitate the Hong Kong Housing Authority's divestment of commercial properties therein. We hope to complete the land grants for a total of 41 sites involving about 293.60 ha for this purpose in 2009, as opposed to 17 sites granted in 2008 totaling about 106.27 ha.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 16 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)115

Question Serial No

0071

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the processing of small house cases, please elaborate on:

1. the time generally required for processing the cases upon receipt of the small house applications to such time when the applications are approved;
2. the number of cases pending as of 2008 and a district by district list of these cases;
3. the average number of applications each Land Executive is responsible for dealing with in each district under the existing establishment; and
4. whether studies will be made to expedite the processing and approval of small house applications through internal deployment of resources.

Asked by : Hon. CHEUNG Hok-ming

Reply :

1. The waiting time for commencing the processing of all new small house applications will not exceed one year. Small house applications are divided into straightforward cases and non-straightforward cases. For straightforward cases, it is generally possible for the execution of the small house grants to take place within 24 weeks from the date of interview with the applicant. For non-straightforward cases involving complications such as local objections, land title or boundary problems or requirements imposed by other regulatory authorities, the processing time varies from case to case.

2. & 3. The number of pending cases and the average number of applications for which each Land Executive (LE) is responsible are broken down into the eight District Lands Offices in the New Territories as follows:

	Number of pending cases as at <u>31 December 2008</u>	Average number of applications per LE
(a) District Lands Office/Yuen Long	533	398
(b) District Lands Office/Tuen Mun	92	306
(c) District Lands Office/Tsuen Wan and Kwai Tsing	236	87
(d) District Lands Office/North	1 309	295
(e) District Lands Office/Tai Po	350	260
(f) District Lands Office/Shah Tin	598	401
(g) District Lands Office/Sai Kung	140	241
(h) District Lands Office/Islands	0	285

4. The Lands Department constantly reviews the situation vis-à-vis the small house applications, with emphasis placed on streamlining the procedures and also on effective deployment of staff resources having due regard to the service need of the whole Department. For example, two teams have recently (from February 2009) been temporarily deployed to assist the nine existing teams in Yuen Long, which is the largest district in the New Territories, with the processing of the small house applications.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)116

Question Serial No

2473

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the approval of applications for building small houses in the New Territories, please advise:

- (a) the number of applications received each year from 2006-07 to 2008-09 in each district with a District Council or District Lands Office;
- (b) the number of applications awaiting processing in each district with a District Council or District Lands Office;
- (c) the average time taken for approval of each application, the longest time taken and the reasons for it; and
- (d) the ways to improve efficiency in approving such applications.

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) & (b) The number of small house applications received from 2006-07 to 2008-09 (as at 28 February 2009) and the number of applications awaiting processing are broken down into the eight District Lands Offices (DLO) in the New Territories (NT) as follows:

<u>NT DLO</u>	<u>Number of applications received</u>			<u>Number of applications awaiting processing</u>
	<u>2006-07</u>	<u>2007-08</u>	<u>2008-09</u>	
(a) District Lands Office/Yuen Long	603	510	496	510
(b) District Lands Office/Tuen Mun	73	99	92	94
(c) District Lands Office/Tsuen Wan and Kwai Tsing	47	75	65	233

<u>NT DLO</u>	<u>Number of applications received</u>			<u>Number of applications awaiting processing</u>
	<u>2006-07</u>	<u>2007-08</u>	<u>2008-09</u>	
(d) District Lands Office/North	280	271	280	1 345
(e) District Lands Office/Tai Po	273	209	376	349
(f) District Lands Office/Shia Tin	114	194	91	580
(g) District Lands Office/Sai Kung	270	220	165	115
(h) District Lands Office/Islands	33	68	81	0

(c) Small house applications are divided into straightforward cases and non-straightforward cases. For straightforward cases, it is generally possible for the execution of the small house grants to take place within 24 weeks from the date of interview with the applicant. For non-straightforward cases, they may involve complications such as local objections, land title or boundary problems or requirements imposed by other regulatory authorities and as such it will take a longer time to process them to the execution of the small house grants. The processing time varies from case to case, but the Lands Department (Lands D) has been able to achieve its performance pledge by reducing the waiting time for commencing the processing of all small house applications to less than one year.

(d) Lands D has kept the position under constant review and has strived to streamline the procedures whilst achieving an effective deployment of staff resources having due regard to the service need of the whole Department. For example, two teams have recently (from February 2009) been temporarily deployed to assist the nine existing teams in Yuen Long, which is the largest district in the New Territories, with the processing of the small house applications.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)117

Question Serial No

2487

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding short-term tenancies,

- (1) In January 2009, the Administration put up 1 000 government vacant sites ("List of Vacant Government Sites") to give voluntary organisations the priority to let. What is the latest progress?
- (2) To facilitate the organisations to promptly apply for the sites and launch various activities/businesses, will the Administration set up a one-stop-service mechanism to speed up approval and reduce application cost? If yes, what are the details? If no, why?

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (1) The Lands Department (Lands D) has prepared a "List of Vacant Government Sites" which includes about 1 000 vacant government sites, which may be put to temporary beautification or other temporary uses. These sites are of different sizes and shapes and are distributed within the 18 District Council (DC) districts throughout the territory. Since July 2008, the District Lands Offices have been providing, either directly or through the District Management Committees, information about the vacant sites in each district to the District Officers and District Social Welfare Officers concerned. At present, over ten such government sites have been used for purposes like organic farms, temporary cycling parks, venues for school activities, non-commercial storage yards or amenity areas, etc. While some of the projects involved are directly implemented and sponsored by the DCs, the sites in respect of some other projects are rented by community organisations, welfare agencies and schools, for a period ranging from one to three years.

- (2) After the third meeting of the Task Force on Economic Challenges held on 22 January 2009, the Chief Executive mentioned that interested parties with good proposals could contact the District Officers concerned who will make their best endeavours to follow up and co-ordinate, so as to facilitate the use of such sites for increasing local economic activities and creating new job opportunities. Lands D has adopted a one-stop simplified procedure to process the applications for the use of these vacant government sites. District Lands Officers have been authorised to approve such applications following consultation with the bureaux and departments concerned, without referring such applications to the District Lands Conferences. If the proposed use is for non-profit-making purpose, Lands D may offer a short term tenancy (STT) to the applicant at nominal rent of \$1 per annum for use of the land, provided that policy support from the relevant bureau or department for a direct grant at nominal rent can be obtained. Otherwise, Lands D may still issue a direct grant STT at market rent to the applicant if such direct grant is supported by the relevant bureau or department for policy reasons.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)118

Question Serial No

2493

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the “Application List System”, please provide the following information:

- (a) a list showing the number and area of sites available for application in 2009-10 by type of land use;
- (b) the number of residential flats and the floor area of commercial premises to be provided from the above sites;
- (c) the revenue which the Administration may derive from the sale of the above sites;
- (d) the number and area of sites available for application each year from 2006-07 to 2008-09;
- (e) the actual number and area of sites successfully triggered for sale and sold each year from 2006-07 to 2008-09, and the estimated number of residential flats and floor area of commercial premises provided;
- (f) the respective numbers of applications rejected and sites withdrawn from auctions each year from 2006-07 to 2008-09.

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) – (c) The current 2008-09 Application List is made available for public information on the website of the Lands Department (LandsD). The 2009-10 Application List is being prepared and will be announced towards the end of March 2009. The information relating to (a) and (b) will be available when the new Application List is announced. As the operation of the Application List is market driven, it is up to the market to decide when and the quantity of sites on the Application List should be triggered for public auction. The Government is not in a position to estimate the total amount of revenue that would be received as a result of the publication of the new Application List.

- (d) The number and area of sites available for application each year from 2006-07 to 2008-09 are as follows:

Application List	Number of Sites	Site Area (hectare) (about)
2006-07	45	38.30
2007-08	47	38.20
2008-09	62	59.73

- (e) The number and area of sites sold during 2006-07 to 2008-09, and the estimated flat number and floor area of commercial premises that may come from the sites sold are shown in the following table:

Application List	Number of Sites Sold	Site Area (hectare) (about)	Estimated Flat Number	Estimated Commercial Floor Area (square metres)
2006-07	8	6.69	3 353	2 358
2007-08	9	11.65	5 019	Nil
2008-09	1	0.02	1	Nil

- (f) The number of unsuccessful applications for land sale from 2006-07 to 2008-09 are listed below:

Application List	No. of Unsuccessful Applications
2006-07	24
2007-08	42
2008-09	4

There was no site withdrawn from auction in the past three years.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)119

Question Serial No

2494

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding land acquisition, to tie in with the implementation of the ten major infrastructure projects, has the Administration assessed the amount of land to be acquired, the number of people affected and the amount of compensation involved in each district with a District Council or a District Lands Office? If yes, what are the details? If no, why not?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The amount of land to be acquired and the compensation involved are normally assessed according to the requirements of the projects as advised by the project departments. Among the ten major infrastructure projects, the Hong Kong Section of the Guangzhou - Shenzhen - Hong Kong Express Rail Link project, which was gazetted in November 2008, will involve acquisition of about 25 hectares of private land within Yuen Long District and a further 18 hectares of underground strata along the alignment. Information about residents affected are not readily available. Details of the other major infrastructure projects and their land requirements are yet to be finalised by the project departments and advised to the Lands Department.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)120

Question Serial No

2327

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

How many New Territories small house applications awaiting processing does the Lands Department (Lands D) currently have? How many such cases are there in each of the administrative districts? In 2009-10, would Lands D have additional manpower to speed up clearing the backlog of applications?

Asked by : Hon. LAU Kin-ye, Miriam

Reply :

The number of small house applications awaiting processing as at 28 February 2009 is broken down into the eight District Lands Offices in the New Territories, as follows:

	<u>Number of applications awaiting processing</u>
(a) District Lands Office/Yuen Long	510
(b) District Lands Office/Tuen Mun	94
(c) District Lands Office/Tsuen Wan and Kwai Tsing	233
(d) District Lands Office/North	1 345
(e) District Lands Office/Tai Po	349
(f) District Lands Office/Shia Tin	580
(g) District Lands Office/Sai Kung	115
(h) District Lands Office/Islands	0

Lands D constantly reviews the situation on small house applications, with emphasis on streamlining the procedures and on effective deployment of staff resources having due regard to the service need of the whole Department. For example, two teams have recently (from February 2009) been temporarily deployed to assist the nine existing teams in Yuen Long, which is the largest district in the New Territories, with the processing of the small house applications.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)121

Question Serial No

0149

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the management of government leases and government land, please advise the Lands Department's staff establishment in 2008-09 tasked with carrying out routine inspections to ensure that the user of leased land is in compliance with the lease conditions and that the government land is not illegally occupied. What is the number of inspections carried out in 2008-09? What are the estimated expenses under this item of work in 2009-10?

Asked by : Hon. LEE Wing-tat

Reply :

There are 61 posts involved in lease enforcement and another 210 posts in land control. As part of their duties, 4 831 routine inspections were carried out from 1 April 2008 to 28 February 2009 to ensure that the user of leased land is in compliance with the lease conditions and 8 949 routine inspections to check against illegal occupation of the government land. The total staff expenses involved for lease enforcement and land control work are estimated to be \$90.7 million in 2009-10.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)122

Question Serial No

0150

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the management of government leases and government land, please advise the number of complaint cases received by the Lands Department in 2008-09 in respect of breaches of user conditions in leases and illegal occupation of government land, the number of substantiated cases and prosecutions made; types of the complaint cases; staff establishment and expenses used for handling the above work; as well as the estimated expenses under this item of work in 2009-10.

Asked by : Hon. LEE Wing-tat

Reply :

In 2008-09 (from 1 April 2008 to 28 February 2009), the Lands Department received 1 451 complaints about breaches of user conditions in leases and 5 392 complaints against illegal occupation of government land. After investigation, the number of substantiated cases was 909 in respect of breaches of user conditions in leases. As to illegal occupation of government land, 3 961 complaints were substantiated and there were 13 prosecution cases.

The types of lease enforcement complaints included –

- (a) misuse of multi-storey buildings;
- (b) misuse of carpark/loading and unloading area;
- (c) unauthorised building works on New Territories Exempted Houses; and
- (d) unauthorised building works on agricultural land, etc.

while the types of government land control complaint cases included –

- (a) illegal structures, cultivation, dumping, open storage and garden extension; and
- (b) abandoned vehicles, etc.

There are 61 posts for lease enforcement and 210 posts for land control work. The estimated staff expenses involved in lease enforcement and land control work are expected to be \$91.8 million in 2008-09, to be slightly reduced to \$90.7 million in 2009-10 due to the redeployment of two posts to other areas of work.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.

DEVB(PL)123

Question Serial No

0151

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the management of government leases and government land, please advise the expenses used by the Government for handling construction waste or solid waste illegally dumped on government land in 2008-09, and whether there is/are case(s) in which such expenses have been successfully recovered from the offenders; if yes, please provide details.

Asked by : Hon. LEE Wing-tat

Reply :

In 2008-09 (from 1 April 2008 to 28 February 2009), \$5.48 million was spent by the Lands Department (Lands D) on handling construction waste and solid waste illegally dumped on government land. The Lands D is not the prosecution department for illegal dumping cases and does not have any records on recovery of expenses from the offenders. Under the current departmental arrangement, illegal dumping cases in which there is evidence to trace the waste origin or there is any violation of the Waste Disposal Ordinance, Cap. 354 (WDO) will be referred to the Environmental Protection Department (EPD) for investigation followed by prosecution as appropriate. In 2008, the EPD undertook 28 prosecutions for illegal deposit of waste offences under the WDO. In one case involving illegal land filling using construction waste on government land, the EPD applied to the court under the WDO for recovering the clearance cost incurred by the EPD from the offender upon his conviction. The application was dismissed by the court. The EPD is pursuing to recover the cost through civil action.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 18 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)124

Question Serial No

0724

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

It was reported recently that the Lands Department was slow in following up the complaint it had received regarding the unlawful conversion of a walkway at Yuen Long San Tin Park into a substandard driveway which had affected public safety. Has the department set aside a sum for timely investigation and road repair on receiving such complaints? Is there any increase in resources to handle the misuse of government land by private persons?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The Lands Department (Lands D) is actively handling the above-mentioned village access existing inside the San Tin Park. After consultation with the relevant government departments, the Heung Yee Kuk and some village representatives, there are still divergent views and matters to be clarified, particularly as to the need to retain such a long standing access which has been serving a community need for a long time, and the issue as to whether the access had been authorised by the relevant authority before it was built. Lands D is continuing to liaise with all relevant parties to resolve the problem at the earliest opportunity.

Lands D has a fund account for management and maintenance of government land which includes, inter alia, ad-hoc minor repairing works for village access on government land. The resources allowed for handling cases of unlawful occupation of government land in 2009-10 would remain roughly the same as those in 2008-09.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 16 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)125

Question Serial No

0725

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Under Programme (1) Land Administration, how long does it take to process a land disposal case by private treaty?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The processing of a Private Treaty Grant requires the submission of detailed proposals and sufficient supporting information from the project proponent; consultation with the relevant bureaux and departments; resolution of technical issues and objections; deliberation at the District Lands Conference; and assessment of premium if deemed appropriate. In some cases, the project proponent may also need to seek planning permission. The processing time varies from case to case according to the circumstances and complexity of the case involved, and it can hardly be generalised.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.

DEVB(PL)126

Question Serial No

0726

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In Programme (1) Land Administration, it is estimated that 306.98 hectares (ha) of land will be granted by way of private treaty in 2009, about 90% and 150% higher vis-a-vis 2007 and 2008 respectively. Why? Please give the location, area and user of the land granted.

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The increase in the estimate of the area of land to be granted in 2009 by way of private treaty is mainly due to the need to complete the land grants of the sites occupied by the existing public housing estates to facilitate the Hong Kong Housing Authority (HA)'s divestment of commercial properties therein. We hope to complete the land grants for a total of 41 sites involving about 293.60 ha for this purpose in 2009, as opposed to 17 sites granted in 2008 totaling about 106.27 ha and 15 sites granted in 2007 totaling about 152.25 ha.

Details of the cases granted by private treaty in 2007 and 2008 and of the estimated private treaty grants to be made in 2009, which scatter on different parts of Hong Kong, are set out in the following table :

	2007 (Actual)		2008 (Actual)		2009 (Estimate)	
	No. of Cases	Area granted (ha) about	No. of Cases	Area granted (ha) about	No. of Cases	Area to be granted (ha) about
1. Divestment of HA's commercial properties in existing developments	15	152.25	17	106.27	41	293.60

	2007 (Actual)		2008 (Actual)		2009 (Estimate)	
	No. of Cases	Area granted (ha) about	No. of Cases	Area granted (ha) about	No. of Cases	Area to be granted (ha) about
2. Land grants to Urban Renewal Authority for property development	Nil	Nil	1	0.03	2	0.57
3. Land grants to railway corporations for property development	2	4.00	3	4.18	2	5.61
4. Land grants to HA for existing housing developments	Nil	Nil	1	1.49	3	2.08
5. Others (e.g. electricity substation, school, etc.)	3	3.47	6	6.82	15	5.12
Total	20	159.72	28	118.79	63	306.98

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)127

Question Serial No

0727

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Given that 0.52 hectare (ha) of land was acquired for Rural Planning and Improvement Strategy/Village Improvement in 2008, please specify its effectiveness. What are the actual expenditure in 2008 and estimated expenditure in 2009 involved in the project?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The acquisition of 0.52 ha of land in 2008 has provided all the land required for the construction of access roads, a carpark, footpaths, ancillary drainage and landscaping works under two projects at Chim Uk and at Chai Kek and Wo Liu in Tai Po District. The actual expenditure in 2008 was \$0.2 million and the estimated expenditure in 2009 is \$14.8 million.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.

DEVB(PL)128

Question Serial No

1486

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In 2008, the actual cost of land acquisition / clearance is \$870 million, more than double the cost in 2007. Why is it so?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

The increase in actual cost of land acquisition/clearance in 2008 is mainly due to (a) the payment of about \$323 million in respect of two applications for redemption money and interest payable under the New Territories Land Exchange Entitlements (Redemption) Ordinance; and (b) compensation payments made for four major drainage resumption projects in Yuen Long and Tai Po Districts implemented pre 2008.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 18 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)129

Question Serial No

0579

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In 2009-10, the Lands Department will create 27 permanent posts for development of railway projects as well as delivery of the Liantang/Heung Yuen Wai Boundary Control Point Project.

- (a) Please show the distribution of the 27 newly-created permanent posts by rank and duty.
- (b) Apart from the creation of new posts, will the department deploy manpower from the existing establishment to follow up the new projects? If yes, please give the number of staff affected by rank and departmental office. If no, why not?

Asked by : Hon. LI Fung-ying

Reply :

- (a) In 2009-10, 33 time-limited posts for new project works will be created and six time-limited posts provided for previous railway projects will be deleted in the Lands Administration Office of the Lands Department (Lands D), resulting in a net increase of 27 posts. Details of the posts to be created and deleted are as follows:

33 posts to be created

Number and Rank of Posts

1 Senior Land Executive
2 Land Executives
2 Land Inspectors I

Duties

For Liantang/Heung Yuen Wai Boundary
Control Point Project

<u>Number and Rank of Posts</u>	<u>Duties</u>
3 Senior Estate Surveyors 6 Estate Surveyors 1 Senior Land Executive 1 Land Executive 1 Land Inspector I 3 Land Inspectors II 1 Principal Survey Officer (Estate) 2 Senior Survey Officers (Estate) 5 Survey Officers (Estate) 1 Treasury Accountant 1 Accounting Officer I 1 Executive Officer II 2 Assistant Clerical Officers	For new railway projects

6 posts to be deleted

Number and Rank of Posts

2 Assistant Clerical Officers
3 Clerical Assistants
1 Personal Secretary II

- (b) At present, there is no plan to redeploy more permanent posts for the new projects. Lands D will keep the staffing needs and the progress of the new projects in constant review, and if deemed necessary and practicable, may redeploy additional manpower temporarily to ensure timely delivery of the projects.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)130

Question Serial No

0580

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

It is understood that the Lands Department (Lands D) plans to outsource part of its district work.

- (a) Please provide the distribution of non-civil service contract (NCSC) staff in Lands D in 2008-09 by rank, function and district.
- (b) Please list the types of work outsourced as at 2008-09 and the total expenditure involved.
- (c) Please advise whether Lands D plans to further outsource its work in 2009-10. If so, please list in detail the work involved as well as the ranks and the number of staff affected.

Asked by : Hon. LI Fung-ying

Reply :

- (a) As at 1 March 2009, there are 140 NCSC staff in the Lands Administration Office (LAO) of Lands D. They are distributed in the following offices:-
 - Lands Administration Office Head Office (LAO HO)
 - Four Urban District Lands Offices (Urban DLOs)
 - Eight New Territories District Lands Offices (NT DLOs)
 - Railway Development Section (RDS) and Urban Renewal Section (URS)

The actual distribution of NCSC staff is at the Annex.

The NCSC staff carry out different functions in different offices, as follows:-

LAO HO & DLOs – land management work
RDS & URS – project work

(b) In 2008-09, suitable services under the following work categories were outsourced:-

- (i) slope maintenance;
- (ii) land, lease and property management;
- (iii) information technology;
- (iv) vehicle and equipment maintenance; and
- (v) other support services.

The total expenditure on outsourcing is about \$171 million.

(c) Lands D will constantly review the mode of operation and mode of service delivery and where practicable, continue to outsource suitable services in 2009-10. The objectives are to achieve greater efficiency and to cope with the increasing workload. No permanent posts will be affected as a result.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2009

Distribution of NCSC Staff in the LAO of Lands D

Job Title	LAO HO	Urban DLOs	NT DLOs	RDS & URS	Total
Administrative Assistant	1				1
Assistant (Non-commercial Publicity Materials)		8	9		17
Assistant Project Accountant				2	2
Contract Project Information Technology Officer	1				1
Contract Survey Officer (Quantity)	1				1
Contract Technical Officer (Slope Maintenance)	1				1
Customer Services Officer	1				1
Documentation Assistant			2		2
Estate Assistant	2	17	2	17	38
Executive Assistant	3	1	1	1	6
Personal Services Assistant	1				1
Project Accountant				2	2
Project Assistant			12		12
Project Assistant (Estate)				4	4
Project Consultant	1				1
Project Surveyor (Estate)	5	4	4	5	18
General Clerk/Assistant	10	2	10	7	29
General Assistant (Office Services)	1			2	3
Total	28	32	40	40	140

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)131

Question Serial No

0581

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In 2009-10, 49 permanent posts will be created in the Lands Department (Lands D) to cope with operational needs. Please provide:

- (a) the distribution of the 49 permanent posts to be created in terms of ranks, duties and departmental offices;
- (b) the number of officers for filling vacancies in 2008-09 in terms of ranks, duties and departmental offices, and the total expenditures involved; and
- (c) the establishment and strength of staff in their respective ranks in Lands D in 2008-09.

Asked by : Hon. LI Fung-ying

Reply :

- (a) In 2009-10, 55 posts will be created and six posts will be deleted in the Lands D. The net increase is 49 posts. Details of the posts to be created and deleted are as follows:

55 posts to be created

<u>Number and Rank of Posts</u>	<u>Duties</u>	<u>Office</u>
3 Senior Estate Surveyors	Land	Lands
6 Estate Surveyors	administration	Administration
2 Senior Land Executives	work	Office
3 Land Executives		
3 Land Inspectors I		
3 Land Inspectors II		
1 Principal Survey Officer (Estate)		
2 Senior Survey Officers (Estate)		
5 Survey Officers (Estate)		

<u>Number and Rank of Posts</u>	<u>Duties</u>	<u>Office</u>
1 Treasury Accountant	Administrative support to new railway project work	Lands Administration Office
1 Accounting Officer I		
1 Executive Officer II		
2 Assistant Clerical Officers		
1 Senior Land Surveyor	Survey and mapping work	Survey and Mapping Office
3 Land Surveyors		
2 Senior Survey Officers (Land)		
5 Survey Officers (Land)		
1 Senior Technical Officer (Cartographic)		
4 Technical Officers (Cartographic)		
3 Chainmen		
1 Solicitor	Legal advisory work	Legal Advisory and Conveyancing Office
1 Land Conveyancing Officer I		
1 Land Conveyancing Officer II		

6 posts to be deleted

<u>Number and Rank of Posts</u>	<u>Office</u>
2 Assistant Clerical Officers	Lands Administration Office
3 Clerical Assistants	
1 Personal Secretary II	

- (b) There are four functional offices in the Lands D. They are Lands Administration Office (LAO), Survey and Mapping Office (SMO), Legal Advisory and Conveyancing Office (LACO) and Departmental Administration Office (DAO). 233 staff were posted to Lands D by other departments or recruited by Lands D for filling vacancies in 2008-09 (up to 1 March 2009). A breakdown of the figure by office is:-

<u>Rank</u>	<u>LAO</u>	<u>SMO</u>	<u>LACO</u>	<u>DAO</u>
Assistant Clerical Officer	1		1	
Assistant Principal Solicitor			1	
Clerical Assistant	2		1	1
Clerical Officer	1			
Deputy Principal Solicitor			1	
Estate Surveyor	19			
Executive Officer II	1			
Geotechnical Engineer	7			
Housing Officer	1			
Land Executive	48			

<u>Rank</u>	<u>LAO</u>	<u>SMO</u>	<u>LACO</u>	<u>DAO</u>
Land Inspector II	48			
Land Surveyor		9		
Motor Driver	1			
Personal Secretary I	1			
Supplies Assistant	1			
Senior Administrative Officer				1
Survey Officer (Estate)	25			
Survey Officer (Land)		24		
Senior Solicitor			2	
Solicitor			1	
Technical Officer (Cartographic)		15		
Technical Officer (Geotechnical)	11			
Technical Officer (Reprographic)		3		
Works Supervisor II	2			
Workman II	1		1	2
Total	<u>170</u>	<u>51</u>	<u>8</u>	<u>4</u>
	===	==	=	=

The staff posted to the four offices perform the following duties:-

- LAO – land administration duties
- SMO – survey and mapping duties
- LACO – legal advisory and conveyancing duties
- DAO – administrative support duties

The total notional annual mid-point salary for the above 233 posts is about \$76.82 million.

- (c) The establishment and strength of Lands D, excluding that of the Director of Lands, as at 1 March 2009 are as follows:

<u>Grade [Rank]</u>	<u>Establishment as at 1 March 2009</u>	<u>Strength as at 1 March 2009</u>
Estate Surveyor [Principal Government Land Agent, Government Land Agent, Chief Estate Surveyor, Senior Estate Surveyor, Estate Surveyor]	196	184

<u>Grade [Rank]</u>	<u>Establishment as at 1 March 2009</u>	<u>Strength as at 1 March 2009</u>
Land Surveyor [Principal Government Land Surveyor, Government Land Surveyor, Chief Land Surveyor, Senior Land Surveyor, Land Surveyor/Assistant Land Surveyor]	62	59
Solicitor [Principal Solicitor, Deputy Principal Solicitor, Assistant Principal Solicitor, Senior Solicitor, Solicitor]	34	31
Cartographer [Senior Cartographer, Cartographer/ Assistant Cartographer]	8	8
Building Surveyor [Senior Building Surveyor, Building Surveyor/Assistant Building Surveyor]	2	2
Geotechnical Engineer [Chief Geotechnical Engineer, Senior Geotechnical Engineer, Geotechnical Engineer]	16	16
Housing Manager [Senior Housing Manager, Housing Manager, Assistant Housing Manager, Housing Officer]	199	191
Inspector of Works [Senior Inspector of Works, Inspector of Works, Assistant Inspector of Works]	9	9
Works Supervisor [Works Supervisor I, Works Supervisor II]	24	24
Land Conveyancing Officer [Chief Land Conveyancing Officer, Senior Land Conveyancing Officer, Land Conveyancing Officer I, Land Conveyancing Officer II]	53	52

<u>Grade [Rank]</u>	<u>Establishment as at 1 March 2009</u>	<u>Strength as at 1 March 2009</u>
Land Executive [Senior Principal Land Executive, Principal Land Executive, Chief Land Executive, Senior Land Executive, Land Executive]	348	346
Land Inspector [Land Inspector I, Land Inspector II]	559	544
Survey Officer (Estate) [Chief Survey Officer (Estate), Principal Survey Officer (Estate), Senior Survey Officer (Estate), Survey Officer/Survey Officer Trainee(Estate)]	251	239
Survey Officer (Land) [Chief Survey Officer (Land), Principal Survey Officer (Land), Senior Survey Officer (Land), Survey Officer/Survey Officer Trainee (Land)]	237	234
Survey Officer (Photogrammetric) [Principal Survey Officer (Photogrammetric), Senior Survey Officer (Photogrammetric), Survey Officer/Survey Officer Trainee (Photogrammetric)]	10	9
Survey Officer (Building)	2	2
Survey Officer (Quantity)	2	1
Analyst/Programmer [System Manager, Analyst/Programmer I]	4	4
Computer Operator [Computer Operator I, Computer Operator II]	2	2
Photogrammetric Operator	2	2

<u>Grade [Rank]</u>	<u>Establishment as at 1 March 2009</u>	<u>Strength as at 1 March 2009</u>
Technical Officer (Cartographic) [Chief Technical Officer (Cartographic), Principal Technical Officer (Cartographic), Senior Technical Officer (Cartographic), Technical Officer/Trainee (Cartographic)]	223	222
Technical Officer (Reprographic) [Chief Technical Officer (Reprographic), Principal Technical Officer (Reprographic), Senior Technical Officer (Reprographic), Technical Officer/Trainee (Reprographic)]	16	15
Technical Officer (Geotechnical) [Senior Technical Officer (Geotechnical), Technical Officer (Geotechnical)]	16	16
Tracer	30	30
Photoprinter [Photoprinter I, Photoprinter II]	36	35
Motor Driver	156	156
Foreman	7	5
Artisan [Artisan (Team Leader), Artisan (Welding)]	40	29
Chainman	216	197
Workman I	143	114
Workman II	29	28
Administrative Officer [Senior Administrative Officer]	1	1

<u>Grade [Rank]</u>	<u>Establishment as at 1 March 2009</u>	<u>Strength as at 1 March 2009</u>
Executive Officer [Principal Executive Officer, Chief Executive Officer, Senior Executive Officer, Executive Officer I, Executive Officer II]	39	36
Treasury Accountant [Senior Treasury Accountant, Treasury Accountant]	5	5
Accounting Officer [Accounting Officer I, Accounting Officer II]	6	6
Transport Services Officer [Transport Services Officer I]	1	1
Clerical Officer [Senior Clerical Officer, Clerical Officer, Assistant Clerical Officer]	354	329
Clerical Assistant	215	207
Office Assistant	50	43
Official Language Officer [Chief Official Language Officer, Senior Official Language Officer, Official Language Officer I, Official Language Officer II]	16	16
Calligraphist [Senior Calligraphist, Calligraphist]	9	9
Personal Secretary [Senior Personal Secretary, Personal Secretary I, Personal Secretary II]	108	103
Typist [Senior Typist, Typist]	25	25

<u>Grade [Rank]</u>	<u>Establishment as at 1 March 2009</u>	<u>Strength as at 1 March 2009</u>
Supervisor of Typing Services	1	1
Confidential Assistant [Senior Confidential Assistant, Confidential Assistant]	4	4
Supplies Officer [Supplies Officer, Assistant Supplies Officer]	2	2
Supplies Supervisor [Supplies Supervisor I, Supplies Supervisor II]	8	7
Supplies Assistant	12	11
Total	<u><u>3 788</u></u>	<u><u>3 612</u></u>

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)132

Question Serial No

1960

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the work to “continue to explore measures to streamline and expedite the processing of lease modifications, land exchanges and premium assessments”, could this Committee be informed of:

- (a) the criteria for assessing the progress of work and whether any target has been set? If a target has been set, what are the details; and if not, why?
- (b) the reasons that the number of cases of lease modifications, exchanges and extensions planned for 2009 is almost 100 less than the actual figure for 2008?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

- (a) The Lands Department (Lands D) has made the following performance pledges in relation to the processing of lease modification and land exchange applications (with the exception of those cases dealt with under the small house policy):
 - (i) issue of an initial reply within three weeks in which the case officer will advise whether the case can be proceeded with;
 - (ii) issue of a reply within 22 weeks upon receipt of a valid application, advising the applicant of either (1) a provisional offer with basic terms (without premium) or (2) rejection of the application or (3) an in-principle agreement to the application subject to the resolution of specified major issues and/or statutory procedures;
 - (iii) issue of legal document within 12 weeks from receipt of acceptance of the binding basic terms and premium offer, for execution by the applicant; and
 - (iv) conclusion of lease modifications that are technical in nature within 12 weeks upon receipt of the valid applications.

In 2008, Lands D managed to achieve over 90 % in respect of all the above pledges, and will strive to achieve the pledges in the year of 2009.

- (b) Among the total 221 cases of lease modifications, exchanges and extensions completed in 2008, there were 111 technical lease modification cases. As regards the 120 cases in 2009, the number is an estimated figure made by Lands D, having regard to the prevailing market situation. The actual number of cases to be concluded in 2009 may turn out to be different from this estimated figure.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)133

Question Serial No

0961

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the management of land by the Government, could this Committee be informed of:

- (a) the manpower involved in routine inspections by the Lands Department to ensure that the user of leased land is in compliance with the lease conditions and that government land is not illegally occupied and the number of inspections carried out each year from 2004 to 2007, and their respective expenditures each year;
- (b) the numbers of cases in respect of breaches of lease conditions and illegal occupation of government land each year from 2004 to 2008, and of these cases the numbers of prosecutions instituted and successfully brought against as a result of routine inspections each year?

Asked by : Hon. TO Kun-sun, James

Reply :

- (a) The number of routine inspections carried out by the Lands Department to ensure that the user of leased land is in compliance with the lease conditions, the manpower involved and the respective expenditures each year from 2004 to 2007 are as follows:

Year	No. of routine inspections	No. of posts	Total staff expenses (\$ million)
2004	6 951	79	24.0
2005	8 596	77	22.9
2006	5 268	65	19.2
2007	5 486	65	20.2

The number of inspections carried out to ensure that government land is not illegally occupied, the manpower involved and the respective expenditures each year from 2004 to 2007 are as follows:

Year	No. of routine inspections	No. of posts	Total staff expenses (\$ million)
2004	7 622	145	42.1
2005	6 599	131	37.1
2006	7 777	126	36.0
2007	8 001	144	43.9

- (b) The number of cases in respect of breaches of lease conditions and illegal occupation of government land each year from 2004 to 2008 are as follows:

Year	No. of cases about breaches of lease conditions	No. of cases about illegal occupation of government land
2004	810	2 502
2005	885	3 679
2006	883	5 167
2007	934	4 973
2008	854	5 389

For illegal occupation of government land, most of the occupiers have complied with the government's requirement and ceased the illegal occupation. For those non-compliance cases, it is difficult to successfully identify the defendants against whom prosecutions could be taken. The number of prosecutions instituted arising from routine inspections and the successful prosecution cases during the years 2004 to 2008 are as follows:

Year	No. of prosecutions arising from routine inspections	No. of successful Prosecutions
2004	2	2
2005	3	3
2006	3	2
2007	2	2
2008	2	2

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)134

Question Serial No

1682

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the management of land by the Government, please provide:

- (a) the staff establishment and expenditure for prosecution of unauthorised developments by the Lands Department (Lands D) each year from 2004 to 2007;
- (b) the number of complaint cases received by the Lands D in respect of breaches of user conditions in leases and illegal occupation of government land from 2004 to 2007; and of these cases, the number of substantiated cases in which prosecutions have been made as well as the types of the cases;
- (c) details of the follow-up actions in respect of the above cases and a breakdown by type of case of warning letters issued, sites required to be cleared and/or guarded as well as structures demolished each year;
- (d) the number of cases requiring further prosecution in the Magistrates' Courts, the nature of the prosecutions and the number of cases in which prosecutions have been successfully made.

Asked by : Hon. TO Kun-sun, James

Reply :

- (a) Prosecution work is part and parcel of the land control work undertaken at Headquarters of the Lands D. The staff establishment and expenditure for the land control work at the Lands D Headquarters from 2004 to 2007, broken down by year, are as follows:

Year	No. of posts	Total staff expenses (\$ million)
2004	3	1.36
2005	3	1.32
2006	4	1.94
2007	4	2.31

- (b) The number of complaint cases received by the Lands D from 2004 to 2007 in respect of breaches of user conditions in leases and the number of substantiated cases arising therefrom are as follows:

Year	No. of complaints	No. of substantiated cases
2004	1 337	1 016
2005	1 563	1 103
2006	1 224	947
2007	1 330	1 160

The types of lease enforcement complaints include –

- (i) misuse of multi-storey buildings;
- (ii) misuse of carpark/loading and unloading area;
- (iii) unauthorised building works on New Territories Exempted Houses; and
- (iv) unauthorised building works on agricultural land, etc.

The number of complaint cases received by the Lands D from 2004 to 2007 in respect of illegal occupation of government land and the number of prosecutions arising from the substantiated complaint cases are as follows:

Year	No. of complaint cases	No. of prosecution cases
2004	2 216	3
2005	3 242	8
2006	4 074	14
2007	4 227	7

The main types of prosecution cases included illegal structures, open storage, garden extension, and abandoned vehicles.

- (c) For substantiated lease enforcement complaint cases as mentioned in (b) above, warning letters are issued to the owners concerned requesting them to purge the breaches, followed by vesting/re-entry action where considered appropriate and necessary.

As to the substantiated land control complaint cases, warning letters are issued to the parties concerned requesting them to purge the irregularities, followed by actions including site clearance/prosecution/regularisation as appropriate and necessary. The types of cases are related to illegal structures, cultivation, dumping, open storage, garden extension, and abandoned vehicles, etc.

The numbers of warning letters issued by the Lands D from 2004 to 2007 are as follows:

Year	No. of warning letters for Lease Enforcement complaint cases	No. of warning letters for Land Control complaint cases
2004	693	676
2005	812	810
2006	709	991
2007	771	1 256

The numbers of sites cleared and guarded as well as structures thereon demolished each year from 2004 to 2007 are as follows:

Year	No. of sites cleared and guarded by stationed guard, patrol guard or routine inspection	No. of structures demolished
2004	3 037	164
2005	4 139	224
2006	6 788	220
2007	3 779	287

- (d) There is one case requiring further prosecution in the Magistrates' Courts. It is a joint prosecution case with the Buildings Department against unauthorised building works. The first prosecution was conducted in 2006 and the defendant was convicted. Since the offence continued, a further prosecution was conducted in 2008 and the same defendant was again convicted.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)135

Question Serial No

0524

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the indicators under Programme (1), please advise this Committee of the following:

- (a) Land granted by way of private treaty grants will increase substantially from 118.79 hectares (ha) in 2008 to 306.98 ha in 2009, and the number of flats will also increase to 6 510 units. What are the reasons?
- (b) 35.00 ha of short term tenancies will be let by direct grant in 2009. Why is the land not let by tender?
- (c) The Task Force on Economic Challenges has earlier proposed to let vacant government land at a nominal rent of \$1 to District Councils and non-profit-making organisations for organising community projects. What are the details of the proposal, the amount of land available and the implementation timetable? Has any provision and manpower been reserved to support the proposal?

Asked by : Hon. WONG Kwok-kin

Reply :

- (a) The increase in the estimate of the area of land to be granted in 2009 by way of private treaty grants is mainly due to the need to complete the land grants of the sites occupied by the existing public housing estates to facilitate the Hong Kong Housing Authority's divestment of commercial properties therein. We hope to complete the land grants for a total of 41 sites involving about 293.60 ha for this purpose in 2009, as opposed to 17 sites granted in 2008 totaling about 106.27 ha. These land grants will not generate any actual supply of flats. The total 6 510 flats in 2009 is an estimated figure with reference to the other private treaty grant cases that would produce flats, which are estimated to be concluded in 2009.

- (b) Land which is available for short term use and is of general public interest is normally let on a short term tenancy (STT) by way of public tender. However where a site is suitable for a specific use and when a direct grant to a particular organisation or person is considered justifiable with support of the relevant bureau and/or department, the Lands Department (Lands D) will let such a STT by direct grant. Examples of direct grant STT are community use, works areas to public utility companies and works areas for railway construction.
- (c) Lands D has prepared a “List of Vacant Government Sites” which includes about 1 000 vacant government sites, which may be put to temporary beautification or other temporary uses. These sites are of different sizes and shapes and are distributed within the 18 District Council (DC) districts throughout the territory. Since July 2008, the District Lands Offices have been providing, either directly or through the District Management Committees, information about the vacant sites in each district to the District Officers and District Social Welfare Officers concerned. At present, over ten such government sites have been used for purposes like organic farms, temporary cycling parks, venues for school activities, non-commercial storage yards or amenity areas etc. While some of the projects involved are directly implemented and sponsored by the DCs, the sites in respect of some other projects are rented by community organisations, welfare agencies and schools, for a period ranging from one to three years.

Lands D has adopted a simplified procedure to process the applications for the use of these vacant government sites. District Lands Officers have been authorised to approve such applications following consultation with the bureaux and departments concerned, without referring such applications to the District Lands Conferences. After the third meeting of the Task Force on Economic Challenges held on 22 January 2009, the Chief Executive mentioned that interested parties with good proposals could contact the District Officers concerned who will make their best endeavours to follow up and co-ordinate, so as to facilitate their use of such sites for increasing local economic activities and creating new job opportunities. If the proposed use is for non-profit-making purpose, Lands D may offer a STT to the applicant at nominal rent of \$1 per annum for use of the land, provided that policy support from the relevant bureau or department for a direct grant at nominal rent can be obtained. Otherwise, Lands D may still issue a direct grant STT at market rent to the applicant if such direct grant is supported by the relevant bureau or department for policy reasons.

Lands D has not allocated any additional funds for this initiative and the workload arising from administering this exercise is absorbed by the existing staff resources within Lands D.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)136

Question Serial No

0526

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In Programme (1), provision for 2009-10 is \$66.4 million higher than the revised estimate for 2008-09. This is mainly due to the increased provision for the increase of 27 posts for development of railway projects as well as delivery of the Liantang/Heung Yuen Wai Boundary Control Point Project. Please provide, by project, the numbers of posts increased and their ranks, and advise whether the posts are time-limited.

Asked by : Hon. WONG Kwok-kin

Reply :

In 2009-10, 33 time-limited posts for new project work will be created and six time-limited posts provided for previous railway projects will be deleted in the Lands Administration Office of the Lands Department, resulting in a net increase of 27 posts. Details of the posts to be created and deleted are as follows :

33 posts to be created

Number and Rank of Posts

1 Senior Land Executive
2 Land Executives
2 Land Inspectors I

Related Projects

Liantang/Heung Yuen Wai Boundary Control
Point Project

Number and Rank of Posts

3 Senior Estate Surveyors
6 Estate Surveyors
1 Senior Land Executive
1 Land Executive
1 Land Inspector I
3 Land Inspectors II
1 Principal Survey Officer (Estate)
2 Senior Survey Officers (Estate)
5 Survey Officers (Estate)
1 Treasury Accountant
1 Accounting Officer I

Related Projects

New railway projects

1 Executive Officer II
2 Assistant Clerical Officers

New railway projects

6 posts to be deleted

Number and Rank of Posts

2 Assistant Clerical Officers
3 Clerical Assistants
1 Personal Secretary II

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)137

Question Serial No

1638

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

How many environmental black spots on private and government land in the New Territories does the Lands Department plan to clear up in 2009-10? Please give the locations of these black spots, the manpower deployed and the financial expenditures so involved.

Asked by : Hon. WONG Yung-kan

Reply :

The Lands Department (Lands D) plans to clear up 14 environmental black spots on government land involving illegal dumping activities in 2009-10 in the following locations:

- (a) Yung Shue Wan pier, Lamma Island;
- (b) Peng Chau Promenade, Peng Chau;
- (c) Nam Wan, Peng Chau;
- (d) Tai Kwai Wan, Cheung Chau;
- (e) Ping Chong Road, Cheung Chau;
- (f) Pak She Praya Road, Cheung Chau;
- (g) Chung Hau Village, Mui Wo, Lantau Island;
- (h) Kwai Fung Crescent, Kwai Chung;
- (i) Tam Kon Shan Road, Tsing Yi;
- (j) Wing Tak Street, Tsuen Wan;
- (k) Open Space near Tsing Sum Street, Tsing Yi;
- (l) Kwai Hei Street, Kwai Chung;
- (m) Tsing King Road, Tsing Yi; and
- (n) Nam Sang Wai, Yuen Long.

The Lands D has no plan to clear any environmental black spots on private land in the New Territories. This is because the private land involved is usually covered by the Block Government Lease which has no provision restricting landfilling activities.

There are 210 posts for land control work which covers, inter alia, clearance of illegal dumping on government land. The total staff expenses involved for land control work are estimated to be \$71.3 million in 2009-10.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)138

Question Serial No

1639

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

How many small house application cases are currently pending for processing? Will the Administration allocate more resources to process the backlog?

Asked by : Hon. WONG Yung-kan

Reply :

As at 28 February 2009, the total number of small house cases pending processing is 3 226. The Lands Department constantly reviews the situation on small house applications, with emphasis on streamlining the procedures and effective deployment of staff resources having due regard to the service need of the whole Department. For example, two teams have recently (from February 2009) been temporarily deployed to assist the nine existing teams in Yuen Long, which is the largest district in the New Territories, with the processing of the small house applications.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 20 March 2009

Examination of Estimates of Expenditure 2009-10
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.

DEVB(PL)139

Question Serial No

2419

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

- (a) The Planning Department (PlanD) provides technical and secretariat services to the Town Planning Board and its committees. What are the estimated manpower and expenditure for each year?
- (b) PlanD undertakes enforcement and prosecution actions against unauthorised developments under the Town Planning Ordinance. What is the nature of the successfully prosecuted cases between 2006 and 2008? How long did the unauthorised developments last on average? What is the estimated expenditure for enforcement and prosecution actions?

Asked by : Hon. CHAN Tanya

Reply :

- (a) There are some 50 staff in the Planning Department directly involved in providing secretariat and technical services to the Town Planning Board and the estimated expenditure in 2009-10 is \$38.5 million. However, there are other services like translation, logistics, information technology and overall supervision, the expenditure for which are absorbed by the Department.
- (b) The nature of unauthorised development cases which were successfully prosecuted in the past three years is shown in the following:

Nature of Cases	Number of Convictions (Number of Cases)		
	2006	2007	2008
Storage	81 (26)	76 (27)	45 (28)
Filling of Pond/Land	8 (2)	14 (4)	16 (4)
Container-related Uses	6 (3)	55 (5)	112 (4)
Vehicle Park	0 (0)	6 (2)	3 (2)
Workshop	10 (4)	5 (4)	6 (4)

	Number of Convictions (Number of Cases)		
Nature of Cases	2006	2007	2008
Others (including Recreational Uses, etc.)	2 (1)	1 (1)	5 (3)
Total	107 (36)	157 (43)	187 (45)
Average Offence Period in days	133	95	160

Prosecution work against unauthorised developments in the rural New Territories is undertaken by the existing staff of the Department as part of their normal duties. There is no expenditure breakdown for enforcement and prosecution actions.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 18 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)140

Question Serial No

2420

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

In view of the recent outcome of the appeal made by a subsidiary of the Swire Pacific Limited, will the Planning Department allocate additional resources to undertake a comprehensive review of the "Town Planning Ordinance" and the "Statutory Plans"? If yes, what are the details and the estimated expenditure? If not, what are the reasons?

Asked by : Hon. CHAN Tanya

Reply :

There is no plan to comprehensively review the Town Planning Ordinance and statutory plans. The judgement and implications of the subject court decision is still being assessed.

Review of statutory plans is a continuous process to meet the changing circumstances and aspirations of our society. The work is undertaken by the existing staff of the Department as part of their normal duties.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)141

Question Serial No

2421

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

The Planning Department has indicated that it will continue to provide input to the Kai Tak Development project. What are the details and the estimated expenditure involved?

Asked by : Hon. CHAN Tanya

Reply :

On the basis of the recommendations in the Kai Tak Planning Review Study, the Kai Tak Outline Zoning Plan was prepared and approved by the Chief Executive in Council on 6 November 2007. In parallel, the Civil Engineering and Development Department (CEDD) commenced the Kai Tak Development Engineering Study in late January 2007 to undertake detailed engineering studies to ascertain the technical feasibility and environmental acceptability of the development proposals.

In the process of the studies and during the implementation stage, the Planning Department will continue to provide professional planning input and advice for the development proposals. The work will be absorbed by the existing staff as part of their planning duties.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)142

Question Serial No

0816

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Under this programme, it is stated that enforcement and prosecution actions against unauthorised developments will be taken under the Town Planning Ordinance. Please give a breakdown of the number of enforcement and prosecution actions taken in the past three years from 2006 to 2008 as well as the average number of days and cost required.

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

In the past three years between 2006 and 2008, the Planning Authority has issued a total of 5 119 enforcement notices, 55 stop notices and 859 reinstatement notices in respect of 963 cases, and instigated prosecution against 136 cases of unauthorised developments involving a total of 579 summons. The detailed breakdown by year is as follows:

	2006	2007	2008	Total
Number of enforcement notices issued	1 248	2 150	1 721	5 119
Number of stop notices issued	0	10	45	55
Number of reinstatement notices issued	152	234	473	859
Number of summons laid	154	190	235	579

The actual time required to undertake enforcement action for each case depends on the site area of the unauthorised development and the complexity of individual cases. On average, it took about 2.8 months from confirming an unauthorised development to serving statutory notices.

There is no cost breakdown for this particular sort of work as it forms part of the overall enforcement duties.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)143

Question Serial No

0817

Head : 118 Planning Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

The amount of allowances for 2009-10 under this Subhead is estimated to be \$4.47 million, 33% higher than the revised estimate for 2008-09. Would the Government provide a breakdown of the allowances and the reasons for the substantial increase of allowances?

Asked by : Hon. CHAN Wai-yip, Albert

Reply :

The provision of \$4.47 million for allowances in the 2009-10 estimate comprises \$0.55 million for Overtime Allowance and \$3.92 million for Acting Allowance. The increase of 33% (or \$1.11 million) in allowances in the 2009-10 estimate over the 2008-09 revised estimate is mainly due to the increased provision for Acting Allowance for taking up vacancies at higher ranks.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 16 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)144

Question Serial No

0075

Head : 118 Planning Department

Subhead (No. & title) :

700 General Non-recurrent

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

The accumulated expenditure of the Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas for the financial year 2008-09 is zero. Has the above Study been shelved or deferred? What are the reasons for this?

Asked by : Hon. CHEUNG Hok-ming

Reply :

Consultants are being selected for the Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Area. The Study is scheduled for commencement in April 2009.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 16 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)145

Question Serial No

0077

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the objections/representations to statutory plans processed, the actual number increased sharply from 2 058 in 2007 to 8 083 in 2008 while the estimate for 2009 is reduced to 3 620. Please account for the variation.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The upsurge in the number of objections/representations in 2008 was mainly due to a substantial number (4 500) of representations received in respect of one Outline Zoning Plan. Such an exceptional situation does not feature in the 2009 estimate.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 16 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)146

Question Serial No

2488

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the provision of a rational pattern of land use, please provide:

- (a) the current vacancy rates of factory buildings in various districts by District Councils or by District Lands Offices;
- (b) the latest measures taken to facilitate the transformation of old factory buildings and their effectiveness.

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) According to the Hong Kong Property Review 2008, the vacancy rates of industrial buildings by districts were as follows:

	Vacancy Rate (%) at end of 2007
<u>Hong Kong Island</u>	
Central and Western	4.1
Wan Chai	NA
Eastern	2.9
Southern	11.2
<u>Kowloon</u>	
Yau Tsim Mong	8.1
Sham Shui Po	5.4
Kowloon City	5.8
Wong Tai Sin	7.0
Kwun Tong	7.3

	Vacancy Rate (%) at end of 2007
<u>New Territories</u>	
Kwai Tsing	4.2
Tsuen Wan	6.9
Tuen Mun	4.6
Yuen Long	5.5
North	8.5
Tai Po	0.4
Sha Tin	3.0
Sai Kung	0
Islands	8.9
Overall	5.6

- (b) To facilitate the transformation of old industrial buildings, the Administration has adopted a two-pronged approach under the town planning regime:
- (i) rezoning suitable surplus industrial land for non-industrial purposes including “Other Specified Uses” annotated “Business” (“OU(Business)”), “Residential (Group E)” (“R(E)”), and “Comprehensive Development Area” (“CDA”) zones. Since January 2001, about 250 ha of industrial land has been rezoned to other uses, including about 196 ha rezoned to “OU(Business)” and about 54 ha to other uses including “R(E)” and “CDA”; and
 - (ii) relaxing the uses permitted in industrial premises by expanding the scope of uses permitted as of right and upon obtaining planning permission in the “Industrial” zone. Uses such as ‘information technology and telecommunications industries’, ‘office related to industrial use’ and ‘research, design and development centre’ are now permitted as of right. In the past four years, 305 planning applications for change of use in industrial and industrial-office buildings have been approved. These include change of industrial premises to commercial uses (241 cases), and redevelopment of industrial sites to commercial/residential uses (38 cases) or hotels (26 cases) within “OU(Business)” and “R(E)” zones.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)147

Question Serial No

2489

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the cross-boundary infrastructure and issues on new development areas in the New Territories, please advise us of:

- (a) the expenditures for various projects on cross-boundary infrastructure and new development areas respectively;
- (b) the current progress of the aforesaid planning work and engineering projects; and
- (c) the mechanism, if any, to speed up the implementation of the aforesaid projects.

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) The cross-boundary infrastructure and New Development Areas (NDAs) are in planning and engineering study stage. The estimated expenditures (Consultants' Fee and Site Investigation) for individual projects in 2009-10 are:

Project	Estimated expenditure in 2009-10 (\$ million)
Planning and Engineering Study on North East New Territories NDAs (i.e. the Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling NDAs)	13.1
Planning and Engineering Study on Hung Shui Kiu NDA	3.2
Planning and Engineering Study on Lok Ma Chau Loop	4.7
Investigation and Preliminary Design for the Development of the Liantang/Heung Yuen Wai Boundary Control Point (BCP)	15.5

- (b) The progress of the planning and engineering work for each project is:

The Planning and Engineering Study on North East New Territories NDAs – The study was jointly commissioned by the Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD) in June 2008. The Stage One Public Engagement has been completed and the Preliminary Outline Development Plans are being formulated. It is anticipated that the study would be completed in mid 2011. After its completion, detailed design and public consultations for the engineering projects would then start. Subject to the funding approval of the Finance Committee (FC), construction work is tentatively scheduled to commence in 2014.

The Planning and Engineering Study on Hung Shui Kiu NDA – The study is to be commissioned jointly by PlanD and CEDD. Subject to the approval of FC, the study is expected to commence in end 2009, for completion in end 2012. Construction work is tentatively scheduled to start in 2016.

The Planning and Engineering Study on Development of Lok Ma Chau Loop – The consultants selection process for the study is in progress. The study is to be jointly commissioned by PlanD and CEDD. Subject to the approval of FC, the study is expected to commence in mid 2009, for completion by end 2011. Construction work is tentatively scheduled to start in end 2012.

Liantang/Heung Yuen Wai BCP and its Connecting Road – The preliminary planning stage is completed. CEDD will commission an investigation and preliminary design study in April 2009 to examine the details of the development of the BCP and its connecting road. The study is scheduled for completion in December 2011.

- (c) During the studies for the NDAs, Lok Ma Chau Loop and Liantang/Heung Yuen Wai BCP, we will examine in detail their implementation programmes, including the feasibility of expediting the infrastructure projects.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 19 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)148

Question Serial No

2490

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

In 2008-09, the Administration completed the “Planning Study on the Co-ordinated Development of the Greater Pearl River Delta Townships”. Please provide the major conclusions of the study and the specific measures the Administration will take in following up the study report.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The purpose of the Planning Study on the Co-ordinated Development of the Greater Pearl River Delta (PRD) Townships (the Study) is to examine issues pertinent to the planning and development of the Greater Pearl River Delta (PRD) region (including nine major cities in Guangdong, Hong Kong and Macao Special Administrative Regions). It aims to formulate a regional development strategy by taking a forward-looking perspective to consider the opportunities and constraints of the Greater PRD region under the “One Country, Two Systems” framework.

The Draft Final Report of the Study is being prepared by the consultants to take into account views expressed by the experts and consultees during consultation and findings of an additional study on Macao. The Draft Final Report would need to be reviewed to keep abreast of the recommendations of the “The Outline of the Plan for the Reform and Development of the Pearl River Delta (2008-2020)” released by the Central Government in January 2009. The Final Report is expected to be available by mid 2009.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 16 March 2009

Examination of Estimates of Expenditure 2009-10
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.

DEVB(PL)149

Question Serial No

2491

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the New Cross-boundary Control Point at Liantang/Heung Yuen Wai and the connecting roads in Hong Kong, please provide the following information:

- (a) the total expenditure for constructing the associated connecting roads;
- (b) the commissioning schedule of the control point and the connecting roads;
- (c) the estimated utilisation rate of the above facilities;
- (d) the traffic impact on the existing roads due to the aforesaid control point and the connecting roads; and
- (e) the initiatives for enhancing the connection between the new control point and Northwest New Territories as well as the logistics facilities (including Kwai Chung Container Terminals, the proposed logistics site at Ping Che/Ta Kwu Ling and Lantau Logistics Park).

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) Based on initial assessment, the capital cost of the proposed Liantang/Heung Yuen Wai Boundary Control Point (BCP) and its connecting road is estimated to be \$8.6 billion (at 2007 price level).
- (b) The new BCP together with its connecting road is expected to be operational in 2018.
- (c) It is estimated that the new BCP will handle about 20 000 vehicular trips and 30 000 passenger trips per day in 2030.

- (d) A broad traffic impact assessment (TIA) has been undertaken to ascertain that the new BCP and its connecting road would not have adverse implication on the existing road networks. An investigation and preliminary design (I&PD) study to be commissioned by the Civil Engineering and Development Department (CEDD) in April 2009 will include a full TIA to ensure the new BCP and its connecting road will not cause adverse traffic impact.
- (e) A dual 2-lane trunk road will connect the new BCP with Tolo Highway via Fanling Highway, whilst Tolo Highway/Fanling Highway will also be improved to cater for the traffic demand. Under the I&PD study, CEDD will examine the design options and feasibility of its connection with other associated roads and New Development Areas (NDA) including the Ping Che/Ta Kwu Ling NDA.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)150

Question Serial No

2492

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

In 2008-09, the Administration completed the Hung Hom District Study as part of the Review of the Harbour Plan. What specific measures will the Administration take to follow up this Study?

Asked by : Hon. CHEUNG Hok-ming

Reply :

Based on the recommendations in the Hung Hom District Study, the Planning Department has carried out the following actions:

- (a) Amended the draft Hung Hom Outline Zoning Plan (OZP) to incorporate the development parameters of the key waterfront sites. The OZP was gazetted on 29 February 2008 and the representation procedure has been completed.
- (b) Prepared planning briefs to guide the development of the waterfront sites for agreement by the Town Planning Board. Consultation with the Harbour-front Enhancement Committee and Kowloon City District Council on the briefs will commence shortly.
- (c) Identified a site for the relocation of the International Mail Centre to provide opportunities to enhance the harbour-front.

Signature _____

Name in block letters _____

Mrs Ava S. Y. NG

Post Title _____

Director of Planning

Date _____

17 March 2009

Examination of Estimates of Expenditure 2009-10
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.

DEVB(PL)151

Question Serial No

0767

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (3) Ordinance Review

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the studies (including in-house studies or those entrusted to consultants) on the review of the Town Planning Ordinance (TPO), please provide the relevant information in the following format:

- (a) On surveys and studies for which financial provision has been allocated in the past three years (i.e. from 2006-07 to 2008-09):

Name of Consultant (if any)	Content and Objectives	Expenditure	Progress of Studies (under planning / in progress / completed)	Follow-ups taken by the Administration on the findings and recommendations of the study reports and their progress. If no follow-ups have been taken, what are the reasons?	After the surveys or reports have been completed, how are they released to the public? If they have not been released, what are the reasons?

- (b) Has financial provision been made for studies on the review of the TPO in 2009-10? If yes, please provide the relevant information in the following format. If no, what are the reasons?

Name of Consultant (if any)	Content and Objectives	Revised Estimate	Progress of Studies (under planning / in progress / completed)	If the surveys or reports are completed in this year, how will they be released to the public? If they will not be released, what are the reasons?

Asked by : Hon. HO Sau-lan, Cyd

Reply :

- (a) In the past three years, we have not carried out any consultancy study to review the Town Planning Ordinance. Through in-house monitoring, we are ensuring the effective implementation of the Town Planning (Amendment) Ordinance 2004 (the Amendment Ordinance).
- (b) No resources have been earmarked for study to review the Town Planning Ordinance in 2009-10. Since its commencement in June 2005, the Amendment Ordinance has been operating smoothly and the transparency of the planning system has been greatly enhanced. We have been closely monitoring the implementation of the Amendment Ordinance and reviewing the relevant Town Planning Board guidelines as well as guidance notes with a view to further improving the procedures within the current statutory framework. Such work has been undertaken within the existing resources of the Planning Department.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 16 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)152

Question Serial No

2314

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

The Planning Department commissioned the "Survey on Features with Cultural Heritage Value in the Sha Tau Kok, Ta Kwu Ling and Ma Tso Lung Areas" in May last year about the historical heritage within the Closed Area, and a total of 300 historical buildings of different types were identified. Has the Administration reserved any resources in the 2009-10 financial year for formulating as promptly as possible a statutory plan based on the outcome of the study to ensure that the development density of the entire area is compatible with these historical buildings and the rural setting?

Asked by : Hon. IP Kwok-him

Reply :

The Survey on Features with Cultural Heritage Value in the Sha Tau Kok, Ta Kwu Ling and Ma Tso Lung Areas has provided inputs to the relevant studies conducted for the area, including the on-going Study on the Land Use Planning for the Closed Area (the Study). The purpose of the Study is to formulate a planning framework for the preparation of statutory town plans for the area to be released from the Frontier Closed Areas. Upon completion of the Study which is scheduled for early 2010, statutory plans will be prepared to guide the conservation and development of the area. The preparation of the statutory plans will be absorbed from within the existing resources.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 18 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)153

Question Serial No

2953

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

In 2008, the Department issued a total of 2 239 statutory enforcement notices, with 45 cases successfully prosecuted. For the remaining cases of unauthorised development, have the parties concerned complied with the enforcement notices served? Will the Department increase the manpower for taking action against unauthorised developments in 2009?

Asked by : Hon. LAU Kin-yee, Miriam

Reply :

Some of the 45 cases convicted in 2008 were related to statutory notices issued before that year.

The 2 239 statutory notices issued in 2008 involved a total of 350 cases. Of these, 174 cases had complied with the notice requirements or were pending the issuance of compliance notice. 108 cases were in different stages of enforcement or under monitoring and further investigation. The remaining 68 cases were in different stages of prosecution actions including six cases convicted and two cases pending court hearing.

In 2009-10, one town planner and one technical officer posts will be newly created to provide additional support in this area of work.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)154

Question Serial No

2954

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

In 2008, the number of “objections/representations to statutory plans processed” amounted to 8 083, which is nearly four times of the actual number of 2 058 in 2007. What are the reasons for this? Will the Department increase the manpower in this area in 2009-10?

Asked by : Hon. LAU Kin-yee, Miriam

Reply :

The upsurge in the number of objections/representations in 2008 was mainly due to a substantial number (4 500) of representations received in respect of one Outline Zoning Plan. There is no plan to increase manpower in 2009-10 for the processing of objections/representations to statutory plans.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)155

Question Serial No

1569

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

The Administration will monitor the Hong Kong-Macao-Guangdong Information Database and continue with research on development issues with a cross-boundary dimension during 2009-10. Please provide:

- (a) details of the aforesaid plan; and
- (b) the expenditure and manpower involved.

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

- (a) The Hong Kong-Macao-Guangdong Information Database was jointly developed by the Census and Statistics Department and the Planning Department for the purpose of consolidating up-to-date information on cross-boundary infrastructure and development for reference of the HKSARG bureaux/departments. The database contains information related to urban planning, socio-economic development, transport, infrastructure, logistics, tourism and environmental protection in Hong Kong, Macao and cities in Guangdong. General information on other major cities in the Mainland is also included.

The Planning Department will continue to undertake in-house research on planning and development issues with a cross-boundary dimension, such as research on the implications of the "Outline of the Plan for the Reform and Development of the Pearl River Delta Region (2008-2020)" on Hong Kong's cross-boundary transportation system and the development of an integrated comprehensive transportation system in the Greater Pearl River Delta Region.

- (b) The annual maintenance cost of the Database including hardware, software and system support service is HK\$0.65 million. The Database is jointly maintained by the Census and Statistics Department and the Planning Department with existing staff resources.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 16 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)156

Question Serial No

1570

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

- (a) The number of objections/representations to statutory plans processed increased sharply from 2 058 in 2007 to 8 083 in 2008. What are the reasons?
- (b) The number of cases for 2009 is estimated to be 3 620. What are the reasons?

Asked by : Hon. LEONG Kah-kit, Alan

Reply :

- (a) The upsurge in the number of objections/representations in 2008 was mainly due to a substantial number (4 500) of representations received in respect of one Outline Zoning Plan.
- (b) The exceptional situation in 2008 does not feature in the 2009 estimates, and the estimated number of objections/representations in 2009 is similar to that in 2007.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)157

Question Serial No

2710

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Please list the major work of forward planning, development control and planning for urban renewal in various planning districts undertaken in 2008-09 and to be undertaken in 2009-10, and provide a breakdown by planning district.

Asked by : Hon. LEUNG Mei-fun, Priscilla

Reply :

Major forward planning work undertaken in 2008-09 includes amendments to/preparation of statutory plans and planning briefs in relation to planning and development projects at Wan Chai North, West Kowloon Cultural District, Tseung Kwan O, Tai Po, Tin Shui Wai, Yuen Long, Ting Kok, Sham Chung and Ha Tsuen, as well as collaboration with other departments in planning and engineering studies for the Central Harbourfront, Kai Tak, Mui Wo, Tai O and Tuen Mun East. Apart from continuing with the on-going tasks in 2009-10, Planning Department (PlanD) will work on new tasks including the preparation of statutory plans for the Frontier Closed Area.

The processing of development proposals like planning applications, reviews, appeals, and departmental referrals on building plans, lease modifications and land grant form the bulk of the development control work undertaken in 2008-09. In addition, PlanD has amended 11 Outline Zoning Plans (OZPs) to incorporate appropriate development parameters in providing greater clarity and certainty for development control and meeting the community aspiration for a better living environment. In the coming year, PlanD will continue with this work. Other OZPs will be progressively reviewed, with priority given to those plans covering waterfront areas and areas with greater redevelopment/development pressure.

For urban renewal, PlanD will continue to provide professional planning input to the Review on Urban Renewal Strategy and to process the Urban Renewal Authority's development schemes under the Town Planning Ordinance.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 19 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)158

Question Serial No

0960

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

With respect to district planning matters, please provide a yearly breakdown of:

- (a) the number of staff deployed by the Planning Department (PlanD) for conducting routine inspections against unauthorised developments, the number of inspections conducted, and the amount of expenditure involved from 2004 to 2008;
- (b) the number of cases of unauthorised development, the number of cases against which prosecution was initiated upon patrol, and the consequent number of successfully prosecuted cases with a breakdown by category from 2004 to 2008; and
- (c) the number of complaints against unauthorised developments received by PlanD, the number of complaints that were substantiated and prosecuted after investigation, and a breakdown by category of the successfully prosecuted cases from 2004 to 2008.

Asked by : Hon. TO Kun-sun, James

Reply :

- (a) The number of staff involved in site inspection and the number of site inspections/investigations undertaken in relation to unauthorised developments by year in the past five years between 2004 and 2008 are provided below:

Year	Number of Staff	Number of Site Inspections and Investigations related to Unauthorised Developments
2004	40	2 436
2005	39	2 274
2006	39	2 486
2007	39	2 676
2008	40	2 309

There is no cost breakdown for this particular work.

- (b) The number of cases confirmed as unauthorised developments, the number of summons laid, and the number of convictions related to cases detected through patrol by year in the same period are as follows:

Year	Number of Unauthorised Development Cases (detected through patrol)	Number of Summons Laid for "Patrol Cases" (Number of Cases)	Number of Convictions for "Patrol Cases" (Number of Cases)
2004	333 (165)	17 (6)	6 (6)
2005	300 (130)	25 (11)	22 (10)
2006	238 (123)	43 (13)	38 (12)
2007	409 (146)	72 (17)	54 (15)
2008	344 (125)	134 (14)	125 (14)

The types of offence involved in the above convictions by year in the same period are as follows:

Year	Direct Prosecution ¹ (Number of Cases)	Non-compliance with Notices ² (Number of Cases)
2004	2 (2)	4 (4)
2005	3 (3)	19 (7)
2006	0 (0)	38 (12)
2007	4 (4)	50 (11)
2008	2 (2)	123 (12)

- (c) The number of complaints received against suspected unauthorised developments, the number of summons laid and the number of convictions related to complaint cases by year in the same period are as follows:

Year	Number of Complaints against Suspected Unauthorised Developments Received (Confirmed Unauthorised Development Cases)	Number of Summons Laid for Complaint Cases (Number of Cases)	Number of Convictions for Complaint Cases (Number of Cases)
2004	564 (111)	9 (4)	9 (4)
2005	526 (116)	52 (13)	35 (12)
2006	602 (94)	79 (23)	55 (20)
2007	740 (232)	95 (21)	82 (24)
2008	739 (202)	90 (35)	54 (27)

The types of offence involved in the above convictions by year in the same period are as follows:

Year	Direct Prosecution ¹ (Number of Cases)	Non-compliance with Notices ² (Number of Cases)
2004	2 (2)	7 (2)
2005	2 (2)	33 (10)
2006	2 (2)	53 (18)
2007	6 (6)	76 (18)
2008	1 (1)	53 (26)

¹ under section 20(7) of the Town Planning Ordinance

² under section 23(6) of the Town Planning Ordinance

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 18 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)159

Question Serial No

0962

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

With respect to district planning matters, please provide:

- (a) a yearly breakdown of the number of staff who were responsible for taking prosecution action against unauthorised developments under the establishment of the Planning Department (PlanD) and the amount of expenditure involved from 2004 to 2008;
- (b) details of the follow-up actions taken by PlanD in respect of the substantiated and successfully prosecuted cases from 2004 to 2008: please provide a yearly breakdown by category of the number of warning letters, compliance reminders, enforcement notices, stop notices and reinstatement notices issued as well as the respective amount of expenditure involved; and
- (c) the number of cases, out of those mentioned above, for which further prosecution had to be brought by magistracies with an outline of the nature of prosecution and the number of cases that were successfully prosecuted.

Asked by : Hon. TO Kun-sun, James

Reply :

- (a) The number of staff involved in enforcement and prosecution by year in the past five years between 2004 and 2008 are as follows:

Year	Number of Staff
2004	65
2005	61
2006	61
2007	61
2008	61

Enforcement and prosecution against unauthorised developments in the rural New Territories are undertaken by staff of the Department as part of the normal duties. There is no breakdown on the cost involved for this particular area of work.

- (b) The breakdown of the warning letters, compliance reminders and enforcement/stop/reinstatement notices issued by year in the past five years is as follows:

Year	Number of Warning Letters	Number of Compliance Reminders ¹	Number of Enforcement Notices	Number of Stop Notices	Number of Reinstatement Notices	Total
2004	1 320	Not available	1 083	19	0	2 422
2005	1 478	255	1 284	0	161	3 178
2006	1 530	1 050	1 248	0	152	3 980
2007	1 891	1 897	2 150	10	234	6 182
2008	1 602	1 906	1 721	45	473	5 747

¹ The issuance of compliance reminders was formally adopted in mid-2005

There is no cost breakdown for these particular tasks.

- (c) Regarding the cases brought to prosecution, the total number of summons laid and conviction in each of the past five years are set out as follows:

Year	Number of Summons Laid (Number of cases)	Number of Convictions (Number of cases)
2004	32 (12)	18 (11)
2005	92 (27)	61 (24)
2006	154 (40)	107 (36)
2007	190 (43)	157 (43)
2008	235 (53)	187 (45)

The nature of unauthorised development cases which were successfully prosecuted in the past five years is as follows:

Year	Number of Convictions by Nature (Number of Cases)						Total
	Storage	Filling of Pond/ Land	Container-related Uses	Vehicle Park	Workshop	Others (including Recreational Uses, etc.)	
2004	13 (6)	0 (0)	2 (2)	0 (0)	0 (0)	3 (3)	18 (11)
2005	50 (17)	0 (0)	1 (1)	5 (1)	4 (4)	1 (1)	61 (24)
2006	81 (26)	8 (2)	6 (3)	0 (0)	10 (4)	2 (1)	107 (36)
2007	76 (27)	14 (4)	55 (5)	6 (2)	5 (4)	1 (1)	157 (43)
2008	45 (28)	16 (4)	112 (4)	3 (2)	6 (4)	5 (3)	187 (45)

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)160

Question Serial No

1199

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

How many applications for change of land use did the Town Planning Board receive per year between 2004 and 2008? Among the applications, what is the amount of land involved in breaches of lease conditions, illegal occupation of Government land and other irregularities? Please provide the annual breakdown of any such successful applications for change of land use by category.

Asked by : Hon. TO Kun-sun, James

Reply :

There are two types of application for change of use under the Town Planning Ordinance : zoning amendment under section 12A and planning permission under section 16. A breakdown of these applications for the past five years between 2004 and 2008 and the percentage of approved cases are given below:

Section 12A Applications*

Year	No. of cases considered (% of agreed or partially agreed cases)
2004	29 (7%)
2005	47 (11%)
2006	38 (16%)
2007	52 (15%)
2008	56 (16%)

* The figures also include rezoning requests submitted before the commencement of the Town Planning (Amendment) Ordinance 2004 in June 2005.

Section 16 Applications

Year	No. of cases considered (% of approved cases)
2004	809 (60%)
2005	848 (58%)
2006	720 (62%)
2007	673 (68%)
2008	678 (63%)

Statistics are not readily available on the number of planning applications that involved breaching of lease conditions or illegal occupation of Government land.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)161

Question Serial No

1683

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

With respect to district planning matters, please provide:

- (a) the annual number of cases of unauthorised change of land use without planning permission from 2004 to 2008. Of the above, how many cases were substantiated after being detected through patrol or complaints respectively? How many prosecutions were made and how many of them were successful each year?
- (b) the annual number of applications for change of land use received by the Town Planning Board from 2004 to 2008. How many cases involved illegal development, unauthorised change of land use without planning permission or other illegal activities? Please list the annual number of any such successful applications for change of land use by category.

Asked by : Hon. TO Kun-sun, James

Reply :

- (a) For the past five years between 2004 and 2008, the total number of unauthorised development cases and the number of such cases detected through patrol or complaints received by year are provided below:

Year	Total Number of Unauthorised Development Cases	Number of Unauthorised Development Cases detected through Patrol	Number of Unauthorised Development Cases arising from Complaints
2004	333	165	111
2005	300	130	116
2006	238	123	94
2007	409	146	232
2008	344	125	202

Regarding prosecution against the unauthorised developments, the number of summons laid and that of conviction by year during the same period are as follows:

Year	Number of Summons Laid (Number of cases)	Number of Convictions (Number of cases)
2004	32 (12)	18 (11)
2005	92 (27)	61 (24)
2006	154 (40)	107 (36)
2007	190 (43)	157 (43)
2008	235 (53)	187 (45)

- (b) There are two types of application for change of use under the Town Planning Ordinance : zoning amendment under section 12A and planning permission under section 16. A breakdown of these applications for the past five years between 2004 and 2008 and the percentage of approved cases are given below:

Section 12A Applications*

Year	No. of cases considered (% of agreed or partially agreed cases)
2004	29 (7%)
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2008	56 (16%)

- * The figures also include rezoning requests submitted before the commencement of the Town Planning (Amendment) Ordinance 2004 in June 2005.

Section 16 Applications

Year	No. of cases considered (% of approved cases)
2004	809 (60%)
2005	848 (58%)
2006	720 (62%)
2007	673 (68%)
2008	678 (63%)

Statistics are not readily available on the number of planning applications that involved unauthorised developments or change of use before obtaining planning permission.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)162

Question Serial No

0633

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

With respect to the matters requiring special attention in 2009-10, it is stated that enforcement action will be taken against unauthorised developments in the rural New Territories. Please give an account of:

- (a) the number of inspections conducted in respect of unauthorised developments in the rural areas, the number of notices issued and the number of prosecutions made by the Planning Department in 2008 as well as the types of unauthorised developments involved; and
- (b) the anticipated number of inspections to be conducted in 2009 for taking enforcement action and the staffing requirement as well as the estimated provision to be involved.

Asked by : Hon. WONG Kwok-hing

Reply :

- (a) In 2008, the Department conducted 2 309 site inspections and investigations related to unauthorised developments. A total of 2 239 statutory notices, including 1 721 enforcement notices, 45 stop notices and 473 reinstatement notices were issued. The main types of unauthorised developments involved in the 2 239 enforcement/stop/reinstatement notices issued are as follows:

Type of Unauthorised Developments	Number of Enforcement/Stop/Reinstatement Notices issued in 2008	Percentage (%)
Storage	870	39%
Filling of Pond/Land	590	26%
Container-related Uses	213	10%
Vehicle Park	203	9%
Workshop	119	5%
Others (including Recreational Uses, etc.)	244	11%
Total	2 239	100%

Prosecution action has been taken on 53 cases of unauthorised developments, involving a total of 235 summons.

- (b) It is estimated that about 2 250 site inspections and investigations related to unauthorised developments will be conducted in 2009. The enforcement and prosecution actions will be undertaken by existing staff of the Department, as part of their normal duties.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 16 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)163

Question Serial No

0523

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

According to the indicators under the programme, it is estimated that the “objections/representations to statutory plans processed” will reduce considerably from 8 083 in 2008 to 3 620 in 2009. However, neither the “statutory plans submitted/gazetted” nor the “applications for amendments to statutory plans processed” will have a significant decrease in 2009-10. What are the reasons for the significant decrease in the estimated number of objections?

Asked by : Hon. WONG Kwok-kin

Reply :

The large number of objections/representations processed in 2008 was mainly due to a substantial number (4 500) of representations received in respect of one Outline Zoning Plan. Such an exceptional situation does not feature in the 2009 estimates.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 16 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)164

Question Serial No

1635

Head : 118 Planning Department

Subhead (No. & title) :

700 General non-recurrent

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Please provide details about the Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas – Feasibility Study. What is the time of commencement and completion of the study?

Asked by : Hon. WONG Yung-kan

Reply :

The objective of the Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas is to assess the tourism development potential of the area, taking into account its Closed Area status. The Study will examine the possibility of enhancing its connection with other possible tourist attractions in the North-eastern New Territories, and identify improvement proposals to enhance the physical environment of Sha Tau Kok Town and its surrounding areas. An integrated Area Improvement Plan will be formulated in the Study. Community engagement activities will be undertaken to solicit views from local communities, relevant stakeholders and statutory/advisory bodies in the study process.

The Study will commence in April 2009 for completion in end 2010.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 16 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)165

Question Serial No

1636

Head : 118 Planning Department

Subhead (No. & title) :

700 General non-recurrent

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Please provide details about the Hong Kong Island East Harbour-front Study – Feasibility Study. What is the time of commencement and completion of the study?

Asked by : Hon. WONG Yung-kan

Reply :

The objective of the Hong Kong Island East Harbour-front Study (the Study) is to formulate a comprehensive plan for the enhancement of the Hong Kong Island East harbour-front areas, with a view to making the waterfronts more attractive, accessible, vibrant and sustainable for public enjoyment, whilst maintaining their economic functions.

The Study Area covers about 200 hectares of land along the harbour-front in Hong Kong Island East, stretching from Oil Street in North Point to Siu Sai Wan. The Study will examine the feasibility of providing a continuous waterfront promenade, possibly with cycling facilities, improving accessibility to the harbour-front, establishing a streetscape enhancement and landscape framework for major pedestrian corridors, and recommending an implementation strategy for the proposals. Preliminary technical assessments will be carried out to ascertain the technical and environmental feasibility and sustainability of the proposals.

A three-stage Public Engagement Programme (PEP) will be undertaken simultaneously to provide inputs to the Study. Engagement activities such as brainstorming workshop, questionnaire survey, public forum and exhibition will be organised to enable early public engagement and to facilitate consensus building within the community.

The Study is scheduled to commence in mid 2009 for completion in the latter half of 2010. To kick-start the public engagement process, the Stage 1 PEP on the community's aspirations on harbour-front enhancement of the Study Area has just commenced. The remaining stages of PEP will be undertaken in tandem with the progress of the Study.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)166

Question Serial No

1637

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

What is the amount of resources that the Administration will reserve in 2009-10 for dealing with cases of unauthorised developments and other non-conforming land uses in the New Territories?

Asked by : Hon. WONG Yung-kan

Reply :

Under the existing establishment, 61 staff have been undertaking planning enforcement and prosecution against unauthorised developments in the rural New Territories as part of their normal duties. In 2009-10, one town planner and one technical officer posts will be newly created to better support work in the area. There is no breakdown on the expenditure involved for this area of work.

Signature _____

Name in block letters _____ Mrs Ava S. Y. NG

Post Title _____ Director of Planning

Date _____ 17 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)167

Question Serial No

2391

Head : 701 Land Acquisition

Subhead (No. & title) :

1004CA Compensation for surrenders and
resumptions: miscellaneous

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The estimated expenditure for “Compensation for surrenders and resumptions: miscellaneous” in 2009-10 will be HK\$27,264,000, six times more than the revised estimate for 2008-09. Please provide reasons for such increase. What are the major items to be paid in 2009-10 in this regard?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

Payment of outstanding compensation claims arising from resumption projects varies from year to year, depending on the progress of settling the claims. Major items of estimated expenditure in 2009-10 include compensation claims for resumption projects at Inverness Road, Diamond Hill and Ma Tau Kok Road in Kowloon; and at Ma Wan and Sai Sha Road in the New Territories.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)168

Question Serial No

2680

Head : 707 –New Towns and Urban
Area Development

Subhead (No. & title) :

7343CL – Central Reclamation phase 3 –
engineering works

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

The approved project estimate for Central Reclamation phase 3 – engineering works is \$3.56 billion. After deducting the actual expenditure up to 31 March 2008 and the revised estimate for 2008-09, the remaining reserve is \$813 million. Why is the envisaged expenditure in 2009-10 \$350 million only? What are the reasons for not accelerating the works progress?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The Central Reclamation phase 3 – engineering works project was originally planned to be substantially completed by end 2009 with an estimated expenditure of \$350 million for 2009-10 to meet the anticipated payments for the main works and other associated costs. The estimated expenditure of \$463 million after 2009-10 (i.e. the balance between \$813 million and \$350 million) is for completion of minor outstanding works and finalisation of the works contracts.

In January 2009, the Finance Committee approved an increase in the approved project estimate of this project to include the construction of protection works for the reclamation. The completion date of the project will be revised to mid-2011.

Signature _____

Name in block letters _____ JOHN S V CHAI

Post Title _____ Director of Civil Engineering and Development

Date _____ 25 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)169

Question Serial No

2681

Head : 707 –New Towns and Urban
Area Development

Subhead (No. & title) :
7671CL – Central Reclamation phase 3 –
consultants' fees and site
investigation

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

The approved project estimate for the Central Reclamation Phase 3 – consultants' fees and site investigation is \$43 million. After deducting the actual expenditure up to 31 March 2008 and the revised estimate for 2008-09, the remaining reserve is \$3.9 million. Why is the envisaged expenditure in 2009-10 \$1.2 million only? What are the reasons for not accelerating the works progress?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The design and site investigation for the Central Reclamation Phase 3 project has been substantially completed. The estimated expenditure of \$1.2 million in 2009-10 is for payments of consultants' fees scheduled for the fiscal year. The balance of the remaining reserve is for payments of consultants' fees for minor outstanding works prior to completion of the project.

Signature _____

Name in block letters _____ JOHN S V CHAI

Post Title _____ Director of Civil Engineering and Development

Date _____ 24 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)170

Question Serial No

2682

Head : 707 - New Towns and Urban
Area Development

Subhead (No. & title) :
7652CL – Wan Chai development phase 2 –
comprehensive feasibility study
and site investigation

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

The approved project estimate of Wan Chai Development Phase 2 – comprehensive feasibility study and site investigation is \$60 million. After deducting the actual expenditure up to 31 March 2008 and the revised estimate for 2008-09, the remaining reserve is \$9.7 million. Why is the forecast expenditure in 2009-10 about \$1 million only? What are the reasons for not being able to expedite the progress of works?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The work included in this comprehensive feasibility study and site investigation for Wan Chai Development Phase 2 is now substantially completed. It is anticipated that the estimated total cost will now be about \$52 million only, which is less than the approved project estimate. The estimated expenditure of \$1 million in 2009-10 is essentially for settlement of the final account.

Signature _____

Name in block letters _____ JOHN S V CHAI

Post Title _____ Director of Civil Engineering and Development

Date _____ 24 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)171

Question Serial No

2683

Head : 707 –New Towns and Urban
Area Development

Subhead (No. & title) :
7696CL – Wan Chai development phase 2 –
engineering works: consultants'
fees and site investigation

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

The approved project estimate of Wan Chai development phase 2 – engineering works is \$110 million. After deducting the actual expenditure up to 31 March 2008 and the revised estimate for 2008-09, the remaining reserve is \$49 million. Why is the forecast expenditure in 2009-10 about \$12 million only? What are the reasons for not being able to expedite the progress of works?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The detailed design being carried out under the “Wan Chai development phase 2 – engineering works: consultants’ fees and site investigation project” was affected by the judicial reviews (JRs) on reclamation including the temporary reclamation for the construction of the Central-Wan Chai Bypass, and has been deferred to avoid abortive work. Since the resolution of the JRs and the necessary follow-up in late 2008, we have been expediting the design work. The forecast expenditure in 2009-10 at about \$12 million is the best estimate at present. We plan to substantially complete the detailed design in 2009 to enable early commencement of construction works by end 2009, subject to funding approval of the Finance Committee. The remaining of the reserve will meet outstanding payments for site investigation and design works in subsequent years.

Signature _____

Name in block letters _____ JOHN S V CHAI

Post Title _____ Director of Civil Engineering and Development

Date _____ 24 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)172

Question Serial No

2398

Head : 707 - New Towns and Urban
Area Development

Subhead (No. & title) :

- 7409CL - Sha Tin New Town, stage 2—
servicing and extension of Chap
Wai Kon, Ngau Pei Sha and To
Shek Villages in Area 35
- 7459CL - Ma On Shan development, roads
and drains in Area 77, Ma On
Shan
- 7492CL - Tseung Kwan O development,
engineering infrastructure at
Town Centre Central and
widening of Wan Po Road

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

The revised estimate for 7409CL, 7459CL and 7492CL in 2008-2009 are HK\$323,000, HK\$520,000 and HK\$656,000 respectively, as against the original estimates of HK\$1,123,000, HK\$3,142,000 and HK\$2,427,000. Please provide reasons for the significant decrease in estimates for these items.

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The construction works of 7409CL, 7459CL and 7492CL have all been completed.

For 7409CL, part of the original estimate in 2008-2009 was reserved for the final settlement of consultants' fees. Due to longer than expected time to agree with the consultants on the final amount of fees, the settlement of consultant fees will only be agreed and paid in 2009-2010 resulting in reduction of the revised estimate in 2008-2009.

For 7459CL, the original estimate in 2008-2009 was reserved for the final settlement of the account of a contract. The actual amount of the final payment was only worked out recently which is less than original estimate, resulting in reduction of the revised estimate in 2008-2009.

For 7492CL, part of the original estimate in 2008-2009 was reserved for the final settlement of the account of a contract. Due to longer than expected time to agree with the contractor on the final contract sum, the account was finalized in March 2009. As a result, the payment for the settlement of final contract sum can only be paid in 2009-2010, resulting in reduction of the revised estimate in 2008-2009.

Signature _____

Name in block letters _____ JOHN S V CHAI

Post Title _____ Director of Civil Engineering and Development

Date _____ 23 March 2009