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CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.

DEVB(PL)001

Question Serial No.

1511

<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: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under Matters Requiring Special Attention in 2010-11, it is stated that the Administration will “monitor the tenders of property development projects of the Urban Renewal Authority (URA) and the MTR Corporation Limited (MTRCL)”. How many property development projects of URA and MTRCL respectively are expected to be put up for tender in the coming three years (i.e. 2010 to 2012)? What is the distribution of these development projects by district? How many residential flats will be provided in each district?

Asked by: Hon. CHAN Hak-kan

Reply:

Between 2010-11 to 2012-13, the MTR Corporation Limited will consider inviting tenders for a few property development projects a year. These are located in New Territories East and New Territories West, and about 5 000 to 6 000 flats on average will be produced from these projects each year.

Between 2010-11 and 2012-13, the Urban Renewal Authority will invite tenders for seven redevelopment projects located in Central & Western, Tai Kok Tsui, Ma Tau Kok, Mong Kok and Sham Shui Po, which together will provide about 1 800 flats.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.

DEVB(PL)002

Question Serial No.

0729

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 number of measures to stabilise the property market have been introduced in the Budget. How will the Government monitor the effectiveness of these measures after they are introduced in order to provide a basis to tighten up or extend such and other stabilising measures on the property market in future? And what are the expenses involved?

Asked by: Hon. CHAN Kin-por

Reply:

The measures to fine-tune the land supply arrangements under the Development Bureau's purview include the introduction of Government-initiated land auction or tender and the increase of the supply of mass market flats through specific restrictions to be imposed in the Conditions of Sale for a site in Yuen Long. The Administration will closely monitor the developments in the market under the policy objective to provide a steady supply of land to ensure the continuation of a fair and stable environment for the free and efficient operation of the property market.

The related work is being handled by the existing staff of the Planning and Lands Branch and its Departments.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)003**

Question Serial No.

1364

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 development intensity of the property development projects along the West Rail, does the Administration have any plan to or will it consider lowering the development intensity of property along West Rail Tsuen Wan West Station and developing development intensity indicators for other property development projects along the railway lines in future, in consultation with the MTR Corporation Limited?

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 Administration has no other plan to lower the development intensities of other property development projects along the West Rail with planning approvals obtained. The developments at the TW5, TW6 and TW7 sites of the West Rail Tsuen Wan West Station are projects with approved planning schemes, and the MTR Corporation Limited has awarded the contract for the TW7 site.

Railway development schemes are required to meet the requirements under the Town Planning Ordinance 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 provisions of the Buildings Ordinance and the lease conditions. 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 _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.**DEVB(PL)004**

Question Serial No.

1365

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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:

Please advise on the effectiveness of the pilot scheme for “hotel use only” sites since its implementation. How many sites have been granted for the development of hotels in total?

Asked by: Hon. CHEUNG Hok-ming

Reply:

The pilot scheme for ‘hotel use only’ sites was introduced in the 2008-09 Application List (AL) and has been extended to the 2009-10 AL. While no application has been received to date to trigger any of these sites for sale, there are three applications for lease modification or land exchange benefiting from the premium assessment approach under the pilot scheme. Moreover, the real estate sector, the tourism sector and the hotel industry would like to see the continued implementation of the pilot scheme. To support the tourism industry which is an important economic pillar of Hong Kong, we have extended the pilot scheme and included eight sites in the 2010-11 AL.

Signature

Name in block letters

Thomas Chow

Post Title

Permanent Secretary for Development
(Planning and Lands)

Date _____

23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)005

Question Serial No.

1366

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

700 General non-recurrent
(Item 878 Building Maintenance
Grant Scheme for Elderly
Owners)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the \$1 billion "Building Maintenance Grant Scheme for Elderly Owners" implemented by the Hong Kong Housing Society, please advise on the following:

- (a) the number of applications approved as at 31 December 2009 and the amount of grant involved;
- (b) the estimated number of elderly owners to be assisted by the Scheme having regard to the balance of the grant under the Scheme; and
- (c) whether the Administration will relax the eligibility criteria of the Scheme on age to include all retirees having regard to the retirement age set by many enterprises at 55.

Asked by: Hon. CHEUNG Hok-ming

Reply:

- (a) As at the end of 2009, the number of applications approved under the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) was 4 920 and the total amount of grants involved was \$175 million.
- (b) The remaining funds of the BMGSEO will continue to be used to assist eligible elderly owner-occupiers to carry out building safety improvement works. The actual amount of grant for each application will depend on the nature and scale of works to be carried out by the applicants. Based on our experience so far and rough estimate, the remaining funds may benefit around 30 000 eligible applications.

- (c) The BMGSEO is a scheme tailor-made for elderly owner-occupiers aged 60 or above, which is in line with the Government's care for the elderly policy objective. The age eligibility criterion of the BMGSEO has no direct relationship with retirement age. We have no plan to lower the age limit for the Scheme.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)006**

Question Serial No.

1367

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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:

Will the Buildings Department continue to implement the special programme to remove abandoned signboards in 2010-11? If not, what are the reasons?

Asked by: Hon. CHEUNG Hok-ming

Reply:

As a measure for creating job opportunities for the construction industry amidst the 2008 financial tsunami, the Buildings Department (BD) launched a one-off special operation in March 2009 to remove 5 000 abandoned signboards in 12 months' time on top of its regular annual target of removing/repairing 1 200 advertisement signboards. By the end of February 2010, the BD had caused around 5 500 abandoned signboards removed/repared (exceeding the original target). The target of the special operation has been accomplished and the operation will not be extended to 2010-11. However, the BD will continue its regular annual operation on removal of signboards. The Department has raised its planned target for removing/repairing advertisement signboards in the regular annual action from 1 200 last year to 2 400 in 2010.

Signature

Name in block letters

Thomas Chow

Post Title

Permanent Secretary for Development
(Planning and Lands)

Date _____

23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.**DEVB(PL)007**

Question Serial No.

1368

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 review of the policy for the provision of public facilities in private developments to be completed in 2010-11,

- (a) how many existing private developments are there in Hong Kong in which the public facilities provided have not yet opened for public use? What are the reasons?
- (b) will the Administration consider requiring the public facilities in future private developments to be provided at locations easily accessible to the public?

Asked by: Hon. CHEUNG Hok-ming

Reply:

- (a) In the lists published by the Lands Department and the Buildings Department of 608 private developments required under leases and 323 private developments under deeds of dedication to provide public facilities, there is only one private development where its public facility has not been opened to the public. In the case in question, the public transport interchange (PTI) has not been opened to the public due to different views among the residents on allowing public transport services into the PTI. We are following this up with the leasees concerned.

- (b) As the use and management of public open space in private developments has been an issue of public concern, the Development Bureau has commissioned a consultancy study with the objective of formulating guidelines on the design and management of such public open space. The draft guidelines have been prepared and views from the relevant stakeholders are being sought. Public accessibility to the public open space is one of the design elements in the guidelines. When finalised, the guidelines will apply to new public open space in private developments and also in the existing public open space in private developments where suitable.

Signature

Name in block letters

Post Title

Date

Thomas Chow

Permanent Secretary for Development
(Planning and Lands)

23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)008

Question Serial No.

2167

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

700 General non-recurrent
(Item 878 Building Maintenance
Grant Scheme for Elderly
Owners)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Building Maintenance Grant Scheme for Elderly Owners has been implemented for more than two years since the Government allocated \$1 billion to launch the Scheme in 2008-09. Will the Administration advise this Committee whether it will increase funding for the Scheme in 2010-11 to assist the elderly owner-occupiers to repair their properties? If so, how is the rate of increase arrived at?

Asked by: Hon. CHEUNG Kwok-che

Reply:

The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO), with a total funding of \$1 billion, was launched in May 2008. Each eligible elderly owner-occupier is entitled to a maximum grant of \$40,000 under the BMGSEO. Up to the end of February 2010, 5 121 applications were approved and the total amount of funding involved was \$187.7 million. The remaining funding of the BMGSEO will continue to be used in 2010-11 to assist eligible elderly owner-occupiers to conduct building safety improvement works.

Signature

Name in block letters

Thomas Chow

Post Title

Permanent Secretary for Development
(Planning and Lands)

Date

23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)009

Question Serial No.

2548

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

700 General non-recurrent
(Item 865 Operation Building
Bright)

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 figures provided by the Development Bureau, there is a current balance of \$1.346 billion under the Operation Building Bright. In this connection, does the Administration anticipate that the balance of the Scheme will be sufficient to meet the needs of applicants in 2010-11? If so, please explain why there is a need to provide an additional funding of \$500 million to the Operation Building Bright next year (i.e. 2010-11).

Asked by: Hon. CHEUNG Kwok-che

Reply:

With the existing provision of \$2 billion, the Operation Building Bright (OBB) is able to assist all eligible owners' corporations (Ocs) that have applied to join as Category 1 target buildings. Based on our estimation so far, after completion of the works in respect of all the eligible applications received under Category 1 target buildings and selected target buildings under Category 2, there will still be some uncommitted funds available out of the \$2 billion for further deployment. To provide timely assistance to more owners of old and dilapidated buildings to repair their properties, the Financial Secretary has proposed in his 2010-11 Budget Speech to allocate additional funding of \$500 million for the OBB to provide targeted assistance to those owners who cannot co-ordinate maintenance works on their own, including owners of dilapidated buildings without Ocs. We will review the Operation, including the use of the remaining funding in the original \$2 billion and the additional funding of \$500 million, and report to the Legislative Council Panel on Development around mid-2010 on our detailed plan for the new phase of the Operation.

Signature

Name in block letters

Thomas Chow

Post Title

Permanent Secretary for Development
(Planning and Lands)

Date

23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)010**

Question Serial No.

0214

<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: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the overseeing work of the implementation of the Comprehensive Building Safety Improvement Loan Scheme, please tabulate by loan schemes the amount of loans involved and the number of buildings benefited from such schemes each year in the past three years (from 2007-08 to 2009-10), and such details estimated for 2010-11?

Asked by: Hon. CHEUNG Yu-yan, Tommy

Reply:

The amount of loans approved under the Comprehensive Building Safety Improvement Loan Scheme and the number of buildings involved in the past three years (i.e. 2007-08 to 2009-10), as well as the estimated figures for the year 2010-11 are tabulated below:

Year	Approved loan amount (\$Million)		Number of buildings involved	
	Comprehensive building repair projects	Removal of unauthorised building works	Comprehensive building repair projects	Removal of unauthorised building works
2007-08	45.61	2.89	211	58
2008-09	56.73	1.86	204	46
2009-10	77.44	2.56	156	41
2010-11 (Estimated)	94.00	3.00	210	50

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

DEVB(PL)011

0215

<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: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the minor works control regime implemented by the Administration in 2010-11, please provide details of the implementation timetable, the provision and the manpower required. And what is the timetable for setting up the register of “registered minor works contractor” and the provision required for providing the training courses?

Asked by: Hon. CHEUNG Yu-yan, Tommy

Reply:

The Buildings Department will register existing minor works practitioners as registered minor works contractors (RMWCs) and arrange necessary training for them before registration. The registration of RMWCs has commenced since 30 December 2009. Subject to the progress of registration of contractors, we aim to fully implement the minor works control system as soon as possible within 2010.

RMWCs are required to attend top-up training courses as necessary before registration. Individual contractors are required to attend a one-day training course (costs about \$230 per head) before they can be registered as Class III RMWCs. The course will equip the attendants with the essential knowledge of the minor works control system, and refresh their knowledge and understanding of the importance of safety precautions. With a view to facilitating the registration of this group of individuals amid the economic downturn, a one-off subsidy is provided for them to attend the pre-requisite one-day top-up training course within the first 36 months of registration.

The resources required for the training subsidy will be absorbed by the Planning and Lands Branch of the Development Bureau. The total estimated expenditure for the whole subsidy scheme is \$5.75M. The work relating to the monitoring of the implementation of the minor works control system is undertaken by existing manpower resources in the Planning and Lands Branch without involving the provision of additional manpower resources.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.**DEVB(PL)012**

Question Serial No.

0216

<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: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question:

What is the number of land development proposals received and studied respectively by the Development Opportunities Office since its establishment; the land area involved and the number of jobs that can be created by such projects?

Asked by: Hon. CHEUNG Yu-yan, Tommy

Reply:

Up to 1 March 2010, the Development Opportunities Office had provided assistance for 35 proposed land development projects. Based on the information available to the Office, the total site area involved amounted to about 1 261 000 m² (total gross floor area of about 1 075 000 m²) and the number of jobs that these proposed projects were estimated to create during the construction and operational stages were 18 100 and 6 500 respectively. The Office had also handled 14 enquiries for which broad project proposal had yet to be drawn up or the land required had yet to become available.

Signature

Name in block letters

Thomas Chow

Post Title

Permanent Secretary for Development
(Planning and Lands)

Date _____

23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)013**

Question Serial No.

2497

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 consultations conducted for the purposes of formulating and assessing policies under all programmes, please provide information in the following format –

Please provide information on the items with funds allocated for consultation in 2009-10 in the following format –

Title / Description	Revised Estimate (\$)	Progress of the Consultation (under planning / in progress / Completed)	The form of Consultation (such as opinion survey in written form, consultation meetings, focus discussion groups) frequency, names of bodies consulted, number of persons consulted	Follow-up actions taken by the Administration on the outcome of the consultation and their progress (if any)	If the consultations are completed, have they been released to the public? If yes, through which channels? If not, why?
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Asked by: Hon. EU Yuet-mee, Audrey

Reply:

The information requested is set out below –

Title / Description	Total Revised Estimate (\$)	Progress of the Consultation (under planning / in progress / Completed)	The form of Consultation (such as opinion survey in written form, consultation meetings, focus discussion groups) frequency, names of bodies consulted, number of persons consulted	Follow-up actions taken by the Administration on the outcome of the consultation and their progress (if any)	If the consultations are completed, have they been released to the public? If yes, through which channels? If not, why?
Consultation on the draft design and management guidelines for public open space in private developments	\$100,000	In progress; consultation on the draft guidelines commenced in January 2010.	Views are being collected through consultation meetings / forums and written comments. Legislative Council Panel on Development, professional bodies, trade organisations, etc. have been / are being consulted.	The views collected will be analysed and will form the basis for refining the guidelines.	The consultation has yet to be completed. The draft guidelines have been made public when we issued a paper to the Legislative Council Panel on Development in January 2010. The draft guidelines can be downloaded from the website of the Development Bureau.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)014**

Question Serial No.

2498

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 consultations conducted for the purposes of formulating and assessing policies under all programmes, please provide information in the following format –

Have any resources been earmarked for conducting consultations in 2010-11? If yes, please provide the following information –

Title / Description	Expenditure (\$)	Progress of Consultation (under planning / in progress / Completed)	The form of Consultation (such as opinion survey in written form, consultation meetings, focus discussion groups) frequency, names of bodies consulted, number of persons consulted	If the consultations are expected to be completed in 2010-11 financial year, will they be released to the public? If not, why?
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Asked by: Hon. EU Yuet-mee, Audrey

Reply:

Funds have been included in the 2010-11 estimate for conducting the following consultation :-

Title / Description	Total Expenditure (\$)	Progress of Consultation (under planning / in progress / Completed)	The form of Consultation (such as opinion survey in written form, consultation meetings, focus discussion groups) frequency, names of bodies consulted, number of persons consulted	If the consultations are expected to be completed in 2010-11 financial year, will they be released to the public? If not, why?
Consultation on the draft design and management guidelines for public open space in private developments	\$100,000	In progress; consultation on the draft guidelines commenced in January 2010.	Views are being collected through consultation meetings / forums and written comments. Legislative Council Panel on Development, professional bodies, trade organisations, etc. have been / are being consulted.	The final version of the guidelines, which will take into account the views collected during the consultation process, will be publicized in suitable form through various channels such as the website of Development Bureau.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)016**

Question Serial No.

1217

<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: (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 “commence the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice to apply a lower compulsory sale threshold of 80 per cent of the undivided shares of three specified classes of lot”. Considering that the Urban Renewal Strategy Review is still underway and the lowering of the application threshold has aroused social disputes and seriously infringed and undermined the property rights and interests of small owners of old buildings, will the Administration advise this Committee whether it will consider launching a consultation afresh on the lowering of application threshold for compulsory sale of land with a view to including more measures to better protect small owners and facilitate the overall community development; and to tie in with the new Urban Renewal Strategy in future?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The “Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice” was tabled at the Legislative Council for negative vetting on 27 January 2010 after extensive consultation over the past few years and careful consideration.

As early as in 2006, the then Housing, Planning and Lands Bureau conducted a three-month public consultation on the lowering of the compulsory sale threshold from 90% to 80% for three classes of lots, namely, lots with all units but one acquired, lots with buildings aged 40 years or above and lots with missing owners. There was general concern over the last class of lot. Later on, in April 2008, the Development Bureau commissioned a telephone survey to collect public views on the subject. On the proposal to lower the compulsory sale threshold to 80% for lots with one unacquired unit, it received majority support. On the proposal to include a class of lot with all buildings aged 40 years or

above, the support increased substantially when the age threshold was raised from 40 years or above to 50 years or above.

Over the past few years, we had also conducted consultation with professional institutes, District Councils and the Legislative Council.

Taking into account the views collected in the public consultation, we presented to the Legislative Council our current proposal in June 2009. In it, we have dropped the class of lot with missing owners and have changed the age threshold of the other class of lots to 50 years or above to take on board the public views (in addition to adding a new class of lots of industrial buildings aged 30 years or above in non-industrial zones to implement our new policy on optimising the use of industrial buildings). These three classes of lot are in the Notice carried by the Legislative Council on 17 March 2010.

The object of the Land (Compulsory Sale for Redevelopment) Ordinance is to facilitate the participation of the private sector in urban renewal to complement the work of the Urban Renewal Authority. This is important in order to tackle the problems of urban decay and ageing buildings in Hong Kong. We do not consider that there is a need to withhold the Notice to await the completion of the review of the Urban Renewal Strategy as the two are not dependent on each other.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

DEVB(PL)017

1218

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 “complete Stage 3 of the Urban Renewal Strategy (URS) Review and work towards community consensus on the future direction of urban renewal”. Will the Administration advise this Committee of the expenditure and manpower involved in the URS Review as a whole; the anticipated timetable of the entire consultation process and the timing of the implementation of the finalised new URS?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The Urban Renewal Strategy (URS) Review comprises the Envisioning, Public Participation and Consensus Building Stages. The former two have been completed and the Consensus Building Stage has started since January 2010 for completion later on this year. The expenditure incurred for the Review is mainly met by the Urban Renewal Authority (URA). Since the launch of the URS Review in July 2008 and up to January 2010, the cumulative expenses incurred by the URA was around \$18 million covering the dedicated URS Review website, consultancy services, public engagement activities, overseas study visits, publicity as well as the operation of the Idea Shop at Tai Yuen Street, Wan Chai, which serves as a venue for exhibition and public engagement activities. The estimated expenditure for the remaining stage is around \$20 million, which will mainly be spent on topical studies currently commissioned in relation to the URS Review. As regards manpower support, work entailed in the Review is absorbed within the existing establishment of the Development Bureau and the URA.

Upon completion of the Concensus Building Stage of the Review, the Administration will revise the current URS in the light of the comments received. We aim to report back to the Legislative Council before the end of this year.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)018

Question Serial No.

1219

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:

It is stated under Matters Requiring Special Attention that the Branch will “aim to finalise the revised scheme of the property development project at Yuen Long Station along the West Rail”. Will the Administration update the Committee on the progress of such work and advise on the major considerations for revising the development intensity and layout of the property development, and the anticipated date of announcing the revised scheme?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

We are examining the views and concerns expressed by the villagers, local residents and the District Council over the revised scheme of the property development project at the West Rail Yuen Long Station. In finalising the revised scheme, we will continue our endeavour to strike a balance between addressing the aspiration of the residents for a better living environment, and the housing and development needs of the community, also taking into account the various constraints.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.

DEVB(PL)019

Question Serial No.

1220

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 on the proposals to resolve the problem of missing or illegible government leases”. Will the Administration update the Committee on the progress of the consultation and law drafting related to such work; the expected timing of entering the stage of legislative proceedings and final implementation of the proposals?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

We have consulted the Heung Yee Kuk, the Law Society of Hong Kong and the relevant Panel of the Legislative Council on the legislative proposals aiming at tackling the issue of missing and illegible leases. In the light of the feedback received, we are in the process of formulating our views on the way forward. Since this exercise involves numerous complex and technical work, the process is inevitably time-consuming. We are unable to give a definite timetable on the completion date at the present stage.

Signature

Name in block letters

Thomas Chow

Post Title

Permanent Secretary for Development
(Planning and Lands)

Date _____

23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)020**

Question Serial No.

1221

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 Brief Description that the Branch “continued the review on the New Territories Small House Policy”. While the Administration has reiterated on a number of occasions that the issues involved in the Small House Policy are complicated, will it inform the Committee of the progress of the review so far; the preliminary recommendations and the expected completion date of the review?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

Over the last few years, we have reviewed, in consultation with the Heung Yee Kuk, 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 should 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, but are unable to give a definite completion date because of the complexity of the issues involved.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)021**

Question Serial No.

1222

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 Brief Description that the Branch “extended the pilot scheme for ‘hotel use only’ sites for another year to encourage the development of hotels to support the tourism industry”. Will the Administration advise the Committee whether it has reviewed the pilot scheme to examine the reasons why there have been no “hotel use only” sites triggered for sale so far since the implementation of the scheme and to make improvement accordingly? If such review has not been conducted, what are the reasons?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The pilot scheme for ‘hotel use only’ sites was introduced in the 2008-09 Application List (AL) and has been extended to the 2009-10 AL. Although no application has been received to-date to trigger any of these sites for sale, there are three applicants for lease modification or land exchange benefiting from the premium assessment approach under the pilot scheme. Moreover, the real estate sector, the tourism sector and the hotel industry would also like to see the continued implementation of the pilot scheme. As the tourism industry is an important economic pillar of Hong Kong, we have extended the pilot scheme and included eight ‘hotel use only’ sites in the 2010-11 AL.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)022

Question Serial No.

1223

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

700 General non-recurrent
(Item 878 Building Maintenance
Grant Scheme for Elderly
Owners)

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 “review the operation of the Building Maintenance Grant Scheme for Elderly Owners” and the Administration has indicated earlier that the Scheme will be reviewed 18 months after its introduction. Will the Administration advise this Committee of the number of applications approved since the introduction of the Scheme on 20 May 2008 and the amount of grant involved; and the estimated number of posts created in the construction industry under the Scheme; the direction of the review process of the Scheme and its timetable; and whether the Administration will consider extending the Scheme as well as streamlining and relaxing its application procedures and eligibility criteria?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) is administered by the Hong Kong Housing Society (HKHS). Up to the end of February 2010, 5 121 applications had been approved and the total amount of funding involved was \$187.7 million. The HKHS does not maintain statistics of the number of jobs created in the construction industry as a result of the approved applications.

The HKHS has been collecting views and feedbacks from stakeholders, and has implemented measures to streamline and improve the application and processing procedures from time to time, e.g. provision of outreach service to facilitate bed-ridden applicants or those who have mobility difficulties to carry out declarations and signing of grant agreements; and release of grants in cash for applicants who do not have bank accounts.

Different support schemes are being operated by the Government and other organisation to help the needy members of the public to maintain and repair their buildings. We will examine if there is room for consolidation and better coordination. The BMGSEO will be included in the review which we aim to complete within 2010.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)023

Question Serial No.

1224

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

Programme: (3) Development Opportunities Office

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 Development Opportunities Office will “provide one-stop advisory service to project proponents and facilitate implementation of land development projects which will bring broader social and economic value to Hong Kong”. Will the Administration inform this Committee whether any project proponent has approached the Development Opportunities Office since its set up in July 2009; and provide information on the number of cases it has processed and the projects and locations involved.

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

As at 1 March 2010, the Development Opportunities Office had provided assistance for 35 proposed land development projects and handled 14 enquiries for which broad project proposal had yet to be drawn up or the land required had yet to become available.

The following table lists out the locations of the projects that the Office had assisted with :

Community Projects

No.	Project	Location
1	Hong Kong Red Cross – relocation of headquarters	Yau Tsim Mong
2	Scout Association of Hong Kong – in-situ redevelopment of a regional centre	Wan Chai
3	Scout Association of Hong Kong – in-situ redevelopment of a district headquarters	Eastern

No.	Project	Location
4	Hong Kong Young Women's Christian Association – in-situ redevelopment of Kowloon Centre and Anne Black Guest House	Kowloon City
5	Tung Wah Group of Hospitals – in-situ redevelopment of David Trench Home for the Elderly	Southern
6	Hong Kong Sheng Kung Hui – in-situ redevelopment of compound in Central	Central & Western
7	University of Hong Kong – redevelopment or conversion of a school building into student hostel	Central & Western
8	Relocation of headquarters of a non-governmental organisation	Yau Tsim Mong
9	Relocation of a museum	Central & Western
10	Relocation of a church	Kowloon City
11	Extension of a church	North
12	Redevelopment of a church complex	Wan Chai
13	Development of a Chinese arts and culture institute	Wong Tai Sin
14	Development of a global village and distribution centre for international relief	Tuen Mun
15	Extension of a residential child centre	North
16	In-situ redevelopment of a social services centre	Central & Western
17	Development of a community centre	Yuen Long
18	Redevelopment of a social centre	Tsuen Wan
19	Improvement works to a community service centre	Wan Chai
20	Development of a youth camp	North

No.	Project	Location
21	In-situ redevelopment of a mariners' club	Yau Tsim Mong
22	Relocation of a specialist school	Southern

Private Sector Projects

No.	Project	Location
1	Chinese Resources Properties Limited – retrofitting and redevelopment of China Resources Centre and associated improvement works in Wan Chai North	Wan Chai
2	Development of a private hospital	Sai Kung
3	Extension of a private hospital	Wan Chai
4	Wholesale conversion of an industrial building	Kwun Tong
5	Wholesale conversion of an industrial building	Kwun Tong
6	Wholesale conversion of an industrial building	Kwai Tsing
7	Redevelopment of a business area	Eastern
8	Development of columbarium	Islands
9	Development of columbarium	Islands
10	Comprehensive marina, hotel and residential development	Islands
11	Development of a spa resort	Tai Po
12	Nature conservation and development	Tai Po
13	Development of an international school	Sai Kung

Note:

We consider it appropriate to disclose the name and particulars of the projects that have been considered by the Land and Development Advisory Committee. For the projects that are still at a relatively early stage, we refrain from disclosing the name and particulars of them because this may be commercially sensitive information to the project proponent.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

No.	Project	Government Departments Involved	Result*
2	Scout Association of Hong Kong – in-situ redevelopment of a regional centre	LWB, SWD, LandsD, PlanD, BD	1
3	Scout Association of Hong Kong – in-situ redevelopment of a district headquarters	HAB, HKHA, TD, PlanD, LandsD, BD	1
4	Hong Kong Young Women's Christian Association – in-situ redevelopment of Kowloon Centre and Anne Black Guest House	LWB, HAB, PlanD, TD, LandsD	1
5	Tung Wah Group of Hospitals – in-situ redevelopment of David Trench Home for the Elderly	LWB, SWD, BD	1
6	Hong Kong Sheng Kung Hui – in-situ redevelopment of compound in Central	HAB, EDB, FHB, PlanD, LandsD, BD	1
7	University of Hong Kong- redevelopment or conversion of a school building into student hostel	EDB, PlanD, LandsD, BD	1
8	Relocation of headquarters of a non-governmental organisation	LandsD, HAB	2
9	Relocation of a museum	HAB, PlanD, LandsD	2
10	Relocation of a church	HAB, PlanD, TD, LandsD	2
11	Extension of a church	HAB, LWB, SWD, PlanD, LandsD, TD, HAD	2
12	Redevelopment of a church complex	PlanD, LandsD, DEVB	2
13	Development of a Chinese arts and culture institute	HAB, LCSD, PlanD, LandsD, BD	2
14	Development of a global village and distribution centre for international relief	LWB, EDB, SWD, EPD, PlanD, LandsD, CEDD	2

No.	Project	Government Departments Involved	Result*
15	Extension of a residential child centre	SWD, PlanD, LandsD	2
16	In-situ redevelopment of a social services centre	SWD, PlanD, LandsD	2
17	Development of a community centre	PlanD, LandsD	2
18	Redevelopment of a social centre	PlanD, LandsD	2
19	Improvement works to a community service centre	PlanD, LandsD, HyD	2
20	Development of a youth camp	SWD, SB, PlanD, CEDD, LandsD	2
21	In-situ redevelopment of a mariners' club	PlanD, LandsD	3
22	Relocation of a specialist school	EDB, LWB, PlanD, LandsD	3

Private Sector Projects

No.	Project	Government Departments Involved	Result*
1	Chinese Resources Properties Limited – retrofitting and redevelopment of China Resources Centre and associated improvement works in Wan Chai North	LandsD, LCSD, TD, HyD, BD, HAD	1
2	Development of a private hospital	FHB, PlanD, LandsD	2
3	Extension of a private hospital	PlanD	2
4	Wholesale conversion of an industrial building	PlanD, LandsD	2
5	Wholesale conversion of an industrial building	PlanD, LandsD, BD, FSD	2
6	Wholesale conversion of an industrial building	PlanD	2

No.	Project	Government Departments Involved	Result*
7	Redevelopment of a business area	PlanD, LandsD, GPA	2
8	Development of columbarium	PlanD, LandsD	2
9	Development of columbarium	FHB, PlanD, LandsD	2
10	Comprehensive marina, hotel and residential development	CEDB, HAB, HAD, AFCD, EPD, MD, PlanD, LandsD	2
11	Development of a spa resort	PlanD, LandsD, TD, HAD	2
12	Nature conservation and development	PlanD, EPD	2
13	Development of an international school	EDB, HAD, AFCD, EPD, LandsD, WSD, FSD, PlanD	3

*** Notes**

- 1 = *Practical solutions to the issues identified worked out together with the proponent and proposed project presented to the Land and Development Advisory Committee (LDAC) for advice and support.*
- 2 = *Active assistance provided.*
- 3 = *Advice or comments conveyed to the project proponent for further consideration. Response or a more concrete scheme from the proponent awaited.*

We consider it appropriate to disclose the name and particulars of the projects that have been considered by the LDAC. For the projects that are still at a relatively early stage, we refrain from disclosing the name and particulars of them because this may be commercially sensitive information to the project proponent.

Legend:

AFCD= Agriculture, Fisheries and Conservation Department
BD= Buildings Department
CEDB= Commerce and Economic Development Bureau
CEDD= Civil Engineering and Development Department
DH = Department of Health

GPA= Government Property Agency
HA = Hong Kong Hospital Authority
HAB= Home Affairs Bureau
HAD= Home Affairs Department
HKHA= Hong Kong Housing Authority

EDB=Education Bureau
EPD= Environmental Protection Department
ENB= Environment Bureau
FHB= Food and Health Bureau
FSD= Fire Services Department
PlanD= Planning Department
SB= Security Bureau
SWD= Social Welfare Department

HyD= Highways Department
LandsD= Lands Department
LCSD=Leisure and Cultural Services Department
LWB= Labour and Welfare Bureau
MD= Marine Department
TD= Transport Department
WSD= Water Supplies Department

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)025**

Question Serial No.

1226

<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: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question:

Regarding the functions and roles of the Development Opportunities Office, will the Administration inform this Committee of the expected timing for a review; the way forward initially developed and the principles of the review?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The Development Opportunities Office is established for a period of three years. We have committed to review the work of the Office based on one to two years' experience before a decision is made on the long-term need for the Office. In our evaluation, we will take into account the effectiveness of the Office in providing one-stop advice and co-ordinating service to project proponents, its effectiveness in facilitating the implementation of development projects that have broader social and economic merits, and the contribution of the Office to addressing systemic policy issues that may affect implementation of land development projects in deciding whether there is a long-term need for the office and whether the existing set-up and duties of the office should be changed.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)027

Question Serial No.

1307

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

000 Operational expenses

700 General non-recurrent
(Item 865 Operation Building
Bright)

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 Analysis of Financial and Staffing Provision that the provision for 2010-11 is \$508.8 million (77.7%) higher than the revised estimate for 2009-10. This is mainly due to increased operating expenses to meet the demands of ongoing and new commitments as well as increased cash flow requirement for a non-recurrent item. In addition, there will be a net increase of three posts in 2010-11. Will the Administration set out in more detail the reasons for the substantial increase in the expenditure (including details of the ongoing and new commitments involved as well as additional manpower)?

Asked by: Hon. FUNG Kin-kee, Frederick

Reply:

The increase of \$508.8 million (77.7%) in the 2010-11 estimate over the revised estimate for 2009-10 is mainly due to the additional allocation of \$496 million to meet the cash flow requirement for the implementation of Operation Building Bright which objective is to enhance the safety of old buildings and create jobs for the building maintenance and construction sector.

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 the areas under our purview. Apart from the above mentioned non-recurrent item, new commitments and work also stem from various policy initiatives, for example, fine-tuning the land supply arrangements, implementation of the minor works control regime, the proposed formation of a new non-statutory Harbourfront Commission, etc. The estimated increase in provision for operational expenses in 2010-11 is about \$12.8 million. It is not possible to give a breakdown on such expenses as resources are pooled together for meeting our work requirements.

In 2010-11, we will create one Executive Officer I, one Executive Officer II and one Assistant Clerical Officer to enhance executive and clerical support for the Planning and Lands Branch.

Signature	_____
Name in block letters	Thomas Chow
Post Title	Permanent Secretary for Development (Planning and Lands)
Date	23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)028

Question Serial No.

0359

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

000 Operational expenses

700 General non-recurrent

(Item 878 Building Maintenance

Grant Scheme for Elderly

Owners)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Please provide the number of applications received and successfully processed under the Building Maintenance Grant Scheme for Elderly Owners and the amount of grant approved in 2009-10. What are the administrative costs involved in running the Scheme?

Asked by: Hon. HO Chung-tai, Raymond

Reply:

For the period from 1 April 2009 to 28 February 2010, the number of applications received under the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) was 2 371. The number of applications with grants released was 2 151 and the total amount of grant involved was \$57.07 million.

The BMGSEO is administered by the Hong Kong Housing Society. The work relating to the monitoring of the BMGSEO is undertaken by the existing staff of the Planning and Lands Branch without involving the provision of additional manpower resources.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Date 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.**DEVB(PL)031**

Question Serial No.

0466

<u>Head</u> :		<u>Subhead</u> (No. & title) :
138	Government Secretariat: 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:

Regarding the consultancy studies commissioned by the Bureau for the purposes of formulating and assessing policies (if any), please provide information on subsidised programmes for public policy studies and strategic public policy studies from 2007-08 to 2009-10 according to the table below –

Name of consultants	Title, Description and Objectives	Consultancy fees (\$)	Commencement Date	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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Asked by: Hon. HO Sau-lan, Cyd

Reply:

The information requested on consultancy studies commissioned by the Planning and Lands Branch between 2007-08 and 2009-10 is provided below -

Name of consultants	Title, Description and Objectives	Total consultancy fees (\$)	Commencement Date	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?
Rocco Design Architects Ltd.	Consultancy study on public open space in private developments	\$810,000	20 February 2009	In progress (Scheduled for completion in 2010-11)	Upon its completion, a set of design and management guidelines on public open space in private developments will be available.	Upon its completion, the findings will be publicised in suitable form through various channels such as the website of Development Bureau.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)032**

Question Serial No.

0467

<u>Head</u> :		<u>Subhead</u> (No. & title) :
138	Government Secretariat: 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:

Regarding the consultancy studies commissioned by the Bureau for the purposes of formulating and assessing policies (if any), are there any projects for which funding has been earmarked for commissioning consultancy studies in 2010-11? If yes, please provide the following information –

Name of consultants	Title, Description and Objectives	Consultancy fees (\$)	Commencement Date	Progress of studies (under planning/in progress/completed)	If the studies are expected to be completed in 2010-11, 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:

Funds have been included in the 2010-11 estimate for the following consultancy study which was commissioned in February 2009 and is scheduled for completion in 2010-11 -

Name of consultants	Title, Description and Objectives	Total consultancy fees (\$)	Commencement Date	Progress of studies (under planning/in progress/completed)	If the studies are expected to be completed in 2010-11, 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	20 February 2009	In progress	Upon its completion, the findings will be publicised in suitable form through various channels such as the website of Development Bureau.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)033**

Question Serial No.

1970

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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:

Please provide information on the actual amount of resources used for the following items in 2008-09 and 2009-10 and the estimated amount of resources included for such items in 2010-11. And what are the content of such activities and the policy objectives involved?

- (a) the expenses incurred by Hong Kong officials for the purposes of attending duty visits, exchange activities and meetings in the Mainland;
- (b) the expenses for organising exchange and entertainment activities and meetings with Mainland officials and departments in Hong Kong;
- (c) the expenses incurred by Hong Kong officials for the purposes of attending overseas duty visits, exchange activities and meetings;
- (d) the expenses for organising exchange and entertainment activities and meetings with overseas officials and departments in Hong Kong.

Asked by: Hon. HO Sau-lan, Cyd

Reply:

The expenses on duty visits, meetings and exchange / entertainment activities in 2008-09 and 2009-10 are \$1.12M and \$0.13M respectively. The main objectives of these activities are to discuss issues of mutual concern, obtain first-hand information on experiences, practices and policies of other jurisdictions relevant to our work and promote Hong Kong. Details of the expenditure are shown below -

Item	2008-09 (\$)	2009-10 (\$)	Issues covered
(a) expenses incurred by Hong Kong officials for the purposes of attending duty visits, exchange activities and meetings in the Mainland	102,000	23,000	Cross-boundary development, urban renewal, reconstruction support work in Sichuan earthquake stricken areas, etc.
(b) expenses for organising exchange / entertainment activities and meetings with Mainland officials and departments in Hong Kong	20,000	43,000	Cross-boundary development.
(c) expenses incurred by Hong Kong officials for the purposes of attending overseas duty visits, exchange activities and meetings	994,000	62,000	Harbourfront enhancement, land use planning, urban redevelopment, heritage conservation, infrastructure development, etc.
(d) expenses for organising exchange / entertainment activities and meetings with overseas officials and departments in Hong Kong	600	2,500	Familiarisation visits.

In the 2010-11 estimate, a provision of \$320,000 has been earmarked for officials to attend duty visits, meetings and exchange / entertainment activities.

Signature _____

Name in block letters Thomas Chow

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)034**

Question Serial No.

2709

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 his 2010-11 Budget Speech (paragraph 119), the Financial Secretary announced that an additional funding of \$500 million will be allocated for “Operation Building Bright” to provide targeted assistance to those owners who cannot co-ordinate maintenance works on their own, including owners of dilapidated buildings without owners’ corporations. While the “Operation Building Bright” was scheduled for two years, with the additional funding of \$500 million, will the duration of the Operation be extended and the eligibility criteria be relaxed?

Asked by: Hon. IP Kwok-him

Reply:

We will review the progress of Operation Building Bright including its implementation period and draw up a proposal to utilise the additional \$500 million funding. We will report to the Legislative Council Panel on Development on this around mid-2010. In drawing up our way forward, we will consider the suggestions received from stakeholders regarding the eligibility criteria and other aspects of the Operation.

Signature

Name in block letters

Thomas Chow

Post Title

Permanent Secretary for Development
(Planning and Lands)

Date

23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)035**

Question Serial No.

0150

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

Programme: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question:

What is the number of projects successfully facilitated by the Development Opportunities Office since its establishment on 1 July 2009?

The provision for 2010-11 is basically estimated on the basis of the 2009-10 provision, whether the new commitments in 2010-11 including the wholesale conversion of industrial buildings will affect the progress in processing the applications?

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

Reply:

Up to 1 March 2010, the Development Opportunities Office (DOO) had provided assistance for 35 proposed land development projects. For nine of them, the DOO had worked out in conjunction with the project proponents practical solutions to the problems identified. It had reported or would report them to the Land and Development Advisory Committee for advice and support. The DOO would continue to explore what assistance could be provided to the others. The DOO had also handled 14 enquiries for which broad project proposal had yet to be drawn up or the land required had yet to become available.

The DOO provides assistance for various kinds of proposed land development projects (including new development, redevelopment and wholesale conversion) that meet the eligibility criteria for its one-stop service. It is currently assisting with three proposed industrial building wholesale conversion projects. As for the new policy initiatives on optimising the use of industrial buildings to be implemented from 1 April 2010, the applications for wholesale conversion and redevelopment of industrial buildings will involve mainly land administrative matters. The Lands Department will set up a dedicated team to handle these applications while the DOO will continue to provide assistance for wholesale conversion and redevelopment proposals that have broader social or economic merits and meet the eligibility criteria for its services.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)036

Question Serial No.

1831

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

700 General non-recurrent
(Item 865 Operation Building
Bright)

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 Brief Description of Programme (2) that the Administration in collaboration with the Hong Kong Housing Society (HKHS), Urban Renewal Authority (URA) and Buildings Department launched a \$2 billion Operation Building Bright in 2009. Will the Government inform us of the following:

- (a) the respective numbers of Category 1 and Category 2 target buildings which have been approved and commenced works under the Operation;
- (b) the number of job opportunities created so far under the Operation;
- (c) the respective numbers of buildings undertaken by HKHS and URA and the amount of expenditure incurred by the two organisations under the Operation; and
- (d) it has been announced in paragraph 119 of the Budget Speech that the Administration will allocate additional funding of \$500 million to the Operation “to provide targeted assistance to those owners who cannot co-ordinate maintenance works on their own, including owners of dilapidated buildings without owners’ corporations”. What is the estimated number of additional buildings to be assisted with the extra funding in carrying out the repair works?

Asked by: Hon. IP Wai-ming

Reply:

- (a) Up to 5 March 2010, 999 applications for Category 1 target buildings had been granted “approvals-in-principle”, amongst which 82 had either commenced or completed the repair works. As for Category 2 target buildings, the Steering Committee of the Operation Building Bright (OBB) had selected 615 target buildings, amongst which 185 had either commenced or completed the repair works. Tendering and coordination work for the remaining target buildings are being actively pursued by the respective owners’ corporations and the Buildings Department.
- (b) Up to 5 March 2010, we estimate that around 5 900 job opportunities for building professionals, technicians and workers had been created under the OBB.
- (c) Amongst the target buildings approved or selected for assistance under the OBB, 658 and 462 buildings are assisted by the Hong Kong Housing Society and the Urban Renewal Authority respectively for carrying out voluntary repair works. The out-of-pocket expenses (such as advertisement, printing, legal costs, etc.) incurred by the two organisations so far have been \$415,000 and \$150,000 respectively. The staffing resources required for implementing the OBB are absorbed by the two organisations.
- (d) The number of additional buildings to be assisted will depend on the amount of grant required for each target building, and this is affected by a number of factors such as the condition of the building, the scope of the repair works to be undertaken, the cost of the repair works involved as well as the numbers of units and elderly owner-occupiers in the building. It will also depend on the ratio of Category 1 to Category 2 target buildings to be assisted, as the former tend to involve a wider range of works in our experience. We will review the OBB, including the use of the additional funding of \$500 million and the remaining funding in the original \$2 billion, and report to the Legislative Council Panel on Development around mid-2010 on our detailed plan for the new phase of the Operation.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)037

Question Serial No.

1832

Head : 138 Government Secretariat:
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:

Regarding the "North East New Territories New Development Areas Planning and Engineering Study" mentioned under the Brief Description of Programme (2), will the Administration inform us of the following:

- (a) the latest progress of the study and the expected completion date of the study report;
- (b) the number of public consultations, talks, forums, workshops and visits organised and the number of bodies that the Administration has met with in the process of the study; and
- (c) the expenditure and manpower involved in the process of the North East New Territories New Development Areas Planning and Engineering Study as a whole?

Asked by: Hon. IP Wai-ming

Reply:

- (a) The North East New Territories New Development Areas (NDAs) Planning and Engineering Study commenced in June 2008. We have just completed the Stage Two Public Engagement of the Study, which aims at collecting public views on the Preliminary Outline Development Plans (PODPs) for the NDAs earlier this year and are now consolidating the public views that will form the basis for formulating the Recommended Outline Development Plans and conducting further technical assessments. The Study is scheduled for completion in mid-2011.

- (b) We have adopted a proactive and systematic approach in engaging the public at various stages of the Study process. Soon after the commencement of the Study in June 2008, we held the Stage One Public Engagement on the key issues relating to the development of the NDAs in end 2008. Taking into account the public views collected, the PODPs were formulated and the public was engaged again to give views on the PODPs at the Stage Two Public Engagement which has just ended in early 2010.

The public engagement programmes were widely promulgated through publication in newspaper advertisements, posting of posters in public venues, holding of exhibitions, and uploading of relevant background and consultation materials onto a dedicated website set up for the Study.

In addition to organising a public forum during each of the two stages of public engagement, we had also made a number of presentations and briefings to various stakeholders. About 16 and 17 briefings/discussions were held during the Stage One and Stage Two Public Engagement respectively. The organisations consulted included various statutory/advisory bodies e.g. Town Planning Board, Advisory Council on the Environment, LegCo Panel on Development, relevant District Councils and Rural Committees, Heung Yee Kuk, green groups, professional institutes, and local residents/villagers and concerned groups

- (c) \$11.22 million is earmarked in 2010-11 for the North East New Territories New Development Areas Planning and Engineering Study. It is anticipated that the total estimated cost for the Study will be about \$54.2 million. Apart from the directorate staff and supporting staff, five dedicated professional staff from Planning Department and Civil Engineering Development Department are managing the Study.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.**DEVB(PL)038**

Question Serial No.

1833

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 Brief Description of Programme (2) that the Branch “extended the pilot scheme for ‘hotel use only’ sites for another year to encourage the development of hotels to support the tourism industry”. Will the Administration advise:

- (a) the number of “hotel use only” sites included in the current Application List; and their respective location, size, plot ratio and the number of hotel rooms which can be built;
- (b) whether there is any application from the industry or developer to trigger these ‘hotel use only’ sites since the introduction of the scheme;
- (c) whilst extending the scheme, will there be any review of the scheme, say for instance, consider using the tender approach or lower the triggering threshold so as to enhance the industry’s interest in building hotels; and
- (d) the amount of resources and manpower involved.

Asked by: Hon. IP Wai-ming

Reply:

The pilot scheme for ‘hotel use only’ sites was introduced in the 2008-09 Application List (AL) and has been extended to the 2009-10 AL. While no application has been received to-date to trigger any of the sites for sale, there are three applications for lease modification or land exchange benefiting from the premium assessment approach under the pilot scheme. Moreover, the real estate sector, the tourism sector and the hotel industry would like to see the continued implementation of the pilot scheme. To support the tourism industry which is an important economic pillar of Hong Kong, we have extended the pilot scheme and included eight sites in the 2010-11 AL.

Information about the eight 'hotel use only' sites in the 2010-11 AL, including the location, the site size and the relevant development parameters (say the maximum Gross Floor Area), is available from the 'List of Site for Sale by Application (Application List) – February 2010 to March 2011' on the Lands Department's website, www.landsd.gov.hk. Depending on the actual design of the developments, these eight sites will provide about 6 160 rooms.

The resources required for the implementation of the pilot scheme are absorbed by the existing provision of the Lands Department.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)039

Question Serial No.

2266

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

Programme: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question:

Regarding the estimated expenditure of the Development Opportunities Office for co-ordinating the implementation of the measures to facilitate redevelopment and wholesale conversion of industrial buildings in 2010-11, what are the details and the estimated expenditure of these measures? Are there any indicators to assess the effectiveness of the service provided? If yes, what are the details? If not, what are the reasons?

Asked by: Hon. LAM Tai-fai

Reply:

The new policy measures to encourage the redevelopment and wholesale conversion of old industrial buildings, including "pay for what you build" premium assessment, payment of premium by instalments for redevelopment and nil waiver fee for wholesale conversion, will be implemented for a period of three years starting from 1 April 2010. These measures mainly involve land administration matters. A dedicated team comprising 13 staff members will be set up in the Lands Department to process applications under the new measures. Apart from the redeployment of existing manpower resources, the Department has been allocated a time-limited financial provision of \$4.24 million a year for creation of seven new posts for the purpose.

The lowering of the application threshold for compulsory sale for redevelopment of industrial buildings aged 30 years or above in non-industrial zones will be implemented from 1 April 2010.

The Development Opportunities Office (DOO) of the Development Bureau has been set up since July 2009 to provide one-stop advice and co-ordinating service to facilitate implementation of land development projects. The Office will continue to assist with industrial building redevelopment and wholesale conversion proposals that have broader social or economic merits and meet the eligibility criteria for its services.

The DOO is established for a period of three years. We have committed to review the work of the Office based on one to two years' experience before a decision is made on the long-term need for the Office. In our evaluation, we will take into account the effectiveness of the Office in providing one-stop advice and co-ordinating service to project proponents, its effectiveness in facilitating the implementation of development projects that have broader social and economic merits, and the contribution of the Office towards addressing systemic policy issues that may affect implementation of land development projects in deciding whether there is a long-term need for the Office and whether the existing set-up and duties of the office should be changed.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Community Projects

No.	Project	Result*
1	Hong Kong Red Cross – relocation of headquarters	1
2	Scout Association of Hong Kong – in-situ redevelopment of a regional centre	1
3	Scout Association of Hong Kong – in-situ redevelopment of a district headquarters	1
4	Hong Kong Young Women’s Christian Association – in-situ redevelopment of Kowloon Centre and Anne Black Guest House	1
5	Tung Wah Group of Hospitals – in-situ redevelopment of David Trench Home for the Elderly	1
6	Hong Kong Sheng Kung Hui – in-situ redevelopment of compound in Central	1
7	University of Hong Kong- redevelopment or conversion of a school building into student hostel	1
8	Relocation of headquarters of a non-governmental organisation	2
9	Relocation of a museum	2
10	Relocation of a church	2
11	Extension of a church	2
12	Redevelopment of a church complex	2
13	Development of a Chinese arts and culture institute	2
14	Development of a global village and distribution centre for international relief	2
15	Extension of a residential child centre	2
16	In-situ redevelopment of a social services centre	2
17	Development of a community centre	2
18	Redevelopment of a social centre	2
19	Improvement works to a community service centre	2

No.	Project	Result*
20	Development of a youth camp	2
21	In-situ redevelopment of a mariners' club	3
22	Relocation of a specialist school	3

Private Sector Projects

No.	Project	Result*
1	Chinese Resources Properties Limited - retrofitting and redevelopment of China Resources Centre and associated improvement works in Wan Chai North	1
2	Development of a private hospital	2
3	Extension of a private hospital	2
4	Wholesale conversion of an industrial building	2
5	Wholesale conversion of an industrial building	2
6	Wholesale conversion of an industrial building	2
7	Redevelopment of a business area	2
8	Development of columbarium	2
9	Development of columbarium	2
10	Comprehensive marina, hotel and residential development	2
11	Development of a spa resort	2
12	Nature conservation and development	2
13	Development of an international school	3

*** Notes**

- 1 = *Practical solutions to the issues identified worked out together with the proponent and proposed project presented to the Land and Development Advisory Committee (LDAC) for advice and support.*
- 2 = *Active assistance provided.*
- 3 = *Advice or comments conveyed to the project proponent for further consideration. Response or a more concrete scheme from the proponent awaited.*

We consider it appropriate to disclose the name and particulars of the projects that have been considered by the LDAC. For the projects that are still at a relatively early stage, we refrain from disclosing the name and particulars of them because this may be commercially sensitive information to the project proponent.

The provision covers the salaries for DOO staff. We have not further allocated the salary expenditure to individual projects.

- (b) The six staff of DOO will continue to provide one-stop advisory and co-ordinating service to eligible proposals. For the reason mentioned in (a) above, we do not have further estimates on the manpower and expenditure allocated to individual projects.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

DEVB(PL)041

1112

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

Programme: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question:

- (a) The revised expenditure for 2009-10 is \$8.10 million which is 28.9% lower than the original estimate. What are the major reasons for the reduction? Please provide a breakdown of the items with a reduction in expenditure.
- (b) What are the reasons for the increase of 37% in the provision of \$11.1 million? What are the details and breakdown of the expenditure involved?
- (c) What is the estimated provision earmarked for filling the position of the Under Secretary? What is the percentage of such expenditure accounts for under this programme?
- (d) Has the Administration set a timetable for the recruitment of the Under Secretary? What are the details?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

- (a) The 2009-10 revised estimate is lower than the original estimate by \$3.3 million (28.9%). This is mainly due to the fact that the Under Secretary position has remained vacant during 2009-10. As such, the provision originally earmarked for the full-year expenditure for this position and the related secretarial support is under-spent.
- (b) The increase of \$3 million (37%) in the 2010-11 estimate over the revised estimate for 2009-10 is mainly due to the provision required for filling the position of Under Secretary. The increase in expenses also includes secretarial support for this position.

- (c) The salary provision earmarked for filling the position of the Under Secretary in the 2010-11 estimate is \$2.54 million which accounts for 22.9% of the provision under this programme.
- (d) Regarding the outstanding position of Under Secretary in the bureau, we will fill this position if there is a suitable candidate.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)042

Question Serial No.

1113

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

000 Operational expenses

700 General non-recurrent
(Item 865 Operation Building
Bright)

Programme: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question:

- (a) The revised expenditure for 2009-10 is \$654.7 million which is 120% higher than the original estimate. What are the major reasons for the increase? Please provide a breakdown of the items with an increase in expenditure.
- (b) Provision for 2010-11 is increased to \$1,163.5 million which is 77.7% higher than the revised expenditure for 2009-10. Please provide a breakdown of the specific details and the provision required for the new commitments and the cash flow requirement for a non-recurrent item.
- (c) There will be an increase of three posts in 2010-11. Please state the ranks, salary and nature of work of these posts.

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

- (a) and (b) The increase of \$357.1 million (120%) in the 2009-10 revised estimate over the original estimate and that of \$508.8 million (77.7%) in the 2010-11 estimate over the revised estimate for 2009-10 is mainly due to the allocation of \$354 million and \$496 million to meet the cash flow requirement for the implementation of Operation Building Bright in 2009-10 and 2010-11 respectively. The Operation aims to enhance the safety of old buildings and create jobs for the building maintenance and construction sector.

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 the areas under our purview. Apart from the above-mentioned non-recurrent item, new commitments and work also stem from various policy initiatives, for example, fine-tuning the land supply arrangements, implementation of the minor works control regime, the proposed formation of a new non-statutory Harbourfront Commission, etc. The estimated increases in provision for operational expenses in 2009-10 and 2010-11 are about \$3.1 million and \$12.8 million respectively. It is not possible to give a breakdown on such expenses as resources are pooled together for meeting our work requirements.

- (c) In 2010-11, we will create three posts in the Planning and Lands Branch, as follows -

<u>Rank</u>	<u>No.</u>	<u>Monthly Salary Range</u> (\$)	<u>Nature of Work</u>
Executive Officer I	1	38,470 - 48,400	Executive support
Executive Officer II	1	22,985 - 36,740	- ditto -
Assistant Clerical Officer	1	10,190 - 20,835	Clerical support

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

The Administration is examining the recommendations and the resources required to implement it. As in last year, we have reserved \$7.5 million and the following manpower resources for supporting the work of the Harbour-front Enhancement Committee and harbourfront enhancement work, which may be used to support the work of the proposed Harbourfront Commission –

- one Administrative Officer Staff Grade C
- one Senior Administrative Officer
- one Administrative Officer
- one Senior Executive Officer
- two Personal Secretaries

We hope to be able to come to a decision soon.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)044

Question Serial No.

1115

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

000 Operational expenses

700 General non-recurrent
(Item 865 Operation Building
Bright)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

- (a) The Administration will oversee the implementation of the Operation Building Bright and review its operation in 2010-11. Please provide specific details, a breakdown of expenditure and manpower involved in such work.
- (b) The Financial Secretary has announced in paragraph 119 of his Budget Speech that additional funding of \$500 million will be allocated to the Operation. What will the Administration do to tie in with such recommendation? Will it for example provide extra funding and manpower to absorb additional workload?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

- (a) The Administration will continue to monitor the progress of Operation Building Bright and liaise with the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA) to ensure its smooth implementation. We will scrutinise the progress reports submitted by the HKHS and URA, and require them to arrange independent auditors to audit their accounts for the Operation's funds. The Buildings Department will closely supervise its consultants and contractors in carrying out repair works on behalf of building owners. We will also review the progress and map out the way forward for the next round of the Operation. The task of overseeing and reviewing the Operation is performed by the existing staffing resources within the Planning and Lands Branch.

- (b) As mentioned in part (a), we will review the Operation and draw up a proposal for utilising the additional \$500 million, and report to the Legislative Council Panel on Development around mid-2010 on this.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)045

Question Serial No.

1116

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

700 General non-recurrent

(Item 865 Operation Building
Bright)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

In 2009-10, the Administration in collaboration with the Hong Kong Housing Society, Urban Renewal Authority and Buildings Department, launched a \$2 billion Operation Building Bright to enhance safety of old and dilapidated buildings and create jobs for the building maintenance and construction sector. How many buildings with and without owners' corporations have been subsidised under the Operation? What is the amount of grant involved and the number of jobs created for the construction workers?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

Up to 5 March 2010, 1 134 target buildings with owners' corporations (OCs) and 480 target buildings without OCs had been included under Operation Building Bright for assistance. Owner of a target building can receive a grant amounting to 80% of the cost of repair, subject to a ceiling of \$16,000. Elderly owner-occupier aged 60 or above can receive a grant to cover the full cost of repair, subject to a ceiling of \$40,000. The amount of grant required for a target building will depend on the condition of the building, the scope of the repair works to be undertaken, the cost of the repair works involved as well as the number of units and elderly owner-occupiers in the building. Most target buildings with OCs are in the process of tendering out or conducting the repair works. For target buildings without OCs which have difficulties in coordinating repair works, the Buildings Department is actively arranging consultants and contractors to assess and carry out the repair works required on behalf of the owners. The exact amount of grants involved will only be known upon completion of the works. Up to 5 March 2010, we estimate that around 5 900 job opportunities for building professionals, technicians and workers had been created under the Operation.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)046

Question Serial No.

1117

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

700 General non-recurrent
(Item 865 Operation Building
Bright)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The commitment for Operation Building Bright under Item 865 is \$1.7 billion, and the revised expenditure for 2009-10 is \$354 million. What are the details of the expenditure? What is the number of buildings with and without owners' corporations involved? And how many applications for subsidy have been denied for failing to meet the requirement?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

The revised expenditure for Operation Building Bright (OBB) for 2009-10 is \$354 million, of which \$175 million has been disbursed to the Hong Kong Housing Society, \$175 million to the Urban Renewal Authority and \$4 million to the Buildings Department for implementing the Operation.

Up to 5 March 2010, 1 134 target buildings with Owners' Corporations (OCs) and 480 target buildings without OCs had been included in the OBB. 98 applications for participating as Category 1 target buildings had not been included in the Operation because they did not meet the eligibility criteria.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.**DEVB(PL)048**

Question Serial No.

2700

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 proposed in paragraph 119 of the Budget that an additional funding of \$500 million will be allocated for “Operation Building Bright” to provide targeted assistance to those owners who cannot co-ordinate maintenance works on their own, including owners of dilapidated buildings without owners’ corporations. What are the estimated resources and staffing to be deployed to monitor the implementation of the Operation Building Bright and review its operation, and to assist old and dilapidated buildings in a proactive manner in carrying out timely maintenance to ensure building safety in Hong Kong?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

The task of overseeing and reviewing Operation Building Bright is performed by the existing staff within the Planning and Lands Branch without the provision of additional manpower. We will review the Operation and map out a proposal to utilise the additional funding of \$500 million, and report to the Legislative Council Panel on Development on this around mid-2010.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)049**

Question Serial No.

2701

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

Programme: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question:

What are the estimated resources and staffing to be deployed for co-ordinating the implementation of a package of new policy measures to facilitate redevelopment and wholesale conversion of industrial buildings?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

The new policy measures to encourage the redevelopment and wholesale conversion of old industrial buildings mainly involve land administration matters. A dedicated team comprising 13 staff members will be set up in the Lands Department to process applications under the new measures. Apart from the redeployment of existing manpower resources, the Department has been allocated a time-limited financial provision of \$4.24 million a year for creation of seven new posts for the purpose.

The Development Opportunities Office of the Development Bureau has been set up since July 2009 to provide one-stop advice and co-ordinating service to facilitate implementation of land development proposals. The Office will continue to assist with industrial building redevelopment and wholesale conversion proposals that have broader social or economic merits and meet the eligibility criteria for its services.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.**DEVB(PL)050**

Question Serial No.

2704

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

Programme: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question:

What are the estimated resources and staffing to be deployed to improve proactively the overall environment of the old industrial areas by beautification and greening in order to take the lead to attract others to hire and revitalise old industrial buildings?

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

As part of Government's urban planning process, we seek to improve the overall environment of old industrial areas by achieving planning gains such as building setbacks. Setback requirements have been incorporated into the Outline Zoning Plans and Outline Development Plans of some industrial areas, e.g. San Po Kong, Tsuen Wan and Yuen Long, for road widening, footpath improvement and/or air ventilation improvement. When the concerned existing buildings are subject to redevelopment, such setback requirements would be enforced through the process of planning permission, building plan approval and/or lease modifications, as appropriate. As the work is part of the normal duties of the existing staff, no additional staff resources is required.

As for beautification and greening of the urban environment, various departments are carrying out greening work across the territory, including old industrial areas as part of their existing work ambit. Examples include the implementation of short-term greening measures under the Greening Master Plan in Kwun Tong by the Civil Engineering and Development Department, the development of Fu Hong Street Sitting Out Area in Chai Wan by the Architectural Services Department, etc. There is no breakdown on the manpower and expenditure for solely old industrial areas.

Our proactive measures to beautify the Victoria Harbourfront also help to inject vibrancy to old industrial areas with a harbour frontage. A recently completed project is Stage 1 of the Kwun Tong Promenade, which has been opened to the public since January 2010. The promenade is located next to the old Kwun Tong industrial area, which has been rezoned for “Other Specified Uses (Business)”. The capital cost of this project is \$19.6 million and is funded under the Capital Works Reserve Fund. Stage 2 development of the promenade is scheduled for commencement in mid-2011 and involves the decommissioning of the remaining part of the Kwun Tong public cargo working area. The Kwun Tong Promenade has further improved the overall environment of the old industrial area in Kwun Tong.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.**DEVB(PL)051**

Question Serial No.

0318

<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: (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 in 2010-11 that the Development Bureau is committed to implementing the minor works control regime. What are the staffing requirement and the estimated expenditure for setting up the regime?

Asked by: Hon. LAU Wong-fat

Reply:

In the Development Bureau, the work relating to the monitoring of the implementation of the minor works control system is undertaken by the existing manpower resources in the Planning and Lands Branch without the provision of additional manpower resources. It is mainly handled by the Permanent Secretary (Planning and Lands), a Deputy Secretary, a Principal Assistant Secretary and an Assistant Secretary as part of their normal duties and this arrangement will continue in 2010-11.

Signature _____

Name in block letters Thomas Chow

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)052

Question Serial No.

0750

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

000 Operational expenses

700 General non-recurrent
(Item 865 Operation Building
Bright)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Provision for 2010-11 is \$508.8 million higher than the revised estimate for 2009-10, representing a substantial increase of 77.7%. This is due to increased operating expenses to meet the demands of ongoing and new commitments, increased cash flow requirement for a non-recurrent item as well as a net increase of three posts. In this connection, please advise on the following –

- (a) what are the details of the increased operating expenses to meet the demands of ongoing and new commitments? And
- (b) what are the nature of work and salaries of the three posts to be created?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

- (a) The increase of \$508.8 million (77.7%) in the 2010-11 estimate over the revised estimate for 2009-10 is mainly due to the additional allocation of \$496 million to meet the cash flow requirement for the implementation of Operation Building Bright which objective is to enhance the safety of old buildings and create jobs for the building maintenance and construction sector.

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 the areas under our purview. Apart from the above mentioned non-recurrent item, new commitments and work also stem from various policy initiatives, for example, fine-tuning the land supply arrangements, implementation of the minor works control regime, the proposed formation of a new non-statutory Harbourfront Commission, etc. The estimated increase in provision for operational expenses in 2010-11 is about \$12.8 million. It is not possible to give a breakdown on such expenses as resources are pooled together for meeting our work requirements.

(b) We will create the following three posts in 2010-11 –

<u>Post</u>	<u>No.</u>	<u>Nature of Work</u>	<u>Monthly Salary Range (\$)</u>
Executive Officer I	1	Executive support	38,470 - 48,400
Executive Officer II	1	- ditto -	22,985 - 36,740
Assistant Clerical Officer	1	Clerical support	10,190 - 20,835

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)053

Question Serial No.

0751

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

700 General non-recurrent
(Item 865 Operation Building
Bright)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the implementation of the Operation Building Bright, please advise on the following:

- (a) the number of applications approved since the implementation of the Operation Building Bright; and
- (b) whether the Administration has assessed how long the Operation Building Bright will continue to operate and how many buildings can be benefited from this Scheme having regard to its current balance.

Asked by: Hon. LEE Kok-long, Joseph

Reply:

- (a) Operation Building Bright (OBB) covers two categories of buildings, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those with owners' corporations (OCs). The OCs of eligible buildings may apply for joining as Category 1 target buildings to carry out repair works on a voluntary basis. Category 2 target buildings are those having difficulties in coordinating repair works, such as buildings without OCs. The Steering Committee of the OBB comprising representatives from the Buildings Department (BD), Hong Kong Housing Society and Urban Renewal Authority selects suitable buildings as Category 2 target buildings according to the buildings' condition and this does not involve applications. Up to 5 March 2010, 999 applications for Category 1 target buildings had been granted "approvals-in-principle".

- (b) The number of buildings to be assisted under the OBB will depend on the amount of grant required for each target building, and that is affected by a number of factors such as the condition of the building, the scope of the repair works to be undertaken, the cost of the repair works involved as well as the numbers of units and elderly owner-occupiers in the building. We will review the Operation, including the use of the remaining funding in the original \$2 billion and the additional \$500 million proposed in the 2010-11 Budget Speech, and report to the Legislative Council Panel on Development around mid-2010 on our detailed proposal for the new phase of the Operation, including the estimated total number of buildings to be assisted as well as the overall duration of the Operation.

Signature

Name in block letters

Post Title

Date

Thomas Chow

Permanent Secretary for Development
(Planning and Lands)

23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)054

Question Serial No.

0426

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

Programme: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown of the number of cases processed by the Development Opportunities Office since its setting up in July 2009 by categories shown in the table.

	Triggering of Sites	Land Exchanges and Extensions	Land granted by way of private treaty grants	Lease Modification	Development projects that have been shelved or revised
Tourism	Private sector cases (non-governmental organisation (NGO) cases)	Private sector cases (non-governmental organisation (NGO) cases)	Private sector cases (non-governmental organisation (NGO) cases)	Private sector cases (non-governmental organisation (NGO) cases)	Private sector cases (non-governmental organisation (NGO) cases)
Logistics					
Services					
Heritage or Natural Conservation					
Elderly Services					
Religion					
Sports					
Testing and Certification Services					
Medical Services					

	Triggering of Sites	Land Exchanges and Extensions	Land granted by way of private treaty grants	Lease Modification	Development projects that have been shelved or revised
Innovation and Technology					
Culture and Creative Industries					
Environmental Protection Industry					
Education					

Asked by: Hon. LEE Wing-tat

Reply:

As at 1 March 2010, the Development Opportunities Office had provided assistance for 35 proposed land development projects and handled 14 enquiries for which broad project proposal had yet to be drawn up or the land required had yet to become available. The breakdown is set out below:

	Triggering of Sites	Land Exchanges and Extensions	Land granted by way of private treaty grants	Lease Modification	Development projects that have been shelved or revised
	Private sector cases (non-governmental organisation (NGO) cases)	Private sector cases (non-governmental organisation (NGO) cases)	Private sector cases (non-governmental organisation (NGO) cases)	Private sector cases (non-governmental organisation (NGO) cases)	Private sector cases (non-governmental organisation (NGO) cases)
Tourism		5/(0)		1/(1)	
Logistics					
Services		4/(3)	0/(1)	2/(6)	
Heritage or Natural Conservation		2/(0)		0/(1)	
Elderly Services				0/(1)	0/(1)
Religion		0/(3)		0/(1)	

	Triggering of Sites	Land Exchanges and Extensions	Land granted by way of private treaty grants	Lease Modification	Development projects that have been shelved or revised
	Private sector cases (non-governmental organisation (NGO) cases)	Private sector cases (non-governmental organisation (NGO) cases)	Private sector cases (non-governmental organisation (NGO) cases)	Private sector cases (non-governmental organisation (NGO) cases)	Private sector cases (non-governmental organisation (NGO) cases)
Sports					
Testing and Certification Services					
Medical Services		3/(1)			
Innovation and Technology					
Culture and Creative Industries		1/(0)	0/(1)	1/(1)	
Environmental Protection Industry					
Education		2/(3)			0(1)

Three non-governmental organisation projects cannot be categorised using the prescribed table because they do not involve a land grant from the Government but require short term tenancies.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)055**

Question Serial No.

0506

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

Programme: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question:

How will the Development Opportunities Office optimise the use of the provision of \$4.5 million and the three staff members under Programme (3) to offer one-stop advisory service to project proponents, and to co-ordinate implementation of a package of new policy measures to facilitate redevelopment and wholesale conversion of industrial buildings to meet Hong Kong's changing economic and social needs?

Asked by: Hon. LEUNG Kwan-yuen, Andrew

Reply:

The Development Opportunities Office (DOO) will continue to provide assistance to proposed land development projects that will bring broader social and economic benefits to Hong Kong and meet the eligibility criteria for its one-stop advisory and co-ordination service. The Office will co-ordinate comments and responses on the project proposals from the relevant government departments at an early stage so as to help the project proponent identify the major concerns about their proposals early. We will also facilitate liaison between the proponents and the relevant government departments so that the proponents may work out practical solutions to the problems identified. All projects assisted by the DOO will be submitted to the Lands and Development Advisory Committee for support and advice.

The DOO will continue to co-ordinate implementation of the policy initiatives to facilitate redevelopment and conversion of industrial buildings through explaining the detailed proposals to stakeholders, collecting their comments and addressing the implementation issues identified together with the relevant government departments concerned. As the applications for redevelopment and wholesale conversion of industrial buildings under the new policy initiatives to be implemented from 1 April 2010 will involve mainly land administration matters, the Lands Department will set up a dedicated team to handle these applications. The DOO will continue to provide one-stop advice and co-ordination

service to redevelopment and wholesale conversion proposals that have broader social or economic merits and meet other eligibility criteria for its service.

Signature

Name in block letters

Thomas Chow

Post Title

Permanent Secretary for Development
(Planning and Lands)

Date

23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)056**

Question Serial No.

3015

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 proposed by the Government to allocate additional funding of \$500 million for “Operation Building Bright” to assist, among others, owners of old buildings without owners’ corporations. Will the Government set up a “dedicated account” to handle applications from these building owners in order to achieve the objective of providing targeted assistance to those owners who cannot co-ordinate maintenance works on their own more thoroughly?

Asked by: Hon. LEUNG Mei-fun, Priscilla

Reply:

We will review the Operation Building Bright and draw up a proposal for the proposed additional funding of \$500 million, and report to the Legislative Council Panel on Development around mid-2010 on the new phase of the Operation. In mapping out our way forward, we will consider the suggestions received from Members and stakeholders regarding the modus operandi, eligibility criteria and other aspects of the Operation.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)057**

Question Serial No.

3020

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 are over a thousand old buildings in Kowloon (including Tai Kok Tsui, Sham Shui Po and Yau Tsim Mong District) with the building age similar to those in the Ma Tau Wai Road redevelopment project. Will the Administration consider and what plan does it have to expedite the redevelopment projects in those needy buildings/districts?

Asked by: Hon. LEUNG Mei-fun, Priscilla

Reply:

The collapse of No. 45J Ma Tau Wai Road and the serious damage to its immediate neighbouring buildings have significantly affected the living environment of the hundreds of households there. To deal with the situation and to relieve their fears and worries, the Financial Secretary has agreed to the Urban Renewal Authority (URA) taking forward immediately a redevelopment project at that location. This special project covers Nos. 43, 43A-J and 45A to J of Ma Tau Wai Road, Nos. 1-23 Chun Tin Street and Nos. 6 and 8 Hok Yuen Street. This URA project is in response to the exceptional circumstances.

Redevelopment is one of the “4Rs” (the other three are Rehabilitation, Revitalisation and pReservation) of the strategy of the URA in regenerating our urban areas. We are currently conducting an Urban Renewal Strategy (URS) Review. The public views on the future direction of urban renewal, including those related to redevelopment, will be analysed as a new URS is mapped out.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)058

Question Serial No.

0490

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

700 General non-recurrent
(Item 865 Operation Building
Bright)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the Operation Building Bright, please advise on the following:

- (a) a breakdown by 18 districts of the number of applications received, the successful, unsuccessful and withdrawn applications; and
- (b) the allocation of commitments among the successful applications with buildings aged 30-39 years, 40-49 years and 50 years or above, and the number of cases involved.

Asked by: Hon. LI Fung-ying

Reply:

- (a) Operation Building Bright (OBB) covers two categories of buildings, namely Category 1 and Category 2 target buildings. Category 1 target buildings include buildings with Owners Corporations (OCs). The OCs of eligible buildings may apply for joining as Category 1 target buildings to carry out repair works on a voluntary basis. Category 2 target buildings are buildings having difficulties in coordinating repair works, such as buildings without OCs. The Steering Committee of the OBB comprising representatives from the Buildings Department, Hong Kong Housing Society and Urban Renewal Authority selects suitable buildings as Category 2 target buildings according to the buildings' condition and this does not involve applications.

The number of applications received for joining as Category 1 target buildings and the numbers of successful, unsuccessful and withdrawn applications as at 5 March 2010 are tabulated by district as follows:

Districts	Applications received for joining as Category 1 target buildings	Successful applications with “approvals-in-principle” granted	Unsuccessful applications	Withdrawn applications
Central and Western	110	93	12	1
Wan Chai	93	78	14	1
Southern	18	16	2	0
Eastern	115	99	13	3
Kwun Tong	68	67	0	1
Sham Shui Po	129	116	11	1
Yau Tsim Mong	295	263	22	3
Wong Tai Sin	21	21	0	0
Kowloon City	109	92	11	3
Islands	2	0	2	0
Tsuen Wan	47	44	3	0
Yuen Long	43	40	3	0
North	4	3	1	0
Sha Tin	4	3	1	0
Sai Kung	0	0	0	0
Kwai Tsing	40	38	1	0
Tai Po	20	18	1	1

Districts	Applications received for joining as Category 1 target buildings	Successful applications with “approvals-in-principle” granted	Unsuccessful applications	Withdrawn applications
Tuen Mun	10	8	1	1
Total	1 128	999	98	15

- (b) Among the successful applications, 376, 482 and 141 are for buildings aged between 30-39 years, 40-49 years and 50 years or above respectively. Owner of a Category 1 target building can receive a grant amounting to 80% of the cost of repair, subject to a ceiling of \$16,000. Elderly owner-occupier aged 60 or above can receive a grant to cover the full cost of repair, subject to a ceiling of \$40,000. The amount of grant required for a target building will depend on the condition of the building, the scope of the repair works to be undertaken, the cost of the repair works involved as well as the number of units and elderly owner-occupiers in the building. Most OCs are in the process of tendering out or conducting the repair works, and the exact amount to be committed will only be known upon completion of the works.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)059

Question Serial No.

0491

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

000 Operational expenses

700 General non-recurrent
(Item 865 Operation Building
Bright)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the financial provision for 2010-11 under Programme (2), please advise on the following –

- (a) the new commitments and the non-recurrent item that mainly account for the increased financial provision of 77%, and the allocation of provision among such commitments and item;
- (b) the deployment of the three posts to be created by rank, nature of work and department; and
- (c) whether the estimated manpower is sufficient to cope with the workload arising from the new commitments with regard to the creation of three posts in the staffing establishment under Programme (2) in 2010-11.

Asked by: Hon. LI Fung-ying

Reply:

- (a) The increase of \$508.8 million (77.7%) in the 2010-11 estimate over the revised estimate for 2009-10 is mainly due to the additional allocation of \$496 million to meet the cash flow requirement for the implementation of Operation Building Bright which objective is to enhance the safety of old buildings and create jobs for the building maintenance and construction sector.

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 the areas under our purview. Apart from the above mentioned non-recurrent item, new commitments and work also stem from various policy initiatives, for example, fine-tuning the land supply arrangements, implementation of the minor works control regime, the proposed formation of a new non-statutory Harbourfront Commission, etc. The estimated increase in provision for operational expenses in 2010-11 is about \$12.8 million. It is not possible to give a breakdown on such expenses as resources are pooled together for meeting our work requirements.

- (b) In 2010-11, we will create three posts in the Planning and Lands Branch, as follows –

<u>Rank</u>	<u>No.</u>	<u>Nature of Work</u>
Executive Officer I	1	Executive support
Executive Officer II	1	- ditto -
Assistant Clerical Officer	1	Clerical support

- (c) Apart from the creation of three new posts in 2010-11, the additional workload arising from the new commitments will be absorbed through redeployment of the existing manpower resources in the Planning and Lands Branch.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)060**

Question Serial No.

3134

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 Bureau sets out in its work plan for the new financial year that it will support the Urban Renewal Authority to take forward the revitalisation proposals in respect of the Central Market. What are the specific details and the budget of the work? Will the Bureau set aside resources to engage more public participation in taking forward the proposals? If yes, what is the work plan and the estimated expenditure involved? If not, what are the reasons?

Asked by: Hon. NG Margaret

Reply:

In his 2009-10 Policy Address, the Chief Executive announced that the Central Market would be removed from the Application List and handed over to the Urban Renewal Authority (URA) for conservation and revitalisation. The URA has earmarked \$500 million to renovate and refurbish the Central Market as well as to revitalise it through providing greenery, and a public rest and leisure area amidst the hustle and bustle of Central.

The revitalisation project will be carried out in phases. Structural investigation of the building is being carried out. The URA has set up the Central Oasis Community Advisory Committee (COCAC), with membership drawn from the Central & Western District Council, and professionals and businessmen with experience and expertise, to advise on the implementation of the project. The COCAC conducted a public engagement exercise in February this year to gauge the public's aspiration on what should be provided in the revitalised building. The exercise included a territory-wide questionnaire survey and electronic polling, and about 260 electronic polls and 6 000 questionnaires were received. The URA will further conduct focus group meetings with professional institutes in May 2010 to gauge their expert views. It is expected that all the public engagement activities will be completed by June 2010. The URA has earmarked \$2 million for the public engagement exercise.

Meanwhile, while revitalisation works on this project have yet to commence, the URA has completed interim enhancement works to beautify the corridor of the building linking the pedestrian footbridge system in Central and the adjacent buildings. This will also provide visitors with an additional public rest and leisure area in the locality.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)061**

Question Serial No.

3135

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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:

Will the Bureau consider allocating resources for a study on a review of the Town Planning Ordinance and amendments necessary for the Ordinance in 2010-11; and a review of the operation of the Town Planning Board? If yes, what is the work plan and the estimated expenditure to be involved? If not, what are the reasons?

Asked by: Hon. NG Margaret

Reply:

The Town Planning Ordinance was last reviewed with amendments introduced in 2005. The Ordinance has been operating smoothly and the transparency of the planning system has been greatly enhanced since then. We have been closely monitoring the implementation of the 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. No resources have been earmarked for studies to review the Town Planning Ordinance in 2010-11.

Signature _____

Name in block letters Thomas Chow

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)062

Question Serial No.

0648

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

700 General non-recurrent
(Item 865 Operation Building
Bright)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

As stated in paragraph 119 of the Budget Speech, the Financial Secretary proposed to “allocate additional funding of \$500 million for “Operation Building Bright” to provide targeted assistance to those owners who cannot co-ordinate maintenance works on their own, including owners of dilapidated buildings without owner’ corporations”. In this connection, please provide:

- (a) a breakdown of the number of targeted owners and the number of buildings to be assisted in coordinating maintenance works, including owners of dilapidated buildings with and those without owners’ corporations;
- (b) the target for 2010-2011; and
- (c) the number of jobs to be created for the construction sector including the number of jobs for registered construction workers categorised as skilled worker, provisional skilled worker, semi-skilled worker, provisional semi-skilled worker and general worker respectively.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

We will review the implementation of Operation Building Bright and draw up a proposal for utilising the proposed additional funding of \$500 million, and report to the Legislative Council Panel on Development around mid-2010 on the new phase of the Operation, including the estimated total number of buildings to be assisted as well as the estimated job opportunities that will be created under the Operation.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)063**

Question Serial No.

0649

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

Programme: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question:

In matters requiring special attention in 2010-11, the Development Opportunities Office (DOO) will continue to provide one-stop advisory service to project proponents and facilitate implementation of land development projects which will bring broader social and economic value to Hong Kong; and coordinate implementation of a package of new policy measures to facilitate redevelopment and wholesale conversion of industrial buildings to meet Hong Kong's changing economic and social needs. In light of these, please provide the following information:

- (a) details of the projects previously handled by the Development Bureau and passed to the DOO after the establishment of DOO on 1 July 2009;
- (b) details of the completed and ongoing projects handled by the DOO since its establishment; and
- (c) details of the work plans of the DOO regarding the implementation of new policy measures to facilitate redevelopment and wholesale conversion of industrial buildings in 2010-11.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

- (a) Upon the establishment of the Development Opportunities Office (DOO) in July 2009, we took over the co-ordination of ten community projects previously handled by other offices in the Development Bureau. These community projects include developments and redevelopments of headquarters or service centres of various non-government organisations (NGOs), including elderly care, youth development, religious services, heritage conservation, promotion of arts and culture, etc.

- (b) As at 1 March 2010, the DOO had provided assistance for 35 proposed land development projects. For nine of them, the DOO had worked out in conjunction with the project proponents practical solutions to the problems identified. It had reported or would report them to the Lands and Development Advisory Committee for advice and support. The DOO would continue to explore what assistance could be provided to the others. The DOO had also handled 14 enquiries, for which concrete project proposal had yet to be drawn up or the land required had yet to become available. Out of the 35 project proposals, 22 were community projects by NGOs and 13 were projects by the private sector. These community projects include development or redevelopment of headquarters or service centres of various NGOs, such as elderly care, youth development, education, promotion of arts and culture, religious services, etc. The private sector projects include development and redevelopment relating to medical services, education, cultural and creative industries, heritage conservation, etc.
- (c) The DOO provides assistance to various kinds of proposed land development projects (including new development, redevelopment and wholesale conversion) that meet the eligibility criteria for its one-stop service. It is currently assisting with three proposed wholesale conversion projects for industrial buildings. As for the new policy initiatives on optimising the use of industrial buildings to be implemented from 1 April 2010, the applications for redevelopment or wholesale conversion of industrial buildings will involve mainly land administration matters. The Lands Department will set up a dedicated team to handle these applications while the DOO will continue to provide assistance for redevelopment or wholesale conversion proposals that have broader social or economic merits and meet the eligibility criteria for its services.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)064**

Question Serial No.

0650

<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: (3) Development Opportunities Office

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

Director of Bureau: Secretary for Development

Question:

As stated in the paper EC(2009-10)6 endorsed by the Establishment Subcommittee on 27 May 2009 and approved by the Finance Committee on 12 June 2009, the Government will review the performance of the Development Opportunities Office (DOO) one to two years before a decision is made on the long-term need for DOO; however, the said review has not been included in matters requiring special attention in 2010-11. Will the Government please inform this Committee:

- (a) the exact timetable for the performance review of DOO;
- (b) whether the Government has formulated a tailor-made benchmark to gauge the performance of DOO; and
- (c) if a tailor-made benchmark is not to be used, how it will measure the performance of DOO.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

- (a) In paper EC(2009-10)6, we have committed to review the performance of the Development Opportunities Office (DOO) “based on say one to two years’ experience before a decision is made on the long-term need for the Office”. As the DOO was set up in July 2009, we plan to conduct the review in 2011-2012 so that we may accumulate more experience and gather more feedback before evaluating the performance of the DOO.

- (b) and (c) The DOO facilitates project proposals through analysing the project proposals, co-ordinating comments from government departments, identifying possible areas of concern on the project proposals at an early stage, and working together with project proponents to develop practical solutions to address the concerns identified. Owing to the qualitative nature of DOO's work, it may not be practical to assess its performance solely on the basis of quantitative benchmarks. Nevertheless, when reviewing the performance of the DOO, we will take into account certain quantitative benchmarks such as the number of projects and project enquiries handled, the number of projects for which practical solutions to take the project forward have been identified and presented to the Land and Development Advisory Committee for advice and support, and the amount of investment and job opportunities that will be created by these development projects.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)065

Question Serial No.

2618

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

000 Operational expenses

700 General non-recurrent
(Item 865 Operation Building
Bright)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Provision for programme (2) Buildings, Lands and Planning for 2010-11 is \$1,163.5 million, \$508.8 million or about 77% higher than the revised estimate for 2009-10. On the other hand, the revised estimate for 2009-10 under this programme was \$654.7 million, \$357.1 million or 120% higher than the original estimate for 2009-10, which was \$297.6 million. In this connection, please provide breakdown of expenses in terms of increased operating expenses to meet the demands of ongoing and new commitments for 2009-10 and 2010-11.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The increase of \$357.1 million (120%) in the 2009-10 revised estimate over the original estimate and that of \$508.8 million (77.7%) in the 2010-11 estimate over the revised estimate for 2009-10 is mainly due to the allocation of \$354 million and \$496 million to meet the cash flow requirement for the implementation of Operation Building Bright in 2009-10 and 2010-11 respectively. The Operation aims to enhance the safety of old buildings and create jobs for the building maintenance and construction sector.

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 the areas under our purview. Apart from the above-mentioned non-recurrent item, new commitments and work also stem from various policy initiatives, for example, fine-tuning the land supply arrangements, implementation of the minor works control regime, the proposed formation of a new non-statutory Harbourfront Commission, etc. The estimated increases in provision for operational expenses in 2009-10 and 2010-11 are about \$3.1 million and \$12.8 million respectively. It is not possible to give a breakdown on such expenses as resources are pooled together for meeting our work requirements.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)066**

Question Serial No.

2632

<u>Head</u> :		<u>Subhead</u> (No. & title) :
138	Government Secretariat: 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:

According to paragraph 27 of the Budget Speech, the Government indicates that it is preparing to sell by open tender a site of about 1.2 hectares near the West Rail Long Ping Station in Yuen Long for private residential purpose. Please provide the justifications for selecting the site. Has the Department conducted any study to assess the potential impact on the property price within the district? If yes, of the details; if no, why.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The subject site in Yuen Long is close to the West Rail Long Ping Station and has been identified as suitable for implementing the project which aims at increasing the supply of small and medium-sized flats to better meet the aspiration of first-time home buyers. The objective of the project is to increase the supply of mass market flats, and we have not assessed its potential impact on the property price within the district.

Signature _____

Name in block letters Thomas Chow

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)067**

Question Serial No.

2633

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 paragraph 25 of the Budget Speech, the Government estimated that about 53 000 private residential units will come onto the market in the coming three to four years. In this connection, what kind of measures will the Government adopt in order to maintain healthy development of the local property market; how will the Government ensure that there would not be excessive supply of small and medium-sized flats; and will the Administration conduct timely review for the supply of small and medium-sized flats so as to maintain the stability of the local property market? If yes, of the details; if no, of the reason.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

Among the measures announced in the Budget for ensuring a healthy and stable development of the property market, the introduction of Government-initiated land auction or tender and the increase of the supply of mass market flats through imposing specific flat number and flat size restrictions in the Conditions of Sale for a site in Yuen Long fall under the purview of Development Bureau. As pointed out by the Financial Secretary, the Government and the regulatory bodies will continue to closely monitor the property market situation and take further measures when necessary.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)068**

Question Serial No.

2983

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 matters requiring special attention in 2010-11, the Planning and Lands Branch will map out appropriate measures to be taken to reduce the bulk of buildings and to foster development of a better and more sustainable built environment, taking into account the recommendations of the Council for Sustainable Development to be drawn up after the public engagement exercise. Given that the public engagement exercise on “Building Design to Foster a Quality and Sustainable Built Environment” ended on 31 October 2009, what is the progress of the work? Please provide the timetable for the Government’s releasing the report of the public engagement exercise and discussing with the Legislative Council the matter based on the report.

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

We have consulted the Secretariat of the Council for Sustainable Development (SDC). The SDC is analysing and considering the public views received in the public engagement exercise on “Building Design to Foster a Quality and Sustainable Built Environment”. It aims to submit its recommendations and report to the Government by mid-2010. The report will be uploaded to the SDC website.

The Government will examine in detail the recommendations in the SDC's report in reviewing the current policy measures and mapping out the way forward. If the Government decides that changes should be made to the current policy measures, the relevant bodies, including the Legislative Council, will be consulted on the details of the proposal.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION

Reply Serial No.**DEVB(PL)069**

Question Serial No.

3192

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 mentioned in paragraph 121 of the Budget Speech that the Urban Renewal Authority (URA) is taking forward immediately a redevelopment project in the vicinity of the collapsed building on Ma Tau Wai Road. The said project will cover old buildings in 33 street numbers on Ma Tau Wai Road, Hok Yuen Street and Chun Tin Street. In this connection, what are the justifications for granting the project solely to the URA instead of adopting other modes of redevelopment such as public-private partnership? What kind of consultations had the Government conducted before making this decision? Will the Government inject additional funds to the URA to proceed the redevelopment?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

The incident at Ma Tau Road has led to fears and worries of the hundreds of households in the immediate neighbourhood of the collapsed building and seriously damaged their living environment. The extraordinary situation called for an extraordinary solution. The Administration considers that the Urban Renewal Authority (URA) is best placed to undertake the redevelopment project in a timely manner to provide immediate assistance to the residents. The project falls squarely within its scope of work.

Within the tight timetable for formulating the redevelopment proposal, we had consulted the relevant departments and bureaux and the proposal was eventually approved by the Financial Secretary for inclusion in the URA's 2009-10 Business Plan in accordance with the requirements in the URA Ordinance.

The URA is responsible for the funds required for this project and the Government will not provide the URA with additional funding for implementing this project.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.**DEVB(PL)070**

Question Serial No.

1692

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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” of this Programme that the Administration will “aim to finalise the revised scheme of the property development project at Yuen Long Station along the West Rail”. Will the Administration advise us on the following:

- (a) the progress of the revised scheme and the expected date of its introduction;
- (b) whether it will consult the local community, especially the residents of Sun Yuen Long Centre who are affected by the project when revising the scheme, and whether it will implement the scheme only after securing their support; and
- (c) whether it will conduct Air Ventilation Assessment for the project and lower the development intensity to reduce the wall effect of the project on the community when revising the West Rail property development project in view of many high density residential developments located at West Rail Yuen Long Station.

Asked by: Hon. WONG Kwok-hing

Reply:

We are examining the views and concerns expressed by the villagers, local residents and the District Council over the revised scheme of the property development project at the West Rail Yuen Long Station. Air ventilation assessment on the revised scheme has been conducted. In finalising the revised scheme, we will continue our endeavour to strike a balance between the aspirations of the residents for a better living environment and the community's housing and development needs. We will revert to the Yuen Long District Council on this in due course.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.**DEVB(PL)071**

Question Serial No.

2987

<u>Head</u> : 138	Government Secretariat:	<u>Subhead</u> (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 Matters Requiring Special Attention in 2010-11 of this Programme that the Administration will “continue to work with the Urban Renewal Authority and the Old Wan Chai Revitalisation Initiatives Special Committee to implement district-based initiatives to renew and revitalise old Wan Chai”. In this connection, please provide the following information:

- (a) details of the projects undertaken by the Administration together with the Urban Renewal Authority and the Old Wan Chai Revitalisation Initiatives Special Committee last year (i.e. 2009-10) to renew and revitalise old Wan Chai, and the expenditure involved; and
- (b) whether the Administration has considered to carry out similar revitalisation initiatives in other urban renewal areas, such as Kwun Tong and Kowloon City, in order to preserve the local and historical characteristics of these urban renewal areas. If yes, what is the specific timetable and the details of such initiatives as well as the estimated expenditure involved? If not, what are the reasons?

Asked by: Hon. WONG Kwok-kin

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, comprising members of the WCDC, experts on heritage conservation and revitalisation, and representatives from the Development Bureau and URA, was established. The URA is the Secretariat for the Special Committee and has been funding some of its initiatives. The URA has spent about \$2 million over the past two years to support the Special Committee's initiatives.

There are no funding implications for the Development Bureau.

- a) In the past two years, the initiatives that the Special Committee has been pursuing include -
 - i) successfully obtaining support from the on-street hawkers for the beautification of Tai Yuen Street/Cross Street open air hawker bazaar : The Special Committee has installed pilot metered electricity boxes for the hawker stalls since 2009. The hawkers generally welcome the initiative. The Special Committee will install the boxes by phase and the first phase will commence in April 2010. The whole project is scheduled for completion in end-2010.
 - ii) launching two heritage trails in September 2009 : The two heritage trails were launched together with the promulgation of a publicity pamphlet and a dedicated website. Touch-screen kiosks have been installed at some featured locations along the trails. The Special Committee has completed the installation of soft architectural lighting at Hung Shing Temple which is featured on the trails and will continue with lighting effect initiatives at Pak Tai Temple in mid-2010.
 - iii) engaging the private sector in the revitalisation of old Wan Chai : With the support of the WCDC, the Special Committee issued an invitation for Expression of Interest on 31 December 2008 to invite the private sector to suggest revitalisation initiatives for old Wan Chai. The Special Committee recommended and the WCDC agreed to pursue streetscape improvement works around St. Francis Street and Star Street proposed by a private developer in response to the invitation. Public consultation on the streetscape improvement works was conducted by the private developer from 23 October 2009 to 8 November 2009. The overall feedback was positive.
- b) The URA has supported Kwun Tong District and Kowloon City District (amongst the seven districts in the URA's nine action areas) to conduct a District Aspirations Study (DAS) for their districts as part of the Urban Renewal Strategy Review. The DAS will articulate the concerned district's overall vision for urban regeneration and views on how the 4Rs (Redevelopment, Rehabilitation, pReservation and Revitalisation) strategy should best be implemented in the respective district. Pending public response to our initially proposed direction for a more district-based approach in urban renewal as explained in our submission to the Legislative Council Panel on Development on 23 February 2010, the URA will consider supporting similar revitalisation initiatives in other districts if there are such recommendations from the districts.

Signature

Name in block letters

Thomas Chow

Post Title

Permanent Secretary for Development
(Planning and Lands)

Date

23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)072

Question Serial No.

2988

Head : 138 Government Secretariat:

Development Bureau (Planning and
Lands Branch)

Subhead (No. & title) :

000 Operational expenses

700 General non-recurrent
(Item 865 Operation Building
Bright)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Under this programme, there is a substantial increase of \$508.8 million (77.7%) in the 2010-11 estimate over the revised estimate for 2009-10. According to the Administration, it is due to increased operating expenses to meet the demands of ongoing and new commitments. Please specify the titles and descriptions of these new commitments, and the provision and staff deployment involved for each of these commitments.

Asked by: Hon. WONG Kwok-kin

Reply:

The increase of \$508.8 million (77.7%) in the 2010-11 estimate over the revised estimate for 2009-10 is mainly due to the additional allocation of \$496 million to meet the cash flow requirement of a non-recurrent item for the implementation of Operation Building Bright which objective is to enhance the safety of old buildings and create jobs for the building maintenance and construction sector.

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 the areas under our purview. Apart from the above-mentioned non-recurrent item, new commitments and work also stem from various policy initiatives, for example, fine-tuning the land supply arrangements, implementation of the minor works control regime, the proposed formation of a new non-statutory Harbourfront Commission, etc. The estimated increase in provision for operational expenses in 2010-11 is about \$12.8 million. It is not possible to give a breakdown on such expenses as resources are pooled together for meeting our work requirements.

In 2010-11, we will create one Executive Officer I, one Executive Officer II and one Assistant Clerical Officer to enhance the executive and clerical support for the Planning and Lands Branch. Other than this, additional workload arising from new commitments will be absorbed through redeployment of the existing manpower resources in the Planning and Lands Branch.

Signature _____

Name in block letters _____ Thomas Chow

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

Date _____ 23 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)073

Question Serial No.

0180

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

How many cases of public complaints on water seepage have the Joint Office, established by the Buildings Department and Food and Environmental Hygiene Department as a pilot programme, handled in 2008 and 2009 respectively? Among them, how many cases have been resolved? For those complaint cases that the water seepage problems cannot be resolved, how will the Administration provide further assistance?

Asked by : Hon. CHEUNG Hok-ming

Reply :

Water seepage in private premises is primarily a matter of building management and maintenance for property owners. However, if the problem of water seepage causes public health nuisance, building structural safety risks or wastage of water, the Government will then consider intervention by exercising the relevant statutory powers. Based on this principle, the Food and Environmental Hygiene Department and the Buildings Department have established a Joint Office (JO) as a pilot programme since 2006 to assist members of the public to tackle some of the water seepage problems.

The relevant statistics are tabulated as follows –

Number of Cases	2008	2009
Total number of cases handled	16 708	18 237
Number of cases screened out ^{Note}	7 144	8 115
Total number of cases with investigation concluded	9 564	10 122
– Number of cases with seepage ceased during investigation	4 102	3 876
– Number of cases with source identified	4 476	4 813
– Number of cases with source cannot be identified and seepage persisted	986	1 433

Note The JO has prescribed standards and requirements for the investigation of sources of water seepage. Some water seepage complaints received do not involve public health nuisance, building structural safety risks or wastage of water, and hence do not fall within the scope of follow-up action under the statutory authority of the JO. There are also cases where the complaints are falsified or complainants have withdrawn their complaints such that the JO would not continue with the investigations.

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. Cooperation of the concerned owners/occupiers is critical for JO staff's entry into their premises to conduct multiple non-destructive tests to identify the source of water seepage. If the JO's investigation result reveals that a water seepage problem involves public health nuisance, building structural safety risks or wastage of water, the JO and relevant government departments will take enforcement action under the Public Health and Municipal Services Ordinance (Cap. 132), Buildings Ordinance (Cap. 123) or Waterworks Ordinance (Cap. 102), so as to assist the complainants to curb the sources of water seepage.

For a case where the source of water seepage cannot be identified, the JO will keep the investigation information for future reference. In case the complainant notices any change in the circumstances such as a change in the extent of seepage, the complainant may inform the JO for a review of the case.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)074

Question Serial No.

0181

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Please advise on the number of approved plans kept in the Building Records Access and Viewing On-line system launched by the Buildings Department, and the percentage it represents in the total number of buildings in Hong Kong.

Asked by : Hon. CHEUNG Hok-ming

Reply :

There are 2.08 million approved plans and 24.6 million related documents including structural calculations kept in the Building Records Access and Viewing On-line system. These records generally cover all completed private buildings in Hong Kong, except pre-war buildings, exempted houses in the New Territories and those buildings formerly owned by the Housing Authority such as Home Ownership Scheme buildings, Tenants Purchase Scheme buildings and the properties of the Link Real Estate Investment Trust.

Signature

Name in block letters

Post Title

Date

AU Choi-kai

Director of Building

17 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)075

Question Serial No.

0182

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

From the launch of the Building Records Access and Viewing On-line (BRAVO) system on 7 September 2009 to 28 February 2010, how many public users have registered? How many electronic files have been viewed? Are there any publicity measures to increase the utilisation rate of the BRAVO system?

Asked by : Hon. CHEUNG Hok-ming

Reply :

From the launch of the Building Records Access and Viewing On-line (BRAVO) system on 7 September 2009 up till 28 February 2010, 1 831 users had registered for the system. During the same period, the number of applications for viewing building records via the BRAVO system was 9 936. The number of electronic files viewed cannot be traced because each application may involve the viewing of multiple documents.

The Buildings Department (BD) will continue to encourage the industry and the public to use the BRAVO system. Publicity on the system since its launch includes:

- (a) issue of a revised "Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers" to notify building professionals of the launch of the BRAVO system;
- (b) inclusion of a hyperlink to the BRAVO system on the BD's website;
- (c) publicity of an article in the Government e-Bulletin announcing the launch of the BRAVO system, which has been reported by some local newspapers;
- (d) issue of a new booklet, 'Building Information Services', in January 2010 to provide information about the BRAVO system. The booklet can be obtained from the Building Information Centre of the BD or downloaded from the Department's website;

- (e) inclusion of a booth in the Building Safety Carnival held in Victoria Park on 17 January 2010 to promote the use of the system; and
- (f) organisation of briefings on the operation of the BRAVO system during visits to the BD by interested organisations.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 17 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)076

Question Serial No.

0183

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

As estimated by the Department, what is the operation cost of the Building Records Access and Viewing On-line system in 2010-11?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The estimated operation cost for the Building Records Access and Viewing On-line system in 2010-11 is \$0.85 million.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 17 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)077

Question Serial No.

0196

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 terms of geographical location, Hong Kong is not situated on the boundary of the Eurasian Plate. However, the Hong Kong Observatory has recorded a total of six earth tremors with epicentres located in Hong Kong since 1979. Although these local tremors were of intensity below V (5), which were low, it is quite difficult to take precautions against sudden and serious crustal movements. Due to the substantial increase in building heights in Hong Kong in recent years, many newly completed residential buildings are as tall as 50 or more storeys. As such, has the Buildings Department earmarked resources in 2010-11 to review the seismic-resistant designs and construction standards of buildings for enhancing their seismic resisting capability so that they can withstand an earthquake of intensity VIII (8)? If not, what are the reasons?

Asked by : Hon. CHEUNG Hok-ming

Reply :

As Hong Kong is not geographically situated within active seismic belts, the possibility of having serious earthquakes in the territory is relatively low. In fact, since 1905 when the Hong Kong Observatory started recording locally felt earth tremors, the strongest tremor ever recorded in Hong Kong was Intensity VI to VII on the Modified Mercalli Scale (MMS). This locally felt tremor, which occurred in 1918, was caused by an earthquake near Shantou which was more than 300 km away from Hong Kong, and inflicted minor damage on the walls of a few buildings constructed under the then prevailing building standards. This was the only earthquake that had caused damage in Hong Kong since 1905. The existing Buildings Ordinance does not specify requirements for the design and construction of private buildings in Hong Kong to be seismic-resistant. However, as early as from the 1930s, buildings in Hong Kong had to be designed to withstand wind gusts of 130 km per hour. In the 1950s, this wind-resistance requirement was enhanced, and buildings have since been required to be designed and constructed to withstand wind gusts of 250 km per hour. Wind-resistant designs help strengthen building structures and thus give such buildings a high load-resisting capacity. Even if an earthquake of MMS Intensity VII occurs, such buildings will still be safe and will not suffer serious damage.

The Buildings Department has commissioned a consultancy study on seismic effects with the objective to assess the earthquake risks in Hong Kong and the effects of earthquakes on local buildings. The overall study has reached its final phase. The Administration is now carefully consolidating and considering the findings of the study and will consult the stakeholders in mapping out the way forward.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)078

Question Serial No.

0197

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 respect of dilapidated buildings, please inform this Committee:

- (a) In the past three years (i.e. 2007-08 to 2009-10), on the cases reported by members of the public, what are the number of cases with repair orders issued and the number of cases with buildings classified as dangerous for each year?
- (b) in the past three years (i.e. 2007-08 to 2009-10), of the buildings that have been issued with repair orders, how many did not have an owners' corporation?
- (c) how much manpower is currently deployed in attending to reports from members of the public? What is the estimated amount of resources required in this regard in 2010-11?

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) The number of reports from members of the public on dilapidated buildings and the number of statutory repair orders issued by the Buildings Department (BD) in the past three years are as follows :

	2007 (01/01/2007 to 31/12/2007)	2008 (01/01/2008 to 31/12/2008)	2009 (01/01/2009 to 31/12/2009)	Total
Number of reports on dilapidated buildings	8 271	11 337	11 389	30 997

	2007 (01/01/2007 to 31/12/2007)	2008 (01/01/2008 to 31/12/2008)	2009 (01/01/2009 to 31/12/2009)	Total
Number of statutory repair orders issued (including building and drainage repair orders) as a result of the reports from the public as well as arising from other operations of the BD	1 083	927	1 143	3 153
Number of demolition orders issued on dangerous buildings	2	2	5	9

- (b) In the past three years, a total of 2 054 buildings were served with statutory building and/or drainage repair orders. According to information available to the BD, 1 139 of these buildings did not have owners' corporations.
- (c) The work arising from the reports by members of the public on dilapidated buildings is mainly handled by 681 professional and technical staff in the Existing Buildings Divisions of BD as part of their overall 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 handling the reports from members of the public on dilapidated buildings.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 17 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)079

Question Serial No.

1251

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 (BD) plans to develop a web-based system for retrieval of minor works records in the form of electronic images in 2010-11. What is the expenditure required? When is the system expected to complete? Will the BD charge public users of the system for cost recovery, or will the system be free for public use?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The estimated cost for setting up the web-based system for retrieval and viewing of minor works records in the form of electronic images is \$4.1 million and the estimated recurrent cost is about \$0.3 million per annum. The system will be ready for official launch to dovetail with the commencement of the minor works control system within 2010. The users of the system will be required to pay fees which shall be determined on a full cost recovery basis.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 17 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)080

Question Serial No.

1252

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Please list respectively the number, activity content, number of participants and expenditure of the public education and publicity campaigns on promoting the needs for safety inspection and maintenance of buildings in 2009.

Asked by : Hon. CHEUNG Hok-ming

Reply :

In 2009-10, the Buildings Department (BD) mounted various public education and publicity campaigns as in previous years to enhance public awareness of the importance of timely maintenance and inspection of buildings.

In May 2009, the BD launched a publicity programme to remind building owners/occupants to appoint qualified professionals and contractors to inspect their buildings and to plan, carry out and supervise repair works for them. The publicity programme included broadcasting announcements in the public interest (APIs) on TV, radio, buses and trains, as well as publication of posters and leaflets. The expenditure for this publicity programme was about \$1.5 million.

To tie in with the implementation of the minor works control system, the BD launched a series of publicity activities to promote the registration of minor works contractors in December 2009. The publicity activities included broadcasting APIs on TV, radio, buses and trains, as well as publication of posters and leaflets. The expenditure for these publicity activities was about \$3.9 million.

On 17 January 2010, a one-day Building Safety Carnival (the Carnival) was organised by the BD in collaboration with the Hong Kong Housing Society and Urban Renewal Authority at Victoria Park. It featured variety performance, exhibitions and interactive games, with the new minor works control system as the main theme. The Carnival promoted and strengthened public awareness of the importance of building safety and timely maintenance of private buildings. About 8 600 persons participated in the Carnival and the total expenditure incurred by the BD was about \$0.87 million.

In January 2010, the BD reinforced its publicity work in promoting 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 promotion included broadcasting TV and radio APIs as well as publication of newspaper supplements. The expenditure for the publicity work was around \$0.4 million.

The BD had also strengthened its annual publicity work before and during the rainy and typhoon seasons to promote safety of bamboo scaffolds, mainly through broadcasting TV APIs. The expenditure of the publicity work was \$0.4 million.

Signature _____

Name in block letters AU Choi-kai

Post Title Director of Building

Date 17 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)081

Question Serial No.

1253

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 enforcement action against unauthorised decorative works at ground floor shopfronts of target buildings in areas with heavy pedestrian flow and commercial activities, please inform:

- (a) the number of enforcement action taken, the number of decorative works at shopfronts and advertisement signboards removed, the distribution of cases by district and the staff establishment involved in the work over the past three years (i.e. 2007-08 to 2009-10);
- (b) the number of outstanding cases of unauthorised decorative works at ground floor shopfronts as at 31 December 2009. As planned by the Department, how much resources will be allocated for handling the removal of unauthorised works in 2010-11?

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) The number of removal orders issued against shopfront unauthorised building works (UBWs) in 2007, 2008 and 2009 were 200, 214 and 316 respectively. The corresponding number of UBWs involved were 280, 300 and 443 respectively. Of these removal orders issued from 2007 to 2009, 334 have been complied with and 396 are being followed up. The shops concerned are located at Yau Ma Tei (YMT), Mong Kok (MGK), Sham Shui Po (SSP) and Causeway Bay (CWB) districts. The breakdown is provided in the table below.

Location \ Year	2007		2008		2009	
	No. of Orders	No. of UBWs	No. of Orders	No. of UBWs	No. of Orders	No. of UBWs
YMT	38	53	35	49	46	64
MGK	68	96	41	58	149	209
SSP	38	53	53	74	91	128
CWB	56	78	85	119	30	42
Total	200	280	214	300	316	443

- (b) The Buildings Department will continue to follow up with the aforementioned 396 outstanding orders and handle any further shopfront UBWs identified from its operations or referrals in accordance with the enforcement policy against UBWs. The enforcement work against shopfront UBWs is mainly handled by 681 professional and technical staff in the Existing Buildings Divisions of the Department as part of the staff's overall 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 staff establishment or the resources solely for such enforcement work.

Signature _____

Name in block letters AU Choi-kai

Post Title Director of Building

Date 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)082

Question Serial No.

1389

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

For 2010-11, how much provision has been earmarked by the Government under the item “advertisement signboards removed/repaired”? On completion of the planned operation for “advertisement signboards removed/repaired” in 2009-10, how many advertisement signboards over the territory will still require the attention of the Government?

Asked by : Hon. CHEUNG Hok-ming

Reply :

For 2010-11, the Buildings Department (BD) has earmarked \$1.758 million to cover the anticipated cost for the removal of signboards to be carried out by its outsourced contractors. The monitoring and co-ordination work is undertaken by the existing staff of the BD and no additional manpower resources would be required.

We do not have statistics on the total number of advertisement signboards in the territory that will have to be removed/repaired. The BD will continue its enforcement action against unauthorised and abandoned signboards. We have raised our planned target for “advertisement signboards removed/repaired” in the regular annual action from 1 200 in last year to 2 400 in 2010.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)083

Question Serial No.

1390

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 estimated expenditure for handling dilapidated buildings in 2010-11? In this connection, the indicators (including “reports from members of the public attended to” and “repair orders issued”) for the estimate in 2010-11 are lower than the actual figures in 2008 and 2009. What are the reasons?

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) The work arising from tackling the problem of dilapidated buildings is mainly handled by 681 professional and technical staff in the Existing Buildings Divisions of the Buildings Department (BD) as part of their overall duties in building safety and maintenance. It is not possible to provide a breakdown of the total expenditure solely for handling dilapidated buildings.
- (b) The estimated number of cases reported from members of the public attended to, repair orders issued for 2010 as well as the actual number of the same items for 2008 and 2009 are as follows:

	2008 (Actual)	2009 (Actual)	2010 (Estimate)
Number of cases reported from members of the public	11 337	11 389	10 000
Number of statutory repair orders issued (including building and drainage repair orders)	927	1 143	870

The number of reports on dilapidated buildings attended to by the BD depends on the actual number of reports received from members of the public, which will fluctuate from time to time. We anticipate that the number of reports received in 2010 will be similar to that in 2009. For estimation purpose, we have adopted the figure of 10 000 for 2010. Such estimate is the same as that for 2009.

In comparison with 2008, the number of statutory repair orders issued in 2009 has increased because of the implementation of Operation Building Bright (OBB) in the second quarter of 2009. Repair orders will continue to be issued in 2010 under the OBB. As a result of the implementation of the OBB, the Co-ordinated Maintenance of Buildings Scheme (CMBS) will cease in 2010 and the number of buildings targeted for the Blitz Operation on Unauthorised Building Works Clearance (BUC) will also decrease. The reduction in issuance of statutory repair orders under the CMBS and the BUC will be partly offset by the increase in issuance of statutory repair orders to be brought about by OBB, and the overall number of statutory repair orders to be issued in 2010 is estimated to be 870.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)084

Question Serial No.

2507

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 consultation on the formulation and review of the policies under the programme, on the items for which financial provision has been allocated for consultation in 2009-10, please provide information in the following format:

Name/ Subject of consultation	Revised estimate (\$)	Progress of consultation (under planning/ in progress/ completed)	Mode of consultation (e.g. by means of written submissions, consultation sessions, focus groups), number of consultation exercises, name of organisations and number of people consulted/to be consulted	The Administration's follow-up actions on the consultation results and the progress made (if applicable)	For consultations already completed, were the results publicised? If so, what were the channels? If not, what were the reasons ?

Asked by : Hon. EU Yuet-mee, Audrey

Reply :

There were no funds allocated in 2009-10 for the Buildings Department to conduct public consultations.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)085

Question Serial No.

2508

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 consultation on the formulation and review of the policies under the programme, have resources been reserved for carrying out consultation in 2010-11? If yes, please provide the following details:

Name/ Subject of consultation	Expenditure (\$)	Progress of consultation (under planning/ in progress/ completed)	Mode of consultation (e.g. by means of written submissions, consultation sessions, focus groups), number of consultation exercises, name of organisations and number of people consulted/to be consulted	For consultations scheduled for completion in the financial year 2010-11, will the results be publicised? If not, what are the reasons?

Asked by : Hon. EU Yuet-mee, Audrey

Reply :

There are no funds earmarked in 2010-11 for the Buildings Department to conduct public consultations.

Signature

Name in block letters

AU Choi-kai

Post Title

Director of Building

Date

19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)086

Question Serial No.

0144

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 performance measures in respect of buildings and building works, the target of “responding to emergencies outside office hours within three hours for cases in other areas in N.T.” is 100%. However, the actual figures in 2008 and 2009 (85.7% and 66.7% respectively) could not meet the target. Are there any measures to help improve the situation?

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

Reply :

The target of responding to emergencies outside office hours within three hours applies to cases occurring in the remote areas in the New Territories.

In 2008, the Buildings Department (BD) handled 1 222 emergency cases, out of which 14 cases fell under the category of the pledged response time of three hours. Amongst these 14 cases, two could not meet the three-hour pledge. As a result, the performance in this category was 85.7%. One of the cases occurred when an extraordinary 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 happened in Cheung Chau when the ferry service was suspended during the hoisting of typhoon signal No. 8.

In 2009, BD handled 971 emergency cases out of which six cases fell under the category of the three-hour pledge. Amongst these six cases, two could not meet the target. As a result, the performance in this category was 66.7%. One of the cases occurred in a remote village in Tai O, Lantau Island and the traffic condition was poor at the time. The other case happened in Lamma Island when 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 four cases failing to meet the three-hour pledge in 2008 and 2009 were due to extraordinary inclement weather, remoteness of the sites concerned and/or the suspension of ferry service. The BD has established procedures for handling emergency cases as stipulated in its “Emergency Handbook” which all duty officers are required to follow. The Department will continue to keep its procedures under periodic review and provide training to its staff for handling emergency cases. Deployment of staff to deal with emergency cases during inclement weather is one of the key areas that the Department will closely monitor.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)087

Question Serial No.

3164

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 matters requiring special attention in the coming year, the Department will:

1. take vigorous enforcement action in respect of the removal of unauthorised building works and instigate 3 000 prosecutions;
2. continue the implementation of the Operation Building Bright;
3. implement the minor works control system;
4. take enforcement action against unauthorised decorative works at ground floor shopfronts of target buildings in areas with heavy pedestrian flow and commercial activities;
5. carry out clearance of unauthorised structures on rooftops, podiums and yards constituting safety hazard or environmental nuisance.

Please provide details of the expenditure and manpower required in the coming year for the areas of work mentioned above. Regarding the manpower, please list the number of staff under civil service establishment and staff under non-civil service contract employment required for taking forward the initiatives.

Asked by : Hon. IP Wai-ming

Reply :

The work concerning the 3 000 prosecutions is mainly handled by the 58 staff (12 civil servants and 46 non-civil service contract (NCSC) staff) of the Legal Section of the Buildings Department (BD) as part of their overall duties in dealing with all prosecutions and disciplinary proceedings arising from the enforcement work of the Department. Staff of the frontline enforcement teams will also be involved in prosecution cases for compiling documentary evidence and attending court as prosecution witnesses. It is not possible to provide a breakdown of the manpower and expenditure required solely for handling the 3 000 prosecutions against failure to comply with removal orders.

Forty-eight NCSC staff, with an expenditure of \$32 million, are responsible for the implementation of Operation Building Bright in 2010-11.

An annual provision of \$15.5 million involving 32 staff (23 civil servants and 9 NCSC staff) is provided for the implementation of the minor works control system.

The enforcement work against unauthorised decorative works at ground floor shopfronts of target buildings, as well as the special operation for clearance of unauthorised structures on rooftops, podiums and yards constituting safety hazard or environmental nuisance, are mainly handled by 681 professional and technical staff (262 civil servants and 419 NCSC staff) in the Existing Buildings Divisions (EBD) of the BD, as part of their overall 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 manpower or the expenditure required solely for such enforcement work.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

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

Reply Serial No.

DEVB(PL)088

Question Serial No.

1122

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) The Buildings Department (BD) launched the Building Records Access and Viewing On-line (BRAVO) system in early September 2009. What was the expenditure for setting up the system?
- (b) What are the manpower and funding required for the BRAVO system as estimated by the BD in 2010-11?
- (c) How many users have employed this service since the commencement of operation of the system by the BD?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

- (a) The Building Records Access and Viewing On-line (BRAVO) system is an upgrade of an internal computer system of the Buildings Department (BD). The upgraded system can provide services of accessing and viewing records of existing private buildings via the Internet. The cost of upgrading the internal system is \$8.5 million.
- (b) The estimated cost for the operation and maintenance of the BRAVO system in 2010-11 is \$0.85 million. The operation of the BRAVO system and the associated service are handled by staff of the Building Information Centre of the BD as part of their overall duties in dealing with a full range of work in relation to the management of all types of building information and records and the provision of viewing and copying service of the same to the public. It is not possible to provide a breakdown of the manpower solely for the operation of the BRAVO system.
- (c) Up to 28 February 2010, there had been 1 831 registered users for the BRAVO system.

Signature

Name in block letters

AU Choi-kai

Post Title

Director of Building

Date

19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)089

Question Serial No.

2705

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 key performance measures in respect of buildings and building works”, all the targets under “New Buildings” for the plan in 2010 were set to achieve at 100%. Please explain:

- (i) why the targets of “processing building plans within 60 days for new submissions” and “within 30 days for re-submissions” were not enhanced to those within 45 days and 20 days respectively?
- (ii) why the targets of “processing within 28 days applications for consent to commence building works” and “processing within 14 days applications for occupation permits” were not enhanced to those within 21 days and 7 days respectively to bring the standards in line with the performance measures in neighbouring countries and regions?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The Buildings Department (BD) processes building plan submissions under the Buildings Ordinance (Cap. 123) through a centralised processing system which involves referral of plans to relevant Government departments for comments and advice on areas under their respective purview. Adequate time has to be allowed for both the BD and other departments to vet the submissions to ensure that they meet the latest design standards and safety requirements. The present statutory time limits of 60 days and 30 days for the processing of the new submissions and re-submissions respectively are considered reasonable, taking into account the procedures and steps involved.

Similarly, for the processing of applications for consent to commence building works and occupation permits, it involves site inspections, checking of relevant reports and documents and consolidation of comments/input from other Government departments. The present statutory time limits of 28 days and 14 days respectively are considered reasonable for processing such applications.

We have no plan to make any adjustment to the statutory time limits. Nevertheless, the BD will review and refine its various work procedures from time to time and engage the stakeholders with a view to enhancing the quality of the Department's service to the industry.

Signature _____

Name in block letters AU Choi-kai

Post Title Director of Building

Date 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)090

Question Serial No.

2706

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 2010, the Department will sustain its action to improve building safety, carrying out blitz clearances for 200 old buildings; continue the implementation of the Operation Building Bright (OBB), conducting repair works for about 300 OBB buildings; and take vigorous enforcement action in respect of the removal of unauthorised building works, continuing the instigation of 3 000 prosecutions. While there is increased workload on various fronts due to public expectations, the estimated funding has been reduced rather than increased. How does the Department plan to deploy adequate manpower and resources to cope with its heavy workload to enhance its performance in approval and inspection work on the one hand, and ensure building safety in Hong Kong on the other?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

As pointed out in the Controlling Officer's Report, the provision for the Buildings Department (BD) for 2010-11 is \$13.4 million (1.5%) lower than the revised estimate for 2009-10. This is mainly due to the full-year effect of the 2009 pay adjustment and the completion of a one-off special operation to remove 5 000 abandoned signboards.

With the planned provision of resources and manpower, the BD expects to be able to accomplish all the planned targets as stated in the Controlling Officer's Report. The BD attaches great importance to building safety and will maintain quality service, accomplishing its prime mission of enforcing safety and health standards for private buildings in Hong Kong.

Signature

Name in block letters

AU Choi-kai

Post Title

Director of Building

Date

19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)091

Question Serial No.

0241

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 "advertisement signboards removed/repaired", the actual number of cases attended to in 2009 was 6 470 and the plan for 2010 is 3 000 cases. Is there any reduction in the staff attending to these cases? Of the staff reduced in 2010-11 compared with 2009-10, how many are civil servants? What percentage does this reduction represent in the original manpower? How much expenses will be saved in this regard?

Asked by : Hon. LAU Wong-fat

Reply :

- (1) In addition to the regular annual target of removing/repairing 1 200 advertisement signboards, the Buildings Department (BD) launched a one-off special operation in March 2009 to remove 5 000 abandoned signboards in 12 months' time. To implement this special operation, the BD set up a special operation team comprising 25 non-civil service contract (NCSC) staff in 2009 for a term of one year.
- (2) It is estimated that 600 signboards will be removed/repaired in the special operation in the first quarter of 2010. On top of that, 2 400 signboards will be removed/repaired in the regular operation to be undertaken by the BD's existing staff in 2010. As such, the BD has adjusted the overall 2010 annual target for removing/repairing advertisement signboards to 3 000.

Signature _____

Name in block letters _____

AU Choi-kai

Post Title _____

Director of Building

Date _____

17 March 2010

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

Reply Serial No.

DEVB(PL)092

Question Serial No.

2959

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 buildings targeted for clearance of unauthorised building works, how many of them have not yet been dealt with? What is the estimated time of completion of the scheme concerned?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

From 2001 onward, the Buildings Department (BD) launched annually large-scale clearance operations under a ten-year enforcement programme to clear in one go unauthorised building works (UBWs) on external walls and in common areas of selected target buildings. The annual target is to identify around 1 000 target buildings for clearance of such UBWs. From 2001 to 2009, 11 828 target buildings had been selected for the operations. The BD, to date, has removed around 380 000 UBWs, which has already exceeded its target of demolishing around 40 000 UBWs a year. We anticipate that by the end of the ten-year enforcement programme in end of March next year, the BD would have removed more than 400 000 UBWs. We believe that most of the UBWs to be cleared under the established enforcement policy would have been removed by that time. To clear the remaining UBWs and sustain the momentum and promotion of awareness of the need to remove UBWs, the BD in 2010 will select another 200 target buildings for clearance of UBWs.

Signature _____

Name in block letters _____

AU Choi-kai

Post Title _____

Director of Building

Date _____

19 March 2010

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

Reply Serial No.

DEVB(PL)093

Question Serial No.

2960

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 24-hour emergency services, the actual performance in “responding to emergencies outside office hours within three hours for cases in other areas in the New Territories” was only 85.7% in 2008. The performance further declined to 66.7% in 2009. Will the Government inform this Committee:

- (a) why there was a substantial decline in the actual performance?
- (b) whether the Buildings Department, having regard to special reasons such as the remoteness of other areas in the New Territories, has provided appropriate support and manpower to ensure that the target will be achieved in 2010?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

- (a) The target of responding to emergencies outside office hours within three hours applies to cases occurring in the remote areas in the New Territories. In 2008, the Buildings Department (BD) handled 1 222 emergency cases, out of which 14 cases fell under the category of the pledged response time of three hours. Amongst these 14 cases, two could not meet the three-hour pledge. 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 happened in Cheung Chau when the ferry service was suspended during the hoisting of typhoon signal No. 8. In 2009, the BD handled 971 emergency cases, out of which six cases fell under the category of the three-hour pledge. Amongst these six cases, two could not meet the target. As a result, the performance in this category was 66.7%. One of the cases occurred in a remote village in Tai O, Lantau Island and the traffic condition was poor at the time. The other case happened in Lamma Island when the ferry service was suspended during the hoisting of typhoon signal No. 8.

- (b) Adequate manpower has been deployed in the BD to deal with emergency cases. The BD has established procedures, including guidelines on transportation arrangement for handling emergency cases as stipulated in its “Emergency Handbook” which all duty officers are required to follow. In order to attend to emergencies as quickly as possible, the BD’s officers will take the most efficient and speedy mode of transportation that suits the circumstances. In some cases with access and remoteness problems, the BD’s officers may also solicit the assistance of the Police for transportation arrangement. All of the four cases failing to meet the three-hour pledge in 2008 and 2009 were due to extraordinary inclement weather, remoteness of the sites concerned and/or the suspension of ferry service. The Department will continue to keep its procedures under periodic review and provide training to its staff for handling emergency cases.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)094

Question Serial No.

2961

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 2010-11, the Buildings Department will initiate a special scheme for the clearance of unauthorised structures on rooftops, podiums and yards constituting safety hazard or environmental nuisance. Will the Government inform this Committee:

- (a) the duration of the scheme, and the manpower and expenditure required?
- (b) the estimated number of unauthorised structures that the scheme will help to improve?

Asked by : Hon. LEE Kok-long, Joseph

Reply :

- (a) The special operation is expected to last until the end of March 2012. In 2010, 350 buildings will be selected as target buildings for the operation. The work arising from the operation is mainly handled by 681 professional and technical staff in the Existing Buildings Divisions of the Buildings Department (BD) as part of their overall duties in building safety and maintenance. It is not possible to provide a breakdown of the manpower and expenditure required solely for the operation.
- (b) Under this operation, the Department aims to assist owners of about 800 buildings to improve the condition of their buildings by carrying out clearance of unauthorised structures on rooftops, podiums and yards constituting safety hazard or environmental nuisance. We will conduct surveys of the target buildings and ascertain the number of unauthorised structures.

Signature

Name in block letters

AU Choi-kai

Post Title

Director of Building

Date

19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)095

Question Serial No.

0443

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 Buildings Ordinance, where a building has been rendered dangerous, dilapidated or defective, the Building Authority (i.e. Director of Buildings) has the responsibility to serve an order in writing to the owner requiring the demolition or repair of such building. Where the owner cannot be found or fails to comply with the order, the Building Authority may carry out the works concerned and recover the cost of such works from that owner. Will the Government inform this Committee:

- (a) of the number of demolition and repair orders issued for the various districts throughout Hong Kong over the past three years (i.e. 2007 to 2009).
- (b) of the average duration between the issuance of orders and completion of works in respect of the compliance cases in which the owners have completed the works specified in the orders issued by the Department. What is the longest duration for such cases?
- (c) of the number of cases which ultimately required the Building Authority to carry out the works, the costs of such works involved, the number of cases still pending recovery of the costs and the costs involved.

Asked by : Hon. LEE Wai-king, Starry

Reply :

- (a) In the past three years, the Buildings Department (BD) had issued a total of 3 153 statutory repair orders. The distribution of the orders by district is as follows :

District \ Calendar Year	2007	2008	2009
Central and Western	110	134	137
Wan Chai	65	73	96
Eastern	59	86	113
Southern	17	18	83
Kwun Tong	39	43	34
Sham Shui Po	140	139	137
Yau Tsim Mong	176	134	189
Kowloon City	117	86	150
Wong Tai Sin	20	26	16
Islands	24	27	20
Tsuen Wan	138	61	68
Sai Kung	11	21	19
Sha Tin	67	13	18
Tai Po	16	14	12
Yuen Long	22	11	11
North	11	21	12
Kwai Tsing	5	16	20
Tuen Mun	46	4	8
Total	1 083	927	1 143

The number of demolition orders issued in 2007, 2008 and 2009 are two, two and five respectively, all in Islands District.

- (b) Regarding the demolition or repair orders issued in the aforementioned period and where the owners had completed the works specified in the orders, the average duration between the issuance of orders and completion of works is around ten months. Amongst these cases, the longest duration for compliance is about 34 months.
- (c) In the past three years, the BD had engaged government consultants and contractors to carry out defaulted repair works for about 550 cases on behalf of the owners. The total cost of works including supervision charges is about \$29 million. The BD has been pursuing cost recovery actions under the Buildings Ordinance for about 200 cases which involve a total of about \$7 million. As for the other cases, the repair works are in progress or the owners are settling or have settled the BD's costs.

Signature _____

Name in block letters AU Choi-kai _____

Post Title Director of Building _____

Date 19 March 2010 _____

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)096

Question Serial No.

0444

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

For buildings grouped under the age of 30 to 39, 40 to 49 and 50 or above, in each of the past three years (i.e. 2007 to 2009), how many times has the Government inspected each group of buildings; what is the number of repair orders issued for each group of buildings; and currently, the number of buildings for each age group in each district?

Asked by : Hon. LEE Wai-king, Starry

Reply :

The Buildings Department (BD) carries out inspections of private buildings in Hong Kong, including those aged 30 years or above, through its regular inspection operations and in response to reports on building safety received from members of the public. The Department also has an established programme of regular inspection of pre-war buildings at different intervals according to the condition of individual buildings. The Department does not maintain statistics on the number of inspections for each age group of buildings.

In the past three years, the respective numbers of statutory repair orders issued by the BD on buildings of the relevant age groups are tabulated as follows :

Calendar Year Building Age	2007	2008	2009
30-39	189	219	285
40-49	299	298	328
50 and above	260	192	302
Total	748	709	915

The distribution of private buildings under each age group in different districts is as follows :

District	Building Age		
	30-39	40-49	50 and above
Central and Western	1 034	848	500
Wan Chai	588	662	482
Eastern	401	317	283
Southern	692	299	268
Kwun Tong	299	299	9
Sham Shui Po	474	639	518
Yau Tsim Mong	609	1 121	652
Kowloon City	642	656	1 084
Wong Tai Sin	112	234	10
Islands	91	54	18
Tsuen Wan	234	217	10
Sai Kung	529	100	5
Sha Tin	168	49	4
Tai Po	392	35	13
Yuen Long	318	42	66
North	154	193	68
Kwai Tsing	276	39	5
Tuen Mun	175	16	2
Total	7 188	5 820	3 997

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)097

Question Serial No.

0445

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 each of the past three years (i.e. 2007-2009), how many orders have been served by the Department on the owners requiring them to reinstate their flats when the flat layout was found to deviate from the original plans of the buildings? For those cases where the owners have complied with the orders and completed the works, what was the average time taken from the service of orders to the completion of works? How long did the longest case take? For those cases where the owners could not be found or failed to comply with the orders and ultimately it was necessary for the Building Authority to carry out the works, what was the number of such cases, the costs of such works involved, the number of cases still pending recovery of costs and the amount of the outstanding costs?

Asked by : Hon. LEE Wai-king, Starry

Reply :

Building works amounting to altering the approved layout of a flat, unless they affect the structure of the building or are not carried out up to building safety and health standards, will not contravene the provisions of the Buildings Ordinance and are not unauthorised building works (UBWs). The Buildings Department (BD) will take action against UBWs (including illegal alterations to flat units) that constitute obvious or imminent danger to life or property, a serious hazard or a serious environmental nuisance, in accordance with its established enforcement policies.

In 2007, 2008 and 2009, the BD issued 20, 34 and 12 removal orders respectively to owners requiring them to remove UBWs in their flat units and reinstate their flats in accordance with the original approved plans of the buildings. According to the completed cases within the past three years, the average time for the owners to comply with the removal orders was 12 months. The longest period for compliance was 37 months, in which case a substantial part of the compliance time was for processing the owner's appeal against the removal order before the required works were carried out by the owner. Regarding the 45 completed cases, all owners had complied with the orders themselves, either upon receipt of the orders or upon initiation of prosecution action by

the BD. Amongst the removal orders issued in 2007 to 2009, 21 orders are still outstanding. The owners of four of the cases are carrying out the necessary rectification works. Regarding the remaining 17 cases, the BD is arranging prosecution of the owners concerned.

Signature

Name in block letters

Post Title

Date

AU Choi-kai

Director of Building

17 March 2010

Examination of Estimates of Expenditure 2010-11
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INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)098

Question Serial No.

0446

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 Joint Office (JO) established by the Buildings Department and the Food and Environmental Hygiene Department as a pilot programme is dedicated to handle complaints on water seepage in buildings. For proven cases, the JO may issue Nuisance Notices to parties concerned or apply to the Court for Nuisance Orders. Those who fail to comply with the Notices or Orders may be prosecuted. In this connection, will the Government inform this Committee: In the past three years (i.e. 2007-2009), how many water seepage complaints did the JO receive? Among them, how many were the source of seepage identified? On average, how long did it take from receipt of a complaint to identification of the source of seepage? During the above period, how many Nuisance Notices did the JO issue, how many applications for Nuisance Orders did the JO make to the Court, and how many prosecution cases did the JO instigate? Among the prosecution cases, how many of those concerned were convicted and what were the penalties?

Asked by : Hon. LEE Wai-king, Starry

Reply :

The Joint Office (JO) received 17 405, 21 717 and 21 769 water seepage complaints in 2007, 2008 and 2009 respectively. 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 for JO staff's entry into the 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 consents of respondents have to be sought in allowing multiple inspections inside the premises. It will take an even longer time if the JO has to apply to the Court for a

warrant to gain entry into the concerned premises for investigation. On average, it takes about 170 days from the receipt of a complaint to the completion of an investigation.

The relevant statistics of the cases that the JO handled (either screened out or with investigation concluded) in 2007, 2008 and 2009 are tabulated below. The JO will only conclude a case if the seepage has ceased during the investigation, the source has been identified, or the source cannot be identified after due investigation. As there is a lapse of time between receipt of a complaint and completion of handling of a case, the complaints handled in a year does not necessarily correspond to the complaints received in that year. The remaining cases are being followed up by the JO and are under various stages of investigations.

Number of Cases	2007	2008	2009
Total number of cases handled	13 375	16 708	18 237
Number of cases screened out ^{Note}	6 350	7 144	8 115
Total number of cases with investigations concluded :	7 025	9 564	10 122
– Number of cases with seepage ceased during investigation	3 452	4 102	3 876
– Number of cases with source identified	3 246	4 476	4 813
– Number of cases with source cannot be identified and seepage persisted	327	986	1 433
Number of Nuisance Notices issued	518	2101	3 581
Number of Nuisance Orders granted by Court	2	8	29
Number of prosecution	16	42	132
Number of conviction	11	37	72
Range of fine	\$500-\$2,600	\$500-\$4,000	\$300-\$5,000

^{Note} The JO has prescribed standards and requirements for the investigation of sources of water seepage. Some water seepage complaints received do not involve public health nuisance, building structural safety risks or wastage of water, and hence do not fall within the scope of follow-up action under the statutory authority of the JO. There are also cases where the complaints are falsified or complainants have withdrawn their complaints such that the JO would not continue with the investigations.

Signature

Name in block letters

AU Choi-kai

Post Title

Director of Building

Date

19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)099

Question Serial No.

0447

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 Joint Office (JO) established by the Buildings Department and the Food and Environmental Hygiene Department as a pilot programme is dedicated to handle complaints on water seepage in buildings. According to the working procedure of the JO, it will acknowledge a water seepage complaint within three working days after receipt of the same, and contact the complainant within six working days to arrange to conduct investigation. If the investigation is completed within three weeks after receiving the complaint, a detailed reply will be given to the complainant. Otherwise, a reply will be issued within one month after acknowledgement of the complaint and also at appropriate intervals to inform the complainant of the progress of the investigation. In this connection, will the Administration inform this Committee: In the past three years (i.e. 2007-2009), for the water seepage complaints which required investigation, what was the percentage of cases for which investigations were completed within three weeks after receipt of the complaints?

Asked by : Hon. LEE Wai-king, Starry

Reply :

The Joint Office (JO) has been developing internal working guidelines and milestones to monitor the progress of various stages of investigation. Such internal milestones have been evolving and the goal of the JO is to develop the same into performance pledges. Nevertheless, the Office at this stage does not have formal performance pledges as mentioned in the question and hence does not have the required statistics.

Signature _____

Name in block letters _____

AU Choi-kai

Post Title _____

Director of Building

Date _____

19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)100

Question Serial No.

1162

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, the Department issued 31 453 removal orders on unauthorised building works but instigated only 3 063 prosecutions against failure to comply with removal orders, which was only 1/10 of the total number of removal orders issued. Please advise on the status of the other cases. Have removal works been carried out as stipulated in those orders? Or prosecutions have not yet been instigated, and no follow up actions have been taken?

Asked by : Hon. LEUNG Mei-fun, Priscilla

Reply :

Upon issue of a removal order, the Buildings Department (BD) will take action to encourage building owners to voluntarily comply with the requirements in the first instance. After expiry of the orders, the BD will issue reminders and, if necessary, warning letters to the owners to urge them to comply with the orders prior to the Department's consideration of instigating prosecution. In the event that the owners encounter genuine difficulties and request additional time to arrange for the necessary works, the BD will consider granting extension of time to allow them to comply with the orders on a case-by-case basis based on justifications. Prosecution will be initiated if the owners fail to comply with the orders without reasonable excuse. In 2009, a total of 23 499 removal orders were voluntarily complied with by the owners. In the same year, the BD instigated 3 063 prosecutions against failure to comply with removal orders. Such compliance and prosecutions cover orders issued in 2009 and earlier years. The Department has been monitoring the progress of compliance of the orders, including those issued in 2009 (some of which have not yet expired), and will consider enforcement actions, including instigating prosecution against the concerned owners, as necessary.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)101

Question Serial No.

1163

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) About two weeks before the collapse of the building at 45J Ma Tau Wai Road on 29 January 2010, the Buildings Department (BD) did inspect the building and indicate that there were no imminent dangers. In this connection, has the BD increased provision accordingly for this financial year (i.e. 2010-11) to strengthen the inspection and examination work of old buildings?
- (b) Can the BD provide details of the actions taken on the collapsed building at 45J Ma Tau Wai Road over the past three years (i.e. 2007-08 to 2009-10), including the number of building inspections carried out, structural inspections on the interior of the flats carried out, removal orders on unauthorised building works and repair orders issued, and prosecutions instigated?

Asked by : Hon. LEUNG Mei-fun, Priscilla

Reply :

- (a) Prior to the collapse of the building at 45J Ma Tau Wai Road on 29 January 2010, staff of the Buildings Department (BD) inspected the exteriors and common areas of the building in November 2009 in response to a report from a member of the public on spalled concrete on the exterior of the building. An inspection was also carried out in December 2009 to verify if the building owner had carried out the necessary repair works, before the issuance of a statutory repair order in January 2010.

To sustain our effort to maintain building safety in Hong Kong, as outlined in the Controlling Officer's Report, the BD will continue to undertake various programmes to inspect buildings for building defects and unauthorised building works (UBWs), attend to reports from members of the public on dilapidated buildings and UBWs, issue statutory orders for repair of dilapidated buildings and removal of UBWs, clear dangerous and abandoned signboards, instigate prosecution actions against non-compliance of statutory orders, etc. Subsequent to the building collapse at Ma Tau Wai Road, the BD has deployed 40 teams of professional officers to implement a special inspection operation for about 4 000 buildings aged 50 or above in the

territory to ascertain the structural safety of these buildings. The operation has been completed and the BD will follow up with the cases that require repair works. The BD will continue to be provided with adequate resources to implement its programmes.

- (b) According to our record, the BD carried out a total of eight inspections to 45J Ma Tau Wai Road between March 2007 and January 2010, including inspection to the interior of certain flats. During the same period, the BD issued two orders for removal of UBWs and one order for repair of building defects to the owner of the building. Prosecution for failure to comply with one of the orders for removal of UBWs was instigated and the owner was convicted in July 2009.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)102

Question Serial No.

0493

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 Joint Office (JO) established by the Buildings Department and the Food and Environmental Hygiene Department as a pilot programme, please:

- (a) advise the performance pledge and performance indicators of the JO;
- (b) list and explain the handling of complaints in the past three years (i.e. 2007-08 to 2009-10) – including the complaint cases received, cases successfully handled, cases not handled, statistics on the reasons for cases not handled, outstanding cases to be handled and the average time for handling the cases; and
- (c) advise the funding allocated to the JO in the past three years (i.e. 2007-08 to 2009-10) and the estimated funding in 2010-11. How will the estimated capacity for handling complaints and the staff establishment meet the operational needs? Will the estimated funding cover the implementation of an earlier proposal to extend the operation of the JO to other districts? If so, please give details. If not, what are the reasons?

Asked by : Hon. LI Fung-ying

Reply :

Water seepage in private premises is primarily a matter of building management and maintenance for property owners. However, if the problem of water seepage causes public health nuisance, building structural safety risks or wastage of water, the Government will then consider intervention by exercising the relevant statutory powers. Based on this principle, the Food and Environmental Hygiene Department and the Buildings Department (BD) have established a Joint Office (JO) as a pilot programme since 2006 to assist members of the public to tackle some of the water seepage problems.

- (a) The JO has been developing internal working guidelines and milestones to monitor the progress of various stages of investigation. With the full co-operation of all the parties concerned, an investigation can normally be concluded within around 130 days (or 90 working days). The internal milestones have been evolving and the goal of the JO is to develop the same into performance pledges.
- (b) The JO received 17 405, 21 717 and 21 769 water seepage complaints in 2007, 2008 and 2009 respectively. After receiving a complaint, the JO will contact the relevant parties to conduct investigation. 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 as necessary to try 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 for JO staff's entry into the premises to conduct multiple tests to identify the source of water seepage. As pointed out in paragraph (a), 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 consents of respondents have to be sought in allowing multiple inspections inside the premises. It will take even longer time if the JO has to apply to the court for a warrant to gain entry into the concerned premises for investigation. On average, it takes about 170 days from the receipt of a complaint to the completion of an investigation.

The relevant statistics of the cases that the JO handled (either screened out or with investigation concluded) in 2007, 2008 and 2009 are tabulated below. The JO will only conclude a case if the seepage has ceased during the investigation, the source has been identified, or the source cannot be identified after due investigation. As there is a lapse of time between receipt of a complaint and completion of handling of a case, the complaints handled in a year does not necessarily correspond to the complaints received in that year. The remaining cases are being followed up by the JO and are under various stages of investigation.

Number of Cases	2007	2008	2009
Total number of cases handled	13 375	16 708	18 237
Number of cases screened out ^{Note}	6 350	7 144	8 115
Total number of cases with investigation concluded :	7 025	9 564	10 122
– Number of cases with seepage ceased during investigation	3 452	4 102	3 876
– Number of cases with source identified	3 246	4 476	4 813
– Number of cases with source cannot be identified and seepage persisted	327	986	1 433

Note The JO has prescribed standards and requirements for the investigation of sources of water seepage. Some water seepage complaints received do not involve public health nuisance, building structural safety risks or wastage of water, and hence do not fall within the scope of follow-up action under the statutory authority of the JO. There are also cases where the complaints are falsified or complainants have withdrawn their complaints such that the JO would not continue with the investigations.

- (c) The BD was allocated with a funding of \$26.488 million each for 2007-08 and 2008-09 and \$29.114 million for 2009-10 to operate the JO. The BD will be allocated with \$29.114 million in 2010-11 to operate the JO.

The Administration is reviewing the role and organisation of the JO, and exploring the most appropriate arrangement to handle water seepage issues, taking into account the Ombudsman's recommendations in the earlier direct investigation report, the results of the JO's interm review and stakeholders' feedbacks.

The service of the JO has already been extended to the whole territory since mid-2006.

Signature _____

Name in block letters AU Choi-kai _____

Post Title Director of Building _____

Date 19 March 2010 _____

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)103

Question Serial No.

1180

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 Administration estimated, once the Buildings (Amendment) Bill 2010 is passed by the Legislative Council, how much more, or less, expenditure and manpower would be needed for the Buildings Department to implement the ordinance enacted?

Asked by : Hon. NG Margaret

Reply :

Additional resources and manpower will be required for implementing the proposed Mandatory Building and Window Inspection Schemes under the Buildings (Amendment) Bill 2010. The Administration will take into account the final legal framework approved by the Legislative Council and the corresponding operational details to assess the resource requirements and ensure that the Buildings Department will have sufficient resources to handle the additional workload.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)104

Question Serial No.

1181

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 and 2009, over 30 000 removal orders were issued each year. Why is the estimated number of orders to be issued in 2010 substantially reduced by half to 15 000? What are the criteria used by the Department in estimating the number of removal orders to be issued?

Asked by : Hon. NG Margaret

Reply :

We estimate that the number of removal orders to be issued in 2010 would be reduced because the Department has launched a 10-year programme to demolish unauthorised building works (UBWs) since 2001 and about 380 000 UBWs have been demolished thus far. Moreover, many buildings have joined Operation Building Bright under which UBWs may also be demolished voluntarily in addition to the repair and maintenance works. As a result, the number of UBWs removal orders that need to be issued will be drastically reduced.

Signature _____

Name in block letters _____

AU Choi-kai

Post Title _____

Director of Building

Date _____

19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)105

Question Serial No.

1182

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 and 2009, how many outstanding removal orders were there that required instigating prosecution action but were not yet prosecuted? What were the reasons that the Department did not instigate prosecutions on those cases, if any?

Asked by : Hon. NG Margaret

Reply :

In 2008 and 2009, the Buildings Department (BD) issued 32 847 and 31 453 removal orders respectively. After the issue of removal orders, the BD will take action to encourage building owners to voluntarily comply with the requirements. Upon expiry of the orders, the BD will issue reminders and, if necessary, warning letters to the owners to urge them to comply with the orders prior to the Department's consideration of instigating prosecution. In the event that owners encounter genuine difficulties and request additional time to arrange for the necessary works, the BD will consider granting extension of time to allow them to comply with the orders where justified. Prosecution will be initiated if the owners fail to carry out the rectification works without reasonable excuse. In 2008 and 2009, 26 026 and 23 499 removal orders were voluntarily complied with by building owners respectively. To deter non-compliance, the BD instigated 3 091 and 3 063 prosecutions respectively in 2008 and 2009. The above compliance and prosecution cases cover orders issued in 2008, 2009 and earlier years.

The BD is following up with the remaining cases with removal orders issued. Such cases are at various stages : rectification works are in progress, owners have requested an extension of time, owners are appealing against the removal orders, etc.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)106

Question Serial No.

1183

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 and 2009, among the prosecutions instigated against failure to comply with removal orders, what was the average duration in terms of days from issuing the removal orders to instigating prosecutions?

Asked by : Hon. NG Margaret

Reply :

Regarding the prosecutions instigated in 2008 and 2009, the average duration between the issue of removal orders and laying of summonses was about 800 days. Upon issue of a removal order, the Buildings Department (BD) will take action to encourage owners to voluntarily comply with the requirements. After expiry of the orders, the BD will issue reminders and, if necessary, warning letters to the owners to urge them to comply with the orders prior to the Department's consideration of instigating prosecution. In the event that owners encounter genuine difficulties and request additional time to arrange for the necessary works, the BD will consider granting an extension of time to allow the owners to comply with the order on a case-by-case basis where justified. Prosecution will be initiated if the owners fail to comply with the orders without reasonable excuse. Most of the prosecution cases involve substantial unauthorised building works and the BD has to carefully collate information and prepare documentary evidence for lodging submissions to the Magistrates.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)107

Question Serial No.

2011

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 indicators for Existing Buildings in the Programme, will the Government explain:

- (a) for the indicators under unauthorised building works (UBWs), why is there a downward adjustment for the indicators including “reports from members of the public attended to”, “warning notices issued”, “removal orders issued” and “prosecutions against failure to comply with removal orders” in 2010-11? Does this imply the Administration considers that the problem of UBWs in existing buildings has been alleviated significantly so that enforcement action can be reduced?
- (b) will the substantial reduction in these indicators somehow affect the staff and manpower needs of the Department? If so, how much manpower and expenditure will be saved? How will the Department deal with these surplus manpower and resources?

Asked by : Hon. PAN Pey-chyou

Reply :

- (a) The Buildings Department (BD) launched, in 2001 and 2006 respectively, two five-year enforcement programmes to remove unauthorised building works (UBWs) and to improve building safety in Hong Kong. The enforcement programmes have been progressing well. As stated in the Controlling Officer's Report, the target set in 2006 for improving the safety and appearance of 5 000 buildings in five years has been achieved at large by the end of 2009. The UBWs remaining outstanding will be cleared. To sustain the momentum and promotion of awareness of the need to remove UBWs and to clear the outstanding cases, a further 200 buildings (instead of about 1 000 per year in previous years' operations) will be selected for the clearance operation of UBWs in 2010. The Co-ordinated Maintenance of Buildings Scheme will cease operation in 2010 and the manpower for the Scheme will be redeployed for the implementation of Operation Building Bright. In the light of the above

adjustments, the corresponding number of removal orders and warning notices to be issued in 2010 is estimated to be fewer than that in 2009. Nevertheless, our plan to instigate about 3 000 prosecutions against failure to comply with removal orders in 2010 is comparable to the planned figures set for the past few years. On the other hand, the estimated number of reports from members of the public on UBWs that will be received is slightly adjusted downward (from 26 000 in 2009 to 24 000 in 2010) as a large number of UBWs have been removed in the past years.

In the ten-year enforcement programme commenced in 2001, the BD has so far removed around 380 000 UBWs, exceeding its target of clearing around 40 000 UBWs a year. Up till now, most of the high-risk UBWs have been removed. We anticipate that by the end of the ten-year programme in March 2011, the BD will have removed more than 400 000 UBWs. We believe that most of the UBWs to be cleared under the established enforcement policy will have been removed by that time. The BD will redeploy its regular resources and focus on the implementation of the new statutory control system, public education programme and preventive inspection and repairs. The BD will have sufficient resources to safeguard building safety in Hong Kong.

- (b) Staff of the Existing Buildings Divisions of the BD are responsible for the enforcement programmes for removal of UBWs. It is part of their work in connection with other related work concerning building safety and maintenance. As at the end of January 2010, there were 482 time-limited non-civil service contract (NCSC) staff for the implementation of the ten-year clearance programme. Upon the completion of the ten-year enforcement programme, the relevant resources for the programme, including the NCSC staff, will come to the end of its term. The Administration is comprehensively reviewing the strategy and necessary measures to enhance building safety in Hong Kong in the coming years, including the required manpower resources.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)108

Question Serial No.

2012

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 targets for existing buildings in the Programme, will the Government explain:

- (a) why the “buildings targeted for clearance of unauthorised building works” has been reduced from an actual number of 1 202 in 2009 to the plan of only 200 in 2010? Does this mean that the Department will substantially reduce its enforcement action for building safety and removal of unauthorised building works?
- (b) why the actual number of “single-staircase buildings improved under rooftop structure clearance operations” in 2009 is 130 while there is not any data for 2010? Does it mean that the Department will not conduct any clearance operations to remove illegal rooftop structures in the future?
- (c) whether the reduction in the targets of the Department is related to inadequate manpower or a substantial reduction of non-civil service contract staff?

Asked by : Hon. PAN Pey-chyou

Reply :

- (a) The Buildings Department (BD) launched, in 2001 and 2006 respectively, two five-year enforcement programmes to remove unauthorised building works (UBWs) and to improve building safety in Hong Kong. As stated in the Controlling Officer's Report, the target set in 2006 for improving the safety and appearance of 5 000 buildings in five years has been achieved at large by the end of 2009. The UBWs remaining outstanding will be cleared. To sustain the momentum and promotion of awareness of the need to remove UBWs and to clear the outstanding cases, a further 200 buildings will be selected for the clearance operation of UBWs in 2010.

- (b) Since 2001, the BD has embarked on a clearance operation to remove illegal rooftop structures (IRSs) on single-staircase buildings in Hong Kong. About 5 500 single-staircase buildings were identified with IRSs. Together with the 130 buildings handled in 2009, about 5 350 single-staircase buildings had been cleared of IRSs up to end of December 2009. The clearance operation is coming towards its end and enforcement action against the remaining outstanding removal orders (in about 150 single-staircase buildings) will continue. At the same time, a new target has been included in the Controlling Officer's Report in 2010. The Department will launch a special operation to assist building owners to improve the condition of their buildings by carrying out clearance of unauthorised structures on rooftops, podiums and yards constituting safety hazard or environmental nuisance. The target of the operation in 2010 is 350 non-single staircase buildings.
- (c) As explained above, the adjustment in targets of the BD's operation is to meet the needs of Hong Kong of the time. Looking ahead, the Administration is comprehensively reviewing the strategy and necessary measures to enhance building safety in Hong Kong in the years to come, including the required manpower resources. The BD will be provided with adequate resources to maintain building safety in Hong Kong.

Signature _____

Name in block letters AU Choi-kai

Post Title Director of Building

Date 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)109

Question Serial No.

2013

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 staffing establishment in the Programme, will the Government advise on:

- (a) the total number of existing staff in the Department, and the respective numbers of staff in the civil service establishment and those employed under the non-civil service contract (NCSC) terms;
- (b) for the NCSC staff, please list their respective posts, their numbers in such posts and their respective ranks;
- (c) it is said that the Department will no longer employ a substantial number of NCSC staff in 2010-11, please advise on the number of staff involved and the amount of expenditure the Department will thus save; and
- (d) there will be an increase of four posts in 2010-11 as indicated in the Programme, please advise on the duties and ranks involved in these posts.

Asked by : Hon. PAN Pey-chyou

Reply :

- (a) The total number of staff in the Buildings Department (BD) as of 28 February 2010 was 1 666, including 975 civil servants and 691 non-civil service contract (NCSC) staff.
- (b) The 691 NCSC staff engaged by the BD are Building Surveyor (Contract) (63), Structural Engineer (Contract) (58), Survey Officer (Contract) (70), Technical Officer (Contract) (63), Building Safety Officer (153), Building Safety Assistant (197), Administrative Assistant (9), Contract Translator (1), Contract Clerk (57), Contract Clerical Assistant (8), Quality Control Assistant (2), Accounting Officer II (Contract) (1), Publicity Assistant (2), System Support Engineer (2), Information Technology Officer (3) and Assistant Information Technology Officer (2). The staff are posted in various sections/units of the Department.

- (c) Upon the completion of the ten-year enforcement programme to remove unauthorised building works and to improve building safety in Hong Kong, the relevant resources for the programme, including the NCSC staff, will come to an end on 31 March 2011. The BD has agreed that these staff will continue to be employed in 2010-11 until 31 March 2011.
- (d) The four posts to be created in 2010-11 are : Senior Building Surveyor, Building Surveyor, Structural Engineer and Senior Survey Officer (Building). They are created in the Information Technology Unit of the Department to handle permanent duties identified and taken up by that unit.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)110

Question Serial No.

2014

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

For the target of “responding to emergencies outside office hours” in the Programme, the actual percentage of responding “within three hours for cases in other areas in N.T.” in 2009 was only 66.7%. The figure is not only lower than the target of 100% but also lower than the actual percentage of 85.7% in 2008. What are the reasons?

Asked by : Hon. PAN Pey-chyou

Reply :

The target of responding to emergencies outside office hours within three hours applies to cases occurring in the remote areas in the New Territories.

In 2008, the Buildings Department (BD) handled 1 222 emergency cases, out of which 14 cases fell under the category of the three-hour pledged response time. Amongst these 14 cases, two could not meet the three-hour pledge. 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 happened in Cheung Chau when the ferry service was suspended during the hoisting of typhoon signal No. 8.

In 2009, the BD handled 971 emergency cases out of which six cases fell under the category of the three-hour pledge. Amongst these six cases, two could not meet the target. As a result, the performance in this category was 66.7%. One of the cases occurred in a remote village in Tai O, Lantau Island and the traffic condition was poor at the time. The other case happened in Lamma Island when the ferry service was suspended during the hoisting of typhoon signal No. 8.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)111

Question Serial No.

0647

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 24-hour emergency services in respect of buildings and building works, the percentage of actually responding to emergencies outside office hours within three hours for cases in other areas in the New Territories was only 66.7% in 2009. Please explain :

- (a) what are the reasons for the poor performance in 2009; and
- (b) as the actual performance of such work had not met the targeted 100% since 2007, with 87.5% in 2007, 85.7% in 2008, and 66.7% in 2009, what enhanced measures will be taken by the Department to meet this target; if there will be such measures, will the review of the existing rotational based staffing arrangement be included as one of the measures?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

- (a) The target of responding to emergencies outside office hours within three hours applies to cases occurring in the remote areas in the New Territories. In 2009, the Buildings Department (BD) handled 971 emergency cases, out of which six cases fell under the category of the pledged response time of three hours. Among these six cases, two could not meet the three-hour pledge. As a result, the performance in this category was 66.7%. One of the cases occurred in a remote village in Tai O, Lantau Island and the traffic condition was poor at the time. The other case happened in Lamma Island when 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 BD has established system and procedures for handling emergency cases as stipulated in its “Emergency Handbook” which all duty officers are required to follow. The system is assigned with sufficient duty and back-up officers for attending to emergencies. The two cases failing to meet the three-hour pledge in 2009 were due to the remoteness of the sites concerned and/or extraordinary inclement weather coupled with suspension of ferry service. The Department will continue to keep its system and procedures under periodic review and provide training to its staff for handling emergency cases.

Signature _____

Name in block letters AU Choi-kai

Post Title Director of Building

Date 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)112

Question Serial No.

1015

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

For the 3 063 prosecutions instigated in 2009 against failure to comply with removal orders on unauthorised building works, please list the distribution of the cases in each district. What are the follow up actions concerned, and the resources and manpower involved in these prosecutions?

Asked by : Hon. TAM Wai-ho, Samson

Reply :

Regarding the 3 063 prosecutions instigated in 2009 against failure to comply with removal orders on unauthorised building works, the distribution by district of Magistrates is as follows:-

District	No. of cases
Hong Kong Island	835
North & Yuen Long	234
Mongkok, Shamshuipo and Kowloon City	968
Kwun Tong, Sai Kung, Wong Tai Sin, Yau Ma Tei and Tsimshatsui	597
Shatin and Tai Po	120
Tuen Mun	94
Tsuen Wan and Kwai Tsing	215
Total	3 063

Prosecution cases are mainly followed up by the prosecution unit of the Buildings Department (BD). Staff of the prosecution unit are responsible for preparing the relevant documents for submission to the Magistrates, handling defendants' enquiries and requests for copy of relevant documents as well as attending court hearings as prosecutors.

The prosecution unit has 58 staff members, comprising 14 professional officers, 35 technical officers and nine clerks. The staff also handle prosecution cases other than those related to failure to comply with removal orders. Apart from staff of the prosecution unit, staff of other sections of the BD responsible for enforcement work are also involved in prosecution related work such as collection and compilation of documentary evidence as well as attending court hearings as witnesses, as part of their overall duties.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)113

Question Serial No.

1016

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 Building Records Access and Viewing On-line system, please advise on the average number of users and the average number of pages browsed each month? Has a review been conducted on the effectiveness of the system? If so, what are the details? If not, what are the reasons? What are the expenditure and manpower required for maintaining the operation of the system?

Asked by : Hon. TAM Wai-ho, Samson

Reply :

From the public launch of the Building Records Access and Viewing On-line (BRAVO) system on 7 September 2009 up till 28 February 2010, 1 831 users had registered for the system. The average number of applications for viewing of building records via the system is 1 650 per month. The number of web pages visited has not been captured on the system.

Both the number of applications for viewing of building records via the BRAVO system and percentage of applications for viewing through the system over the total number of viewing applications are in the increasing trend. In February 2010, the daily average number of applications for viewing of building records via the BRAVO system increased by 55% over that in September 2009 when the system was first launched. The number of applications for viewing through the BRAVO system amounted to 40% of the total number of applications. We would continue to monitor the performance of the system and review its implementation from time to time.

The estimated cost for the operation and maintenance of the BRAVO system in 2010-11 is \$0.85 million. The operation of the BRAVO system and the associated service are handled by staff of the Building Information Centre of the Buildings Department as part of their overall duties in dealing with a full range of work in relation to the management of all types of building information and records and the provision of viewing and copying service of the same to the public. It is not possible to provide a breakdown of the manpower solely for the operation of the BRAVO system.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)114

Question Serial No.

1017

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 proposed development of a web-based system for retrieval of minor works records in 2010-11, please advise on:

- (a) the timetable for tender invitation, completion and launch of the system;
- (b) the expenditure and manpower required for developing the system;
- (c) whether there are means to assess the system, and the details involved?

Asked by : Hon. TAM Wai-ho, Samson

Reply :

- (a) To facilitate the implementation of the minor works control system, the Buildings Department (BD) let out a contract for the development of a minor works management system (MWMS) in March 2009. The MWMS will contain a record repository module (RRM) to provide web-based retrieval of minor works plans and records, and will be ready for official launch to dovetail with the commencement of the minor works control system within 2010.
- (b) The estimated cost for setting up the RRM is \$4.1 million, including system development and the BD's estimated staff cost for supervising the contractor.
- (c) After its launch, we will monitor the number of applications for viewing and copying of the minor works records on a regular basis, and review the effectiveness of the system in due course.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)115

Question Serial No.

0993

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

For the implementation of the Building (Minor Works) Regulation in the coming year (i.e. 2010-11), how much manpower does the Buildings Department need to deploy to support its work? And what are the posts and ranks of staff involved?

Asked by : Hon. TO Kun-sun, James

Reply :

A total of 32 staff (three Senior Professional Officers, 11 Professional Officers, one Senior Technical Officer, ten Technical Officers and seven clerical staff) will provide dedicated support for the implementation of the minor works control system in the coming year.

Signature

Name in block letters

Post Title

Date

AU Choi-kai

Director of Building

19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)116

Question Serial No.

1127

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

As mentioned in “Matters Requiring Special Attention in 2010-11”, the Government will continue to assist owners of dilapidated buildings to conduct repair works. In this connection, will the Government inform this Committee:

- (a) in each of the five years from 2005-06 to 2009-10, regarding the applications for the Comprehensive Building Safety Improvement Loan Scheme (CBSILS), what were the numbers of applications, the numbers of approved applications and the amounts of loans involved in the respective categories of repair and removal cases?
- (b) among the applications for the CBSILS, what were the numbers of cases with repair orders and removal orders issued by the Buildings Department? What were the respective percentages of these cases in the total numbers of repair and removal applications, numbers of applications that have been granted with loans, percentages they represent in the total number of approved applications, amounts of loans granted, and percentages these amounts represent in the total amount of loans in the respective categories of repair and removal cases?

Asked by : Hon. TO Kun-sun, James

Reply :

- (a) During the past five years from 2005-06 to 2009-10 (up to 8 March 2010), the number of loan applications received and approved under the Comprehensive Building Safety Improvement Loan Scheme (CBSILS) and the amount of loan approved are tabulated as follows -

Year	Loan applications received		Loan applications approved		Amount of loan approved (\$million)	
	Building repair	Removal of UBWs*	Building repair	Removal of UBWs*	Building repair	Removal of UBWs*
2005-06	2 514	182	2 001	132	59.01	5.34
2006-07	2 180	153	1 551	106	49.32	4.24
2007-08	1 750	83	1 274	62	40.77	2.49
2008-09	2 245	89	1 686	61	59.68	2.67
2009-10	1 745	65	1 211	50	55.70	4.65

* “UBWs” denotes unauthorised building works.

(b) Against the information provided in (a) above, the corresponding number and percentage of the loan applications approved and the corresponding loan amount approved for building repair works or removal of UBWs with statutory orders issued by the Buildings Department (BD) for the past five years from 2005-06 to 2009-10 (up to 8 March 2010) are listed in the following table -

Year	Loan applications received (with orders)		Loan applications approved (with orders)		Amount of loan approved (with orders) (\$million)	
	Building repair	Removal of UBWs	Building repair	Removal of UBWs	Building repair	Removal of UBWs
2005-06	2 366 (94.11%)	173 (95.05%)	1 887 (94.30%)	125 (94.70%)	55.39 (93.87%)	5.10 (95.51%)
2006-07	2 025 (92.89%)	148 (96.73%)	1 458 (94.0%)	101 (95.28%)	46.58 (94.44%)	3.99 (94.10%)
2007-08	1 332 (76.11%)	79 (95.18%)	944 (74.10%)	60 (96.77%)	30.22 (74.12%)	2.46 (98.80%)
2008-09	1 856 (82.67%)	86 (96.63%)	1 447 (85.82%)	60 (98.36%)	54.87 (91.94%)	2.65 (99.25%)
2009-10	1 412 (80.92%)	58 (89.23%)	952 (78.61%)	46 (92.0%)	43.69 (78.44%)	4.09 (87.96%)

Note : Figures in brackets represent the percentages of (i) loan applications received, (ii) loan applications approved, and (iii) loan amount approved for building repair works or removal of UBWs with statutory orders issued by the BD, out of the corresponding total number of loan applications received and approved and the total amount of loan approved for the respective years.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)117

Question Serial No.

2745

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 respect of assisting owners of dilapidated buildings to conduct repair works, please provide the following information:

- (a) for the Buildings Department (BD), in each of the past five years (i.e. 2005-06 to 2009-10), what was the number of staff for handling reports from members of the public on dilapidated buildings and the number of staff for conducting the site inspections concerned? What were the expenses involved? What was the average number of cases each staff handled/inspected?
- (b) in each of the past five years (i.e. 2005-06 to 2009-10), what was the average number of site inspections conducted by the BD staff for each of the cases mentioned above? What were the details of the inspections?

Asked by : Hon. TO Kun-sun, James

Reply :

- (a) The number of reports on dilapidated buildings received from members of the public between 2005 and 2009 and attended to by the Buildings Department (BD) are as follows:

Year	2005	2006	2007	2008	2009
Number of reports from members of the public and attended to	15 523	10 614	8 271	11 337	11 389

At present, the workload arising from dilapidated buildings is mainly handled by 681 professional and technical staff in the Existing Buildings Divisions of the BD, as part of their overall 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 handling reports from members of the public on dilapidated buildings. The number of reports on dilapidated buildings handled by each individual BD officer varies from district to district and staff may be transferred to different positions. The BD has not kept such statistics.

- (b) Upon receipt of reports on dilapidated buildings from members of the public, site inspection will be undertaken on the reported defects in relation to building structures (such as external walls, slabs, columns and beams, and drainage system of the building) to ascertain the building condition in terms of safety and health. Based on the findings of the inspection, the BD will take appropriate follow-up action for each reported case. For simple cases, one inspection would suffice, while additional inspections may be required for complicated cases. The BD does not maintain statistics on the number of inspections carried out for each of the reports on dilapidated buildings from members of the public.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)118

Question Serial No.

3109

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 general repair and maintenance works, how many reports from members of the public on dilapidated buildings were received by the Buildings Department (BD) over each of the past five years? How many of these cases, upon inspections, were confirmed to constitute dangerous or defective conditions? How many orders have been issued by the BD each year on these confirmed cases? What was the average time allowed by these orders for the owners to carry out the investigation, repair or demolition works?

Asked by : Hon. TO Kun-sun, James

Reply :

The number of reports on dilapidated buildings from members of the public attended to by the Buildings Department (BD) in the past five years are as follows:

	2005	2006	2007	2008	2009
Number of reports from members of the public attended to	15 523	10 614	8 271	11 337	11 389

For buildings that have been rendered dangerous or liable to become dangerous, the BD issues statutory orders to require the owners to carry out investigation, repair or demolition of the buildings. The number of such orders issued by the BD in the past five years are as follows:

	2005	2006	2007	2008	2009
Number of repair orders issued	792	999	1 062	905	1 061
Number of investigation orders issued	109	42	21	22	82
Number of demolition orders issued	3	11	2	2	5

The period specified in a statutory order to require the owners to complete the investigation, repair or demolition works depends on the scope and scale of the works required. Under normal circumstances, six months will be allowed for the owners to carry out and complete the works as specified in the orders.

Signature _____

Name in block letters AU Choi-kai

Post Title Director of Building

Date 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)119

Question Serial No.

3110

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

As categorised by the content of the orders (to conduct investigation, repair or demolition works within the specified period of time), please provide the itemised breakdown of the number of orders issued by the Buildings Department over the past five years, including the respective numbers of cases in which the orders to conduct the repair works were issued once, twice and thrice to the same owners concerned.

Asked by : Hon. TO Kun-sun, James

Reply :

The respective numbers of statutory repair orders, investigation orders and demolition orders issued by the Buildings Department (BD) in the past five years are as follows:

	2005	2006	2007	2008	2009
Number of repair orders issued	792	999	1 062	905	1 061
Number of investigation orders issued	109	42	21	22	82
Number of demolition orders issued	3	11	2	2	5

The BD does not maintain statistics on the number of times repair orders are issued on the same owners.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)120

Question Serial No.

3111

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 assistance to owners of dilapidated buildings to conduct repair works, please provide information on the following :

- (a) as categorised by the content of the orders (to conduct investigation, repair or demolition works within the specified period of time), please provide the itemised breakdown of the number of cases for which the Buildings Department (BD) had first to conduct the necessary repair works over the past five years, and the expenses thus involved.
- (b) the average time it has taken from the service of the notices to recover the costs of works by the BD to the receipt of such payment. Among the cases categorised as above, what were the respective numbers of cases where the costs of works have not been recovered. What were the expenses involved?

Asked by : Hon. TO Kun-sun, James

Reply :

- (a) In the past five years, the BD has carried out defaulted works in relation to investigation, repair and demolition orders for about 1 130 cases on behalf of the owners and the total cost (including supervision charges) involved is \$52 million. The BD does not maintain statistics on the breakdown of the cost of repair works, investigation works and demolition works carried out by the Department.
- (b) For cases with costs of defaulted works settled in the past five years, the average duration between issuance of demand notes and payment by owners is about five months. The BD has been pursuing cost recovery actions for about 420 cases which involve a total amount of about \$13 million.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)121

Question Serial No.

2369

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) Please provide the following information on the employment of non-civil service contract (NCSC) staff to provide services:

	2010-11	2009-10	2008-09	2007-08
Number of NCSC staff	()	()	()	()
Total expenditure on employment of NCSC staff	()	()	()	()
Number of NCSC staff converted to civil servants				
Number of NCSC staff whose application for appointment as civil servants had been failed when there were opportunities for long-term appointment	()	()	()	()
Proportion of the number of NCSC staff to the total strength of the Department	()	()	()	()

Figures in () denote year-on-year changes

- (b) Please list the length of employment of NCSC staff in 2007-08 to 2010-11 in the following table:

Length of service	Number of staff in 2010-11	Number of staff in 2009-10	Number of staff in 2008-09	Number of staff in 2007-08
1/2 – 1 year	()	()	()	()
1 – 3 years	()	()	()	()
3 – 5 years	()	()	()	()
5 – 10 years	()	()	()	()
10 – 15 years	()	()	()	()

Figures in () denote year-on-year changes

- (c) For the coming three years (i.e. 2010-11 to 2012-13), how many NCSC staff may be converted to civil service posts on permanent terms?

Asked by : Hon. WONG Kwok-hing

Reply :

- (a) The required information is as follows:

	2009-10 (projection as at 31 March 2010)	2008-09 (as at 31 March 2009)	2007-08 (as at 31 March 2008)
Number of non-civil service contract (NCSC) staff	670 (-9%)	740 (-16%)	879
Total expenditure on employment of NCSC staff (million)	\$181.500 (-0.2%)	\$181.802 (-6%)	\$193.506
Number of NCSC staff appointed as civil servants in the Buildings Department (BD)	59 (-29%)	83	0

	2009-10 (projection as at 31 March 2010)	2008-09 (as at 31 March 2009)	2007-08 (as at 31 March 2008)
Number of NCSC staff whose application for appointment as civil servants had been failed when there were opportunities for long-term appointment	##295 (+1 241%)	#22	0
Proportion of the number of NCSC staff to the total strength of the Department	670 : 1 647 [41%] (-4%)	740 : 1 642 [45%] (-7%)	879 : 1 689 [52%]

Note: (i) Figures in brackets denote percentage increase/decrease from the previous year.

(ii) The relevant information for 2010-11 is not yet available.

1 recruitment exercise was involved.

3 recruitment exercises were involved.

(b) The required information is as follows:

Length of service	Number of staff as at 31 December 2009	Number of staff as at 31 December 2008	Number of staff as at 31 December 2007
1/2 to less than 1 year	138 (-21%)	174 (-38%)	279
1 year to less than 3 years	252 (-20%)	316 (+2%)	310
3 years to less than 5 years	156 (+39%)	112 (+4%)	108
5 years to less than 10 years	160 (+15%)	139 (-19%)	172
10 years	2	0	0

Note: (i) Figures in brackets denote percentage increase/decrease from the previous year.

(ii) The relevant information for 2010 is not yet available.

(c) Civil service vacancies will be filled through an open, fair and competitive recruitment process, under which qualified candidates are selected on the basis of merits. There is an established mechanism in the BD to inform serving NCSC staff of civil service openings. We are unable to estimate how many of our NCSC colleagues will successfully apply for civil service jobs.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)122

Question Serial No.

2370

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) Please provide information on outsourced services (including property management, security, cleansing, telecommunications and information technology, statistics, etc., but excluding construction works) as set out below:

	2010-11	2009-10	2008-09	2007-08
Number of outsourced service contracts	()	()	()	()
Total sum of outsourced service contracts	()	()	()	()
Total number of staff engaged under outsourced service contracts	()	()	()	()
Number of staff engaged under outsourced service contracts to be replaced by civil servants	()	()	()	()

Figures in () denote year-on-year changes

- (b) For the coming three years (i.e. 2010-11 to 2012-13), how many posts under outsourced service contracts may be replaced by employment of permanent staff by the Government?

Asked by : Hon. WONG Kwok-hing

Reply :

- (a) Details of the outsourced services engaged by the Buildings Department (BD) are as follows:

	2009-10	2008-09	2007-08
Number of outsourced service contracts ^{Note 1}	3 (0%)	3 (0%)	3
Total sum of outsourced service contracts (million)	\$3.250 (-17.5%)	\$3.940 (+13.1%)	\$3.483
Total number of staff engaged under outsourced service contracts	18	18	10 ^{Note 2}
Number of staff engaged under outsourced service contracts to be replaced by civil servants	0	0	0

Note 1 The three contracts are for security service, cleansing service and maintenance services on engineering systems and equipment.

Note 2 The total number of staff engaged under outsourced service contracts for 2007-08 exclude the number of staff engaged under the contract for cleansing service, as the number of staff was not specified in the contract.

Note 3 Figures in brackets denote percentage increase/decrease from the previous year.

For 2010-11, the three contracts will continue, and the cleansing one will expire in May 2010. The three contracts involve a total contract sum of \$3.302 million and 18 staff members. The BD will invite tenders for the provision of cleansing service beyond May 2010.

- (b) The BD currently has no plan to replace the outsourced services by employment of permanent staff.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)123

Question Serial No.

2371

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) Please provide information on the temporary staff engaged and expected to be engaged from 2007-08 to 2010-11 to provide services:

	2010-11	2009-10	2008-09	2007-08
Number of temporary staff engaged	()	()	()	()
Total expenditure on salaries of temporary staff engaged	()	()	()	()
Percentage of temporary staff engaged among the total number of staff in the Department	()	()	()	()

Figures in () denote year-on-year changes

- (b) Please provide information on the duration of engagement and expected engagement of temporary staff from 2007-08 to 2010-11:

Duration of Engagement	Number of staff in 2010-11	Number of staff in 2009-10	Number of staff in 2008-09	Number of staff in 2007-08
Six months	()	()	()	()
One year	()	()	()	()
Two years	()	()	()	()
Three years	()	()	()	()
More than three years	()	()	()	()

Figures in () denote year-on-year changes

Asked by : Hon. WONG Kwok-hing

Reply :

The Buildings Department has not engaged temporary staff from 2007-08 to 2009-10 and has no plan to engage temporary staff in 2010-11.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)124

Question Serial No.

2372

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

Please tabulate the following information on the procurement of services of employment agencies (EAs) from 2006-07 to 2009-10:

- (a) the number of EA contracts;
- (b) the contract sum and term of service for each contract with each EA;
- (c) the number of staff supplied by each EA contract and their duties involved;
- (d) details of the staff wages payable by each EA contract (including monthly salaries and daily wages);
- (e) in respect of each year, the number of EAs, the number of contracts, the number of staff employed, the total amount expended and the changes compared with the year before;
- (f) if more than one EA was appointed in that year, please list the number of contracts signed with each EA, the total contract sum and the number of staff supplied;
- (g) the highest, lowest and median wages payable to the staff by each EA;
- (h) the proportion of the number of staff supplied by EAs to the number of staff in the Department in that year; and
- (i) the proportion of expenditure on procuring EA services to the departmental expenditure.

Asked by : Hon. WONG Kwok-hing

Reply :

The relevant information on the procurement of services of employment agencies (EAs) from 2006-07 to 2009-10 is tabulated as follows:

		2009-10	2008-09	2007-08	2006-07
(a)	Number of contracts	2	2	1	
(b)	Contract sum for each EA (million)	\$7.526 to \$8.154	\$6.528 to \$6.754	\$9.216	
	Term of service	12 months	12 months	24 months	
(c)	Number of staff supplied by each EA	80	60 to 80	80	
	Duties of staff supplied by EAs	General office and administrative support services			
(d)	Wages of staff supplied by EAs Note 1	N/A	N/A	N/A	N/A
(e)	Number of EAs	2 (0%)	2 (+100%)	1	
	Number of contracts	2 (0%)	2 (+100%)	1	
	Total number of staff supplied by EAs	160 (+14.3%)	140 (+75%)	80	
	Total contract sum (million)	\$15.680 (+18%)	\$13.282 (+44%)	\$9.216	
(f)	Number of contracts with each EA	1	1	1	
	Total contract sum with each EA (million)	\$7.526 to \$8.154	\$6.528 to \$6.754	\$9.216	
	Number of staff supplied by each EA	80	60 to 80	80	

		2009-10	2008-09	2007-08	2006-07
(g)	Highest, lowest and median wages of staff supplied by each EA ^{Note 2}	N/A	N/A	N/A	N/A
(h)	Percentage of staff supplied by EAs over total number of staff employed by the Buildings Department (BD) ^{Note 3}	8.8%	7.8%	4.5%	4.5%
(i)	Percentage of total expenditure for EA services over total departmental expenditure ^{Note 3}	1.5%	1.1%	1.0%	0.7%

As regards the procurement of services under term contracts centrally administered by the Office of the Government Chief Information Officer, the information from 2006-07 to 2009-10 is tabulated as follows:

		2009-10	2008-09	2007-08	2006-07
(a)	Number of contracts	3	4	4	3
(b)	Contract sum for each EA (million)	\$0.110 to \$0.557	\$0.177 to \$0.600	\$0.170 to \$0.568	\$0.036 to \$0.536
	Term of service	12 months	12 months	12 months	12 months
(c)	Number of staff supplied by each EA	1 to 3	1	1	1
	Duties of staff supplied by EAs	IT support services to various departmental systems and helpdesk service			
(d)	Wages of staff supplied by EAs ^{Note 1}	N/A	N/A	N/A	N/A

		2009-10	2008-09	2007-08	2006-07
(e)	Number of EAs	3 (-25%)	4 (0%)	4 (+33%)	3
	Number of contracts	3 (-25%)	4 (0%)	4 (+33%)	3
	Total number of staff supplied by EAs	5 (+25%)	4 (0%)	4 (+33%)	3
	Total contract sum (million)	\$1.540 (+4.0%)	\$1.481 (+5.5%)	\$1.404 (+29.6%)	\$1.083
(f)	Number of contracts with each EA	1	1	1	1
	Total contract sum with each EA (million)	\$0.110 to \$0.557	\$0.177 to \$0.600	\$0.170 to \$0.568	\$0.036 to \$0.536
	Number of staff supplied by each EA	1 to 3	1	1	1
(g)	Highest, lowest and median wages of staff supplied by each EA ^{Note 2}	N/A	N/A	N/A	N/A
(h)	Percentage of staff supplied by EAs over total number of staff employed by BD ^{Note 3}	0.3%	0.2%	0.2%	0.2%
(i)	Percentage of total expenditure for EA services over total departmental expenditure ^{Note 3}	0.2%	0.2%	0.2%	0.1%

Note :

1. The contracts with the EAs cover overall service fees for supplying agency workers.
2. We do not have information on the highest, lowest or median wages of staff supplied by the EAs.
3. The percentage of agency workers and the expenditure for the EA services as compared with respective total is as at 31 March of the concerned financial year only and is not representative of the situation for the concerned financial year.
4. Figures in brackets denote percentage increase/decrease from the previous year.

Signature _____

Name in block letters _____ AU Choi-kai

Post Title _____ Director of Building

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)125

Question Serial No.

1382

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 :

When will the detailed design of the Tai O and Mui Wo Facelift be completed? What is the total expenditure of the above works?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The two projects of Tai O and Mui Wo Facelift will be implemented in phases. We target to complete the detailed design of their first phases in 2010-11. The estimated expenditures of the design works under the Tai O and Mui Wo projects are around \$9.62 million and \$10.14 million respectively. The estimated expenditure for the construction works can only be worked out upon the completion of the design works.

Signature _____

Name in block letters _____ JOHN S V CHAI

Post Title _____ Director of Civil Engineering and Development

Date _____ 22.3.2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)126

Question Serial No.

0504

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 :

For the estimated provision of \$294.6 million under Programme (3) Provision of Land and Infrastructure,

- (a) How much resources will be used for “the planning and engineering study on the new development areas (NDAs) in North East New Territories” (including the consultation of the public and the industries in the study) and the comparison of such resources with last year (i.e. 2009-10); and
- (b) How much resources will be allocated for conducting the planning study on Hung Shui Kiu NDA?

Asked by : Hon. LEUNG Kwan-yuen, Andrew

Reply :

- (a) The estimated expenditure in 2010-11 for the planning and engineering study on the NDAs in the North East New Territories (including the consultation of the public and the industries in the study) is \$11.22 million. The estimated expenditure in 2009-10 for the study is \$9.5 million.
- (b) No funds have been earmarked for the planning and engineering study on Hung Shui Kiu NDA in 2010-11. The programme for the study is under review.

Signature _____

Name in block letters _____

JOHN S V CHAI

Post Title _____

Director of Civil Engineering and Development

Date _____

22.3.2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)127

Question Serial No.

0603

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 monitoring of the operation and maintenance of the aerial ropeway of Ngong Ping 360, please advise the yearly aggregate stoppage durations of the aerial ropeway of Ngong Ping 360 due to equipment fault over the past three years (viz. 2007, 2008 and 2009), and the average time taken by the maintenance staff in handling each incident. What is the expenditure involved in this monitoring work?

Asked by : Hon. CHENG Kar-foo, Andrew

Reply :

The yearly aggregate durations of stoppage of the Ngong Ping aerial ropeway due to equipment fault reported in 2007, 2008 and 2009 are 11 hours 41 minutes, 4 hours 28 minutes and 4 hours 20 minutes respectively. The maintenance staff of Ngong Ping 360 took 1 hour 42 minutes on average to rectify the fault in each incident. The overall monitoring of the operation and maintenance of Ngong Ping 360 is undertaken by the Electrical and Mechanical Services Department. Such work involves a team of one Electrical and Mechanical Engineer / Assistant Electrical and Mechanical Engineer and one Assistant Mechanical Inspector, which also oversees the operation and maintenance of the ropeways at Ocean Park. The overall staff cost of the team is about \$0.85 million per annum.

Signature _____

Name in block letters _____ Chan Hung-cheung, Stephen

Post Title _____ Director of Electrical and Mechanical Services

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)128

Question Serial No.

2623

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 :

In matters requiring special attention in 2010-11, under the programme of Mechanical Installations Safety, the Electrical and Mechanical Services Department will continue to monitor the operation and maintenance of the aerial ropeway of Ngong Ping 360. On the other hand, the Department will create nine posts in 2010-11 for the programme. In this connection, will the Administration advise:

- (a) whether enhanced measures and strategies will be adopted to foster the safety of reliability of the service of Ngong Ping 360;
- (b) the details of the nine posts to be created in 2010-11, including their ranks and salaries, and
- (c) whether the nine new posts to be created in 2010-11 will be deployed to the work mentioned in (a).

Asked by : Hon. SHEK Lai-him, Abraham

Reply:

- (a) The Electrical and Mechanical Services Department (EMSD) has been closely monitoring the operation and maintenance of the aerial ropeway of Ngong Ping 360 with a view to maintaining safe and reliable ropeway service. It will reinforce regular surveillance inspections and ropeway inspections after completion of major maintenance works, review the performance of the ropeway system, and maintain close liaison with the operating company.
- (b) The respective ranks and salaries of the nine posts to be created in the EMSD in 2010-11 are tabulated below:

<u>Ranks</u>	<u>Notional annual mid-point salary (\$'000)</u>
1 Electrical and Mechanical Engineer/ Assistant Electrical and Mechanical Engineer (@\$543,270)	543
1 Senior Mechanical Inspector (@\$627,540)	627
2 Electrical Inspectors (@\$483,480)	967
4 Mechanical Inspectors (@\$483,480)	1,934
1 Clerical Assistant (@\$147,720)	148

- (c) The eight posts comprising one engineer and seven inspectors are created to enhance the safety of lifts and escalators whereas the Clerical Assistant post is created for taking up general clerical duties. The work mentioned in (a) is handled by an existing team within the EMSD's establishment.

Signature _____

Name in block letters _____ Chan Hung-cheung, Stephen

Post Title _____ Director of Electrical and Mechanical Services

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)129

Question Serial No.

1497

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

For land granted by way of private treaty, how many cases were applications for land for residential development purpose and what was the area of land involved in 2008 and 2009 respectively?

Asked by : Hon. CHAN Hak-kan

Reply :

The numbers of cases and areas of the sites granted by way of private treaty which involve residential development in 2008 and 2009 are shown below:

	<i>No. of Cases</i>	<i>Area granted (ha) about</i>
<i>Year 2008</i>		
1. Sites granted in respect of existing public housing estates for the divestment of the Hong Kong Housing Authority (HA)'s commercial properties	17	106.27
2. Land grant to HA for existing Home Ownership Scheme site	1	1.49
3. Site granted to Urban Renewal Authority (URA) for property development	1	0.03
4. Sites granted to the MTR Corporation Limited for property development	3	4.18
Total:	22	111.97

	<i>No. of Cases</i>	<i>Area granted (ha) about</i>
<i>Year 2009</i>		
1. Sites granted in respect of existing public housing estates for the divestment of HA's commercial properties	22	163.58
2. Land grant to HA for existing Home Ownership Scheme site	1	0.98
3. Site granted to URA for property development	1	0.43
Total:	24	164.99

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)130

Question Serial No.

1498

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

For land granted by way of private treaty, please specify the numbers of flats provided under the categories of “below 400 square feet (sq ft)”, “400 to 600 sq ft”, “600 to 800 sq ft” and “above 800 sq ft” in 2008 and 2009 respectively.

Asked by : Hon. CHAN Hak-kan

Reply :

The Lands Department does not have the detailed information mentioned in the question.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)131

Question Serial No.

1499

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 disposal by private treaty, what criteria and assumptions are based on in projecting the area of land to be granted and the number of flats to be provided in 2010?

Asked by : Hon. CHAN Hak-kan

Reply :

The projections are based on the information made available to us on the developments which may be covered by the private treaty grants to be executed in 2010, as follows:

	<i>Area to be granted (ha) about</i>	<i>Estimated No. of Flats</i>
1. Sites to be granted in respect of existing public housing estates for the divestment of the Hong Kong Housing Authority (HA)'s commercial properties	130.02	-
2. Land grants to HA for existing housing developments	1.1	-
3. Sites to be granted to Urban Renewal Authority for property development	0.54	710
4. Sites to be granted to the MTR Corporation Limited for property development	8.34	5 970
5. Others (e.g. electricity substation, school, etc.)	6.67	Not Applicable
<i>Total:</i>	<i>146.67</i>	<i>6 680</i>

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)132

Question Serial No.

1339

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 inform this Committee of:

- (a) the number of small house applications approved in 2008 and 2009. Please provide a breakdown by year and by district.
- (b) the number of small house applications rejected in 2008 and 2009 and the main reasons for such rejections.
- (c) the number of outstanding objection cases as at 31 December 2009. Please provide a breakdown by district.
- (d) the number of appeals handled by the Lands Department (Lands D) under the three-tier mechanism during the period between 1 January 2009 and 31 December 2009. Of those cases, how many were resolved leading to the approval of the applications for building small houses?

Asked by : Hon. CHEUNG Hok-ming

Reply :

- (a) The number of small house applications approved in 2008 and 2009, broken down by year and by district, is set out below :

<u>District Lands Office (DLO)</u> <u>in the New Territories</u>		<u>Number of small house</u> <u>applications approved</u>	
		<u>2008</u>	<u>2009</u>
(i)	DLO/Yuen Long	422	678
(ii)	DLO/Tuen Mun	44	61
(iii)	DLO/Tsuen Wan and Kwai Tsing	3	13
(iv)	DLO/North	153	135
(v)	DLO/Tai Po	228	216
(vi)	DLO/Shia Tin	18	72
(vii)	DLO/Sai Kung	67	92
(viii)	DLO/Islands	<u>23</u>	<u>23</u>
Total		958	1 290

- (b) A total of 668 and 780 small house applications were rejected in 2008 and 2009 respectively. The main reasons for rejecting those applications were broadly classified under the following categories :

- (i) the applicant was not the registered owner of the lot under application;
- (ii) the applicant failed to verify his indigenous villager status;
- (iii) the applicant failed to identify suitable government land site; and
- (iv) the application site was affected by a government works project.

- (c) The number of outstanding objection cases, broken down by district, is set out below :

<u>DLO in the New Territories</u>	<u>Number of outstanding objection cases as at 31 December 2009</u>
(i) DLO/Yuen Long	660
(ii) DLO/Tuen Mun	36
(iii) DLO/Tsuen Wan and Kwai Tsing	1
(iv) DLO/North	135
(v) DLO/Tai Po	86
(vi) DLO/Shia Tin	22
(vii) DLO/Sai Kung	9
(viii) DLO/Islands	<u>8</u>
Total	957

- (d) During the period between 1 January 2009 and 31 December 2009, Lands D handled 248 appeals under the three-tier mechanism. As a result, 240 applications for building small houses were resolved and approved.

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)133

Question Serial No.

1340

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, 96% of the applications for lease modification (non small house cases) have been issued a reply within three weeks upon receipt of an application, which is lower than the rate of 99% in 2008. Please explain why.

Asked by : Hon. CHEUNG Hok-ming

Reply :

In 2009, 4% of the applications for lease modification (non small house cases) were not issued with replies within three weeks upon receipt of the applications by the Lands Department. This was due to the increased number of cases need to be handled by the Department in 2009.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)134

Question Serial No.

1341

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The area of land acquired for Rural Planning and Improvement Strategy/Village Improvement is zero in 2009. Please explain why.

Asked by : Hon. CHEUNG Hok-ming

Reply :

No land was acquired for Rural Planning and Improvement Strategy/Village Improvement in 2009 because the implementation of the only planned project in 2009, i.e. "Upgrading of Tai Kong Po Access Road, Pat Heung, Yuen Long", has been deferred to 2010.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)135

Question Serial No.

1342

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The total acquisition/clearance cost is expected to increase substantially from \$415.2 million in 2009 to \$1,392 million in 2010; why is it so and how many hectares of land are involved?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The increase is mainly due to the implementation in 2010 of some major projects, including the Hong Kong section of the Guangzhou – Shenzhen – Hong Kong Express Rail Link and the Village Removal for Chuk Yuen Village. The total area of land to be acquired in 2010 is about 40 hectares.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)136

Question Serial No.

1343

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The estimated number of structures to be cleared in programmed squatter clearances or emergency clearances in 2010 will double the corresponding figures of 2009 and 2008. Please give reasons for it and provide a breakdown by district and by number for the squatters programmed for clearance.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The number of structures to be cleared in programmed squatter clearances or emergency clearances mainly depends on the number of structures involved in development projects. It varies from year to year. Of the 2800 structures that are programmed to be cleared in 2010-11, about 1 600 are located in Yuen Long; about 1 100 in Tuen Mun, Tai Po and North districts; and about 100 in Hong Kong, Kowloon and Islands districts.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)137

Question Serial No.

1344

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 preparatory work on resumption and clearance of land required for the Tuen Mun - Chek Lap Kok Link and the Liantang/Heung Yuen Wai Boundary Control Point projects, please inform this Committee of the latest progress and the manpower and expenditure involved in 2010-11.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Tuen Mun - Chek Lap Kok Link project was gazetted in August 2009. Land resumption work will tie in with the actual progress and authorisation of the project. A dedicated team of 16 staff in the Lands Department (Lands D) is handling this and two other related projects. We do not anticipate any payment for land resumption and clearance in respect of these projects in 2010-11.

Regarding the Liantang/Heung Yuen Wai Boundary Control Point Project, the preparation work on land resumption and clearance has commenced since September 2008. Land resumption will be carried out after authorisation of the project, including authorisation of the associated connecting roads under the relevant ordinances. A dedicated team of ten staff in Lands D is handling this project. The estimated expenditure for land resumption and clearance in 2010-11 is about \$55 million.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)138

Question Serial No.

1345

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Will the territory-wide digital map database managed by the Lands Department (Lands D) be made available for public use? What is the expected completion date for the Replacement of Computerised Land Information System project? Please provide information on the staff resources and expenditure involved in 2010-11.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The territory-wide digital map database has been made available for public use since March 1994. Members of the general public may visit Lands D's website (http://www.landsd.gov.hk/mapping/en/digital_map/digital_map.htm) for details about the charges and procedures for ordering Lands D's digital map products for their own use.

The Replacement of Computerised Land Information System will be completed within 2010-11. The project expenditure for 2010-11 is estimated to be \$14.181 million. The staff resources for implementing this project will be absorbed by Lands D.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)139

Question Serial No.

0217

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 setting up of a dedicated team to process applications for redevelopment or conversion of the entire industrial buildings, please provide details, including the progress, required funding and staff establishment, estimated number of applications to be received and the number of industrial buildings involved.

Asked by : Hon. CHEUNG Yu-yan, Tommy

Reply :

The Lands Department (Lands D) will set up a dedicated team to centrally process applications submitted from 1 April 2010 to 31 March 2013 (both dates inclusive) for (i) conversion of the entire industrial buildings situated in areas zoned "Industrial", "Commercial" or "Other Specified Uses (Business)" according to the statutory town plans; and (ii) lease modifications (including land exchanges) for redevelopment of industrial buildings/lots in non-industrial zones. The dedicated team will comprise 13 members, namely, two Senior Estate Surveyors, four Estate Surveyors, one Solicitor, one Senior Survey Officer (Estate), three Survey Officers (Estate), one Land Executive and one Land Inspector/I. The total staff expenses of the 13 members of the team in 2010-11 are estimated to be \$7.2 million.

The number of applications to be received will mainly depend on the level of market interest to revitalise the industrial buildings. Lands D is not in a position to prejudge the number of applications nor the number of industrial buildings involved.

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)140

Question Serial No.

1575

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Please inform this Committee of the estimated expenditure and staff establishment involved in setting up a new tree unit and the tree management qualifications required for each of the newly created posts.

Asked by : Hon. EU Yuet-mee, Audrey

Reply :

The new tree unit in the Lands Department comprises a total of 12 officers, including one Senior Landscape Architect (SLA), one Senior Forestry Officer (SForO), two Landscape Architects (LA), two Forestry Officers (ForO), five Field Officers I (FOI) and one Assistant Clerical Officer. The total staff expenses of the new tree unit in 2010-11 are estimated to be \$6.2 million.

There are two teams in the new tree unit, namely the Advisory and Development Proposal Team and the Vegetation Management Team.

The SLA and LA in the Advisory and Development Proposal Team are required to be Professional Members of the Hong Kong Institute of Landscape Architects, or equivalent and have at least one year of post qualification experience. The SForO and ForO in the Vegetation Management Team are required to have a Hong Kong First or Second Class Honours degree in an appropriate subject in Applied or Natural Science, or equivalent and have three years of post-graduate experience in an appropriate field.

The FOI working in the two teams are required to have at least three years of technical experience in tree management or nature conservation work.

Officers posted to the new tree unit should preferably also be holders of a recognised qualification or certification granted by a professional institution or industry organisation on arboriculture, such as the International Society of Arboriculture and the Arboricultural Association of the United Kingdom although this is not an appointment requirement for their respective grades.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)141

Question Serial No.

2505

Head : 91 Lands Department

Subhead (No. & title) :

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding consultations undertaken for policy formulation and assessment under all programmes, please provide the relevant information in the following format:

For projects for which financial provisions have already been made for undertaking consultations in 2009-10, please provide information in the following format:

Name/ Content of consultation project	Revised Estimate (\$)	Progress of consultation (under planning/ in progress/ completed)	Forms of consultation (e.g. written submissions, consultation forums, focus groups), frequency, and names of organisations and numbers of people consulted	Actions taken to follow up on the consultations and the progress (if any)	If the consultations are completed, have they been released to the public? If yes, through which channels? If no, what are the reasons?

Asked by : Hon. EU Yuet-mee, Audrey

Reply :

The Lands Department has not undertaken any such consultations in 2009-10.

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)142

Question Serial No.

2506

Head : 91 Lands Department

Subhead (No. & title) :

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding consultations undertaken for policy formulation and assessment under all programmes, please provide the relevant information in the following format:

Have resources been set aside in 2010-11 for undertaking consultations? If yes, please provide the following information:

Name/Content of consultation project	Expenditure (\$)	Progress of consultation (under planning/in progress/completed)	Forms of consultations (e.g. written submissions, consultation forums, focus groups), frequency, and names of organisations and numbers of people to be consulted	If the consultations are expected to be completed in 2010-11 financial year, will they be released to the public? If no, what are the reasons?

Asked by : Hon. EU Yuet-mee, Audrey

Reply :

The Lands Department does not have any plan to undertake such consultations in 2010-11.

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)143

Question Serial No.

0361

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

As mentioned under "Matters Requiring Special Attention", the Lands Department (Lands D) will "expedite the processing of special waiver applications in respect of conversion of the entire industrial buildings to other permitted uses and new lease modification applications for redevelopment of industrial buildings as from 1 April 2010 by a dedicated team set up in Headquarters". Please advise the specific arrangements for the related work and the expenditure involved.

Asked by : Hon. HO Chung-tai, Raymond

Reply :

Lands D will set up a dedicated team comprising 13 members to centrally process applications submitted from 1 April 2010 to 31 March 2013 (both dates inclusive) for (i) conversion of the entire industrial buildings situated in areas zoned "Industrial", "Commercial" or "Other Specified Uses (Business)" according to the statutory town plans; and (ii) lease modifications (including land exchanges) for redevelopment of industrial buildings/lots in non-industrial zones. The total staff expenses of the 13 members of the team in 2010-11 are estimated to be \$7.2 million.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)144

Question Serial No.

1981

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The vacancy rate of factory premises has remained high since mid-90s due to the relocation of most of our industries to Mainland China. Regarding the policy of “revitalising old industrial buildings” put forward by the Government, please inform this Committee of the following:

- (a) What are the planning standards adopted? Has any Community Impact Assessment been conducted in advance given that some factory premises are adjacent to residential premises, such as those in Kwun Tong and Yau Tong? How is the assessment applied to tenants and local residents?
- (b) According to the information available, from 2006 to 2009, the Lands Department has received a total of 930 applications for conversion, of which only 339 cases have been approved. After the setting up of the dedicated team, how many cases are expected to be handled each year? How could a balance be stricken between land supply, rising rent and conversion of land use?

Asked by : Hon. HO Sau-lan, Cyd

Reply :

- (a) The lot owners applying for a lease modification or a land exchange for the redevelopment of an industrial lot should ensure that the lot is located in a non-industrial zone and the proposed uses applied for must be uses permitted by the statutory town plans or uses which the Town Planning Board (TPB) has specifically permitted. Similarly, the lot owners applying for conversion of an entire existing industrial building under a special waiver should ensure that the industrial building is situated in a zone designated for use of either “Industrial”, “Commercial” or “Other Specified Uses (Business)” according to the statutory town plans and that the proposed uses applied for must comply with the permitted uses as specified in the respective planning zones or uses which TPB has specifically permitted.

- (b) The Lands Department (Lands D) is not in a position to prejudge the number of applications mentioned above as it will depend mainly on the level of market interest to revitalise existing industrial buildings. Lands D is also not in a position to predict how much land will be supplied through redevelopment, the number of cases involving change of land use, or the rental movement as these activities are also mainly market driven.

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)145

Question Serial No.

3161

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

- (a) Under the indicators of the programme, land granted by way of private treaty increased from 118.79 hectares (ha) in 2008 to 177.23 ha in 2009 and is estimated to be 147 ha in the coming year. Please explain why.
- (b) The number of flats provided under private treaty grants in 2009 is 1 480 only, much lower than the number of 6 340 in 2008. Please explain why.
- (c) What are the criteria for the Administration in making private treaty grants?

Asked by : Hon. IP Wai-ming

Reply :

- (a) The increase in the area of land granted by way of private treaty in 2009 over that in 2008 was mainly due to the completion of the land grants for five more sites occupied by existing public housing estates, as part of an exercise to facilitate the Hong Kong Housing Authority (HA)'s divestment of commercial properties.

A total of 147 ha of land is estimated to be granted by private treaty in 2010, as shown in the following table:

	<i>Area to be granted (ha) about</i>
1. Sites to be granted in respect of existing public housing estates for the divestment of HA's commercial properties	130.02
2. Sites to be granted to Urban Renewal Authority (URA) for property development	0.54

	<i>Area to be granted (ha) about</i>
3. Sites to be granted to the MTR Corporation Limited for property development	8.34
4. Land grants to HA for existing housing developments	1.1
5. Others (e.g. electricity substation, school, etc.)	6.67
<i>Total:</i>	<i>146.67</i>

- (b) The number of flats generated from private treaty grants varies from year to year, depending on the number of completed land grants involved and also the number of new flats that can be produced from such completed land grants. The number of completed private treaty grants involving new flats in 2009 is smaller than that in 2008, and in both years no “new” flats would be produced from land grants involving existing housing developments for the divestment of HA’s commercial properties.
- (c) Land may be granted by private treaty to a private party or a non-government organisation for a specific purpose if such a private treaty grant is supported by the relevant policy bureau. The applicant should, in addition to accepting the terms and conditions to be set out in the land grant concerned, demonstrate that it will be financially capable of completing the development covered by such land grant.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)146

Question Serial No.

2707

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Please provide a breakdown of the resources and staff to be deployed to assist in the sale of government land and to monitor the tenders of property development projects of the Urban Renewal Authority (URA) and the MTR Corporation Limited.

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The resources to be required for the processing of sales of government land and for handling of the property development projects of the URA and the MTR Corporation Limited in 2010-11 will continue to be absorbed by the Lands Department within its existing staff establishment.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)147

Question Serial No.

2708

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

What is the amount of resources and staff planned to be allocated to the dedicated team set up in the Headquarters to expedite the processing of special waiver applications in respect of conversion of the entire industrial buildings to other permitted uses and of new lease modification applications for redevelopment of industrial buildings as from 1 April 2010? In terms of performance pledge, around how many days does the Administration intend to achieve as a target for completing the approval process of such a case, counting from the submission of such an application?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The Lands Department (Lands D) will set up a dedicated team to centrally process applications submitted from 1 April 2010 to 31 March 2013 (both dates inclusive) for (i) conversion of the entire industrial buildings situated in areas zoned "Industrial", "Commercial" or "Other Specified Uses (Business)" according to the statutory town plans; and (ii) lease modifications (including land exchanges) for redevelopment of industrial buildings/lots in non-industrial zones. The dedicated team will comprise 13 members, namely, two Senior Estate Surveyors, four Estate Surveyors, one Solicitor, one Senior Survey Officer (Estate), three Survey Officers (Estate), one Land Executive and one Land Inspector/I.

The processing time for the applications covered by (i) and (ii) above will vary from case to case depending on the circumstances of each case. It would be difficult to generalise the processing time for these cases.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)148

Question Serial No.

2963

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Under this Programme, it is estimated that 147 hectares (ha) of land will be granted by way of private treaty in 2010. Please give information on the area and use of the land granted and the distribution of flats provided.

Asked by : Hon. LEE Kok-long, Joseph

Reply :

The information in respect of the proposed private treaty grants estimated to be executed in 2010 is shown below:

	<i>Area to be granted (ha) about</i>	<i>Estimated No. of Flats</i>
1. Sites to be granted in respect of existing public housing estates for the divestment of the Hong Kong Housing Authority (HA)'s commercial properties	130.02	-
2. Land grants to HA for existing housing developments	1.1	-
3. Sites to be granted to Urban Renewal Authority for property development	0.54	710
4. Sites to be granted to the MTR Corporation Limited for property development	8.34	5 970
5. Others (e.g. electricity substation, school, etc.)	6.67	Not applicable
<i>Total:</i>	<i>146.67</i>	<i>6 680</i>

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)149

Question Serial No.

0421

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 details of the following:-

- (a) for each of the 18 districts, the numbers of routine inspections conducted by the Lands Department (Lands D) in the past five years (i.e. from 2005 to 2009) for the purpose of enforcing land lease conditions;
- (b) for each of the 18 districts, the numbers of routine inspections conducted by Lands D in the past five years (i.e. from 2005 to 2009) against illegal occupation of government land.

Asked by : Hon. LEE Wing-tat

Reply :

- (a) The numbers of routine inspections conducted in the past five years for each of the 18 districts, for the purpose of enforcing lease conditions are set out in the following table:

District	2005	2006	2007	2008	2009
Eastern	22	25	36	195	112
Wan Chai	0	0	0	0	0
Central & Western	1	3	0	0	0
Southern	0	0	23	104	119
Kwun Tong	932	638	1 412	205	390
Wong Tai Sin	156	33	13	33	36
Kowloon City	422	32	17	16	15
Sham Shui Po	388	276	218	94	90
Yau Tsim Mong	20	42	18	31	39

District	2005	2006	2007	2008	2009
Islands	126	0	0	0	0
North	448	396	588	288	105
Sai Kung	252	127	122	288	117
Sha Tin	393	501	940	366	967
Tai Po	394	242	0	0	0
Tsuen Wan	2 859	408	601	892	271
Kwai Tsing	2 050	998	818	1 400	387
Tuen Mun	44	1 497	472	674	658
Yuen Long	89	50	208	247	105
Total	8 596	5 268	5 486	4 833	3 411

- (b) The numbers of routine inspections conducted in the past five years for each of the 18 districts, against illegal occupation of government land are set out in the following table:

District	2005	2006	2007	2008	2009
Eastern	121	167	181	225	252
Wan Chai	148	205	222	274	307
Central & Western	275	292	297	356	459
Southern	337	356	363	436	560
Kwun Tong	944	887	767	1 016	1 240
Wong Tai Sin	658	560	574	880	637
Kowloon City	1 079	1 134	1 128	1 376	1 347
Sham Shui Po	281	341	303	294	357
Yau Tsim Mong	362	439	389	378	459
Islands	480	500	550	600	576
North	300	315	320	330	392
Sai Kung	66	73	100	142	137
Sha Tin	239	526	502	555	637
Tai Po	181	197	215	263	865
Tsuen Wan	180	300	300	400	425
Kwai Tsing	150	235	240	350	400
Tuen Mun	60	456	740	965	953
Yuen Long	738	794	810	761	837
Total	6 599	7 777	8 001	9 601	10 840

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)150

Question Serial No.

0422

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 details of the following:

- (a) for each of the 18 districts, the numbers of cases in respect of breaches of land lease in the past five years (i.e. from 2005 to 2009); and of these cases, the numbers of cases substantiated by routine inspections and complaints;
- (b) for cases in respect of breaches of land lease substantiated by routine inspections, the average number of warning letters issued by the Lands Department (Lands D) in each case;
- (c) for cases in respect of breaches of land lease substantiated by routine inspections and complaints, the numbers of cases that required actions for clearance, demolition or deployment of staff for stationing/patrolling in each of the 18 districts.

Asked by : Hon. LEE Wing-tat

Reply :

- (a) The numbers of cases involving substantiated breaches of land lease in the past five years, for each of the 18 districts, are as follows:

District	2005	2006	2007	2008	2009
Eastern	22	20	21	47	6
Wan Chai	2	0	2	1	17
Central & Western	0	0	0	0	1
Southern	14	12	23	47	21
Kwun Tong	236	130	86	42	69
Wong Tai Sin	33	8	5	6	5
Kowloon City	65	26	9	14	12
Sham Shui Po	38	42	47	19	21

District	2005	2006	2007	2008	2009
Yau Tsim Mong	13	18	14	7	14
Islands	63	32	22	54	32
North	130	140	145	140	150
Sai Kung	109	67	60	177	228
Sha Tin	54	49	100	101	188
Tai Po	94	100	168	235	218
Tsuen Wan	14	32	26	105	157
Kwai Tsing	14	29	24	101	167
Tuen Mun	12	28	31	49	72
Yuen Long	393	380	452	375	379
Total	1 306	1 113	1 235	1 520	1 757

Of the above 6 931 cases, 2 348 were substantiated after routine inspections and 4 583 after receipt of complaints.

- (b) For breaches of land lease substantiated by routine inspections, the average number of warning letters issued in each case is 1.22.
- (c) The majority of the lease breaches were rectified by the lessees upon receipt of warning letters issued by Lands D. For those cases where the breaches still persisted after issue of warning letters, Lands D as a general practice registered its warning letters at the Land Registry.

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)151

Question Serial No.

0423

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 (AL) System, please provide the following information:

- (a) a breakdown by type of land use (including Residential [Group A], Residential [Group B], Residential [Group C] and Commercial and Comprehensive Development Area), showing the number of sites available for application in the past five years from 2005 to 2009;
- (b) a breakdown by residential land use (including Comprehensive Development Area), showing the number of sites available for application, estimated number of residential flats to be provided by each residential type, actual number of sites triggered for sale and actual number of residential flats involved in each of the past five years from 2005 to 2009; and
- (c) a breakdown by type of land use (including Residential [Group A], Residential [Group B], Residential [Group C], and Commercial and Comprehensive Development Area), showing the respective numbers of applications rejected and sites withdrawn from auctions in each of the past five years from 2005 to 2009.

Asked by : Hon. LEE Wing-tat

Reply :

The information on the sale of the sites on the AL in the past five years as requested in (a), (b) and (c) of the Question is provided below:

(a) Sites on the AL broken down by type of land use

AL Type of land use	2005-06	2006-07	2007-08	2008-09	2009-10
Residential [Group A]	8	10	12	7	7
Residential [Group B]	8	7	7	14	15
Residential [Group C]	9	11	9	12	11
Residential [Group D]	1	1	0	1	1
Residential [Group E]	0	0	0	1	0
Comprehensive Development Area	1	1	1	5	5
Commercial	2	5	5	6	7
Commercial/Residential	1	3	3	4	3
Other Specified Uses	2	2	2	3	2
Other Specified Uses (Business)	2	5	7	7	8
Not covered by Outline Zoning Plan (for residential use)	1	0	1	2	2
Total number of sites:	35	45	47	62	61

(b) Sites on the AL broken down by residential land use

	(i) No. of residential sites available for application	(ii) Estimated no. of flats attributable to the sites at (i)	(iii) Actual no. of sites triggered for sale	(iv) Estimated no. of flats attributable to the sites at (iii)
2005-06 AL				
Residential [Group A]	8	4 592	2	1 200
Residential [Group B]	8	4 516	1	1 020
Residential [Group C]	9	436	0	0
Residential [Group D]	1	5	0	0
Comprehensive Development Area	1	1 056	0	0
Commercial/Residential	1	240	0	0
Not covered by Outline Zoning Plan (for residential use)	1	18	0	0
Total :	29	10 863	3	2 220

	(i) No. of residential sites available for application	(ii) Estimated no. of flats attributable to the sites at (i)	(iii) Actual no. of sites triggered for sale	(iv) Estimated no. of flats attributable to the sites at (iii)
2006-07 AL				
Residential [Group A]	10	8 168	0	0
Residential [Group B]	7	3 703	3	3 007
Residential [Group C]	11	706	4	245
Residential [Group D]	1	5	1	5
Comprehensive Development Area	1	1 056	0	0
Commercial/Residential	3	407	1	147
Total :	33	14 045	9	3 404
2007-08 AL				
Residential [Group A]	12	8 958	4	3 570
Residential [Group B]	7	2 054	3	1 328
Residential [Group C]	9	535	1	70
Comprehensive Development Area	1	660	0	0
Commercial/Residential	3	1 110	0	0
Not covered by Outline Zoning Plan (for residential use)	1	18	0	0
Total :	33	13 335	8	4 968
2008-09 AL				
Residential [Group A]	6	2 752	0	0
Residential [Group B]	14	4 261	0	0
Residential [Group C]	12	504	1	1
Residential [Group D]	1	2	0	0
Residential [Group E]	1	403	0	0
Comprehensive Development Area	2	2 970	0	0
Commercial/Residential	4	2 250	0	0
Not covered by Outline Zoning Plan (for residential use)	2	68	0	0
Total :	42	13 210	1	1

	(i) No. of residential sites available for application	(ii) Estimated no. of flats attributable to the sites at (i)	(iii) Actual no. of sites triggered for sale	(iv) Estimated no. of flats attributable to the sites at (iii)
2009-10 AL				
Residential [Group A]	6	2 752	0	0
Residential [Group B]	15	4 716	2	1 468
Residential [Group C]	11	469	0	0
Residential [Group D]	1	2	0	0
Comprehensive Development Area	2	605	0	0
Commercial/Residential	3	2 010	2	1 160
Not covered by Outline Zoning Plan (for residential use)	2	68	0	0
Total :	40	10 622	4	2 628

(c) Applications rejected

	No. of applications rejected (no. of sites involved)
2005-06 AL	
Residential [Group A]	1 (1)
Residential [Group C]	1 (1)
Comprehensive Development Area	3 (1)
Total :	5 (3)
2006-07 AL	
Residential [Group B]	10 (3)
Residential [Group C]	10 (6)
Commercial	2 (1)
Commercial/Residential	1 (1)
Total :	23 (11)
2007-08 AL	
Residential [Group A]	25 (4)
Residential [Group B]	7 (3)
Residential [Group C]	11 (2)
Total :	43 (9)

2008-09 AL	
Residential [Group B]	1 (1)
Residential [Group C]	3 (2)
Total :	4 (3)
	No. of applications rejected (no. of sites involved)
2009-10 AL	
Residential [Group A]	2 (1)
Other Specified Uses	1 (1)
Total :	3 (2)

There was no site withdrawn from sale at land auction in the past five years.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)152

Question Serial No.

0450

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 breakdown of the numbers of cases in respect of breaches of land lease in the past five years (i.e. from 2005 to 2009) by nature of case (including misuse of multi-storey buildings; misuse of carpark/loading and unloading area; unauthorised building works on New Territories Exempted Houses and unauthorised building works on agricultural land, etc.). Of these cases, how many are substantiated after routine inspections or complaints?

Asked by : Hon. LEE Wing-tat

Reply :

A breakdown of the numbers of cases in respect of substantiated breaches of land lease in the past five years by nature of case is shown as follows:

	2005	2006	2007	2008	2009
(i) misuse of multi-storey buildings	366	254	208	209	232
(ii) misuse of carpark/loading and unloading area	89	41	110	206	259
(iii) unauthorised building works on New Territories Exempted Houses	626	634	642	842	990
(iv) unauthorised building works on agricultural land	191	179	241	145	227
(v) others	34	5	34	118	49
Total	1 306	1 113	1 235	1 520	1 757

Of the above 6 931 cases, 2 348 were substantiated after routine inspections and 4 583 after receipt of complaints.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)153

Question Serial No.

0451

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 details of the following:

- (a) Of the cases of breach of land lease substantiated after routine inspections, please provide a breakdown, by nature of case (including misuse of multi-storey buildings; misuse of carpark/loading and unloading area; unauthorised building works on New Territories Exempted Houses; and unauthorised building works on agricultural land), the average number of site inspections conducted by the Lands Department (Lands D) for each case and the average number of warning letters issued against each case.
- (b) Of the cases of breach of land lease substantiated after routine inspections, please provide a breakdown, by nature of case (including misuse of multi-storey buildings; misuse of carpark/loading and unloading area; unauthorised building works on New Territories Exempted Houses; and unauthorised building works on agricultural land), of the number of cases that required actions for clearance, demolition or deployment of staff for stationing/patrolling.

Asked by : Hon. LEE Wing-tat

Reply :

- (a) The information requested in question (a) above is set out in the table below :

	Average number of site inspections conducted for each case	Average number of warning letters issued against each case
(i) misuse of multi-storey buildings	2.85	1.21
(ii) misuse of carpark/loading and unloading area	2.78	1.18
(iii) unauthorised building works on New Territories Exempted Houses	2.35	1.24
(iv) unauthorised building works on agricultural land	2.54	1.25
(v) others	2.19	1.16

- (b) The owners of private lots are required to rectify the lease breaches upon receipt of the warning letters issued by Lands D, failing which Lands D will take further enforcement action including, for example, registering the warning letters in the Land Registry.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)154

Question Serial No.

0452

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 details of the following:

- (a) Of the cases of breach of land lease substantiated after complaints, please provide a breakdown, by nature of case (including misuse of multi-storey buildings; misuse of carpark/loading and unloading area; unauthorised building works on New Territories Exempted Houses and unauthorised building works on agricultural land), of the average number of site inspections conducted for each case and the average number of warning letters issued against each case.
- (b) Of the cases of breach of land lease substantiated after complaints, please provide a breakdown, by nature of case (including misuse of multi-storey buildings; misuse of carpark/loading and unloading area; unauthorised building works on New Territories Exempted Houses and unauthorised building works on agricultural land), of the number of cases that required actions for clearance, demolition or deployment of staff for stationing/patrolling.

Asked by : Hon. LEE Wing-tat

Reply :

- (a) For breaches of land lease substantiated after complaints, a breakdown, by nature of case, of the average number of site inspections conducted for each case and the average number of warning letters issued against each case is appended below:

	Average number of site inspections conducted for each case	Average number of warning letters issued against each case
(i) misuse of multi-storey buildings	2.66	1.25
(ii) misuse of carpark/loading and unloading area	2.68	1.28
(iii) unauthorised building works on New Territories Exempted Houses	1.91	1.30
(iv) unauthorised building works on agricultural land	3.10	1.42

- (b) The majority of the lease breaches were rectified by the lessees upon receipt of warning letters issued by the Lands Department (Lands D). For those cases where the breaches still persisted after issue of warning letters, Lands D as a general practice registered its warning letters at the Land Registry.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)155

Question Serial No.

0456

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 granted by way of private treaty, please provide a breakdown by type of land use (including Residential [Group A], Residential [Group B], Residential [Group C] and Commercial and Comprehensive Development Area), showing the estimated and actual numbers of sites and the areas of land involved in the private treaty grant cases in each of the 18 District Council (DC) districts in the past five years from 2005 to 2009. Of these cases, how many were required to undertake air ventilation assessment and what area of land was involved?

Asked by : Hon. LEE Wing-tat

Reply :

The Lands Department does not classify the private treaty grants (PTG) on an 18 DC basis. The completed PTG cases are classified according to their respective town planning zonings, namely, "Residential [Group A]", "Residential [Group B]", "Residential [Group C]", and "Commercial" and "Comprehensive Development Area". For those cases which fall outside the above-mentioned zonings, they are classified as "Others".

The information on completed PTG cases in 2005 to 2009 is shown in the table below:

Zoning	2005		2006		2007		2008		2009	
	No. of cases	Area (ha)	No. of cases	Area (ha)	No. of cases	Area (ha)	No. of cases	Area (ha)	No. of cases	Area (ha)
Residential [Group A]	14	97.32	3	15.30	15	152.26	19	107.79	24	150.12
Residential [Group B]	0	0	0	0	0	0	1	0.93	0	0
Comprehensive Development Area	1	0	1	0	0	0	3	4.19	0	0
Others	9	8.31	7	39.87	5	7.46	5	5.88	7	27.11
Total	24	105.63	11	55.17	20	159.72	28	118.79	31	177.23

None of the above cases involved a requirement for the applicant to undertake air ventilation assessment.

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)156

Question Serial No.

0457

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 disposal by lease modifications, exchanges and extensions, please provide a breakdown by type of land use (including Residential [Group A], Residential [Group B], Residential [Group C] and Commercial and Comprehensive Development Area), showing the number of cases and the area of land involved in each of the 18 District Council (DC) districts in the past five years from 2005 to 2009 for each of the three types of transactions. Of these cases, how many were required to undertake air ventilation assessment and what area of land was involved?

Asked by : Hon. LEE Wing-tat

Reply :

The Lands Department (Lands D) does not classify land transactions on an 18 DC basis. Land transactions are classified according to their respective town planning zonings, namely, "Residential [Group A]", "Residential [Group B]", "Residential [Group C]", "Residential [Group D]", "Residential [Group E]", and "Commercial" and "Comprehensive Development Area". For those cases which fall outside the above-mentioned zonings, they are classified as "Others". Unlike land exchanges and lot extensions, lease modifications do not involve grant of additional site area. The information relating to the lease modifications, land exchanges and lot extensions completed in the past five years (i.e. 2005 to 2009) is provided in the tables below:

Lease Modifications					
Zoning	2005	2006	2007	2008	2009
	No. of cases	No. of cases	No. of cases	No. of cases	No. of cases
Residential [Group A]	6	13	28	58	26
Residential [Group B]	3	4	11	6	4
Residential [Group C]	12	18	16	22	16
Residential [Group D]	0	0	1	0	1
Residential [Group E]	2	1	2	1	2
Commercial	4	6	5	39	12
Comprehensive Development Area	2	4	0	2	4
Others	34	38	46	75	40
Total	63	84	109	203	105

Land Exchanges [The area refers to the area of the lot regranted.]										
Zoning	2005		2006		2007		2008		2009	
	No. of cases	Area (m ²)	No. of cases	Area (m ²)	No. of cases	Area (m ²)	No. of cases	Area (m ²)	No. of cases	Area (m ²)
Residential [Group A]	3	7 492	1	1 985	3	9 201	6	29 166	1	2 844
Residential [Group B]	3	21 383	1	7 770	3	32 393	0	0	0	0
Residential [Group C]	3	9 400	6	178 649	1	1 640	1	652	2	4 683
Residential [Group E]	2	7 982	0	0	0	0	1	19 480	0	0
Commercial	0	0	1	3 679	0	0	0	0	1	3 166
Comprehensive Development Area	4	71 608	0	0	2	134 589	1	2 790	1	88 000
Others	9	14 044	5	41 409	4	150 162	6	25 620	7	35 443
Total	24	131 909	14	233 492	13	327 985	15	77 708	12	134 136

Lot Extensions [The area refers to the additional site area granted by way of extension.]										
Zoning	2005		2006		2007		2008		2009	
	No. of cases	Area (m ²)	No. of cases	Area (m ²)	No. of cases	Area (m ²)	No. of cases	Area (m ²)	No. of cases	Area (m ²)
Residential [Group A]	1	8	0	0	1	680	0	0	0	0
Residential [Group C]	0	0	0	0	0	0	1	2 530	0	0
Others	2	12 463	3	35 068	9	75 228	2	7 036	3	36 544
Total	3	12 471	3	35 068	10	75 908	3	9 566	3	36 544

None of the above cases involved a requirement for the applicant to undertake air ventilation assessment.

Signature

Name in block letters

Miss Annie TAM

Post Title

Director of Lands

Date

22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)157

Question Serial No.

0497

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In respect of land disposal through land sale programme, private treaty grants and lease variations, how many residential flats can be built on the land disposed of in 2003, 2004 and 2005 respectively? Have dates been set for their completion and sale? By when will they be completed at the latest? Among the residential flats built or to be built, how many are of Class A (less than 40 square metres (m²)), Class B (40 m² to 69.9 m²), Class C (70 m² to 99.9 m²), Class D (100 m² to 159.9 m²) and Class E (160 m² or above) respectively? How many residential flats of those five Classes respectively have been completed, and how many of them have been put up for sale in the market? Has the Lands Department (Lands D) been following the progress after land disposal, including the time of completion and public sale, in order to monitor the supply of land and residential flats? If not, what amount of resources is estimated to be required for such monitoring?

Asked by : Hon. LEE Wing-tat

Reply :

The estimated number of flats to be produced from the sites sold by public auction and completion of land transactions by way of private treaty grant and lease modification (including land exchange) from 2003 to 2005 is set out as follows:

Type of Land Disposal/Transaction	2003	2004	2005
Land Sale by Auction	-	5 367	2 220
Private Treaty Grants	1 800	2 552	4 624
Lease Modifications (including Land Exchanges)	5 793	7 626	6 152
Sub-total:	7 593	15 545	12 996
Total:	36 134		

In order to ensure that a site is developed to a reasonable scale within a reasonable period, Lands D incorporates, where appropriate, a Building Covenant (BC) clause in the land grant document or lease conditions requiring the completion of at the least the minimum amount of gross floor area as specified in the land grant document or lease conditions by a specified date. In the event that the BC clause is not complied with, Lands D will take appropriate action, which may include, on application by the lot owner, the granting of extension of the BC period at premium or ultimately resorting to re-entry against the lot.

As the land grant documents or lease conditions normally do not prescribe the sizes of the completed flats, Lands D does not require developers to provide such information.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)158

Question Serial No.

0498

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

In respect of land disposal through land sale programme, private treaty grants and lease variations, how many residential flats can be built on the land disposed of in 2007, 2008 and 2009 respectively? Have dates been set for their completion and sale? By when will they be completed at the latest? Among the residential flats built or to be built, how many are of Class A (less than 40 square metres (m²)), Class B (40 m² to 69.9 m²), Class C (70 m² to 99.9 m²), Class D (100 m² to 159.9 m²) and Class E (160 m² or above) respectively?

Asked by : Hon. LEE Wing-tat

Reply :

The estimated numbers of flats to be produced from the sites sold by public auction and completion of land transactions by way of private treaty grant and lease modification (including land exchange) from 2007 to 2009 are shown as follows:

Type of Land Disposal/Transaction	2007	2008	2009
Land Sale by Auction	5 908	1	1 488
Private Treaty Grants	2 702	6 340	1 480
Lease Modifications (including Land Exchanges)	4 561	4 326	867
Sub-Total:	13 171	10 667	3 835
Total:	27 673		

In order to ensure that a site is developed to a reasonable scale within a reasonable period, the Lands Department (Lands D) incorporates, where appropriate, a Building Covenant (BC) clause in the land grant document or lease conditions requiring the completion of at the least the minimum amount of gross floor area as specified in the land grant document or lease conditions by a specified date. In the event that the BC clause is not complied with, Lands D will take appropriate action, which may include, on application by the lot owner, the granting of extension of the BC period at premium or ultimately resorting to re-entry against the lot.

As the land grant documents or lease conditions normally do not prescribe the sizes of the completed flats, Lands D does not require developers to provide such information.

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)159

Question Serial No.

2008

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 details of the following:

- (a) for each of the 18 districts, the number of cases of illegal occupation of government land in the past five years; and of these cases, the number of cases substantiated after routine inspections and receipt of complaints respectively;
- (b) for cases of illegal occupation of government land substantiated after routine inspections, the average number of warning letters issued by the Lands Department (Lands D) in each case;
- (c) for cases of illegal occupation of government land substantiated after routine inspections, the number of cases required actions for clearance, demolition of structures or deployment of staff for stationing/patrolling in each of the 18 districts;
- (d) for cases of illegal occupation of government land substantiated after receipt of complaints, the average number of warning letters issued by Lands D in each case;
- (e) for cases of illegal occupation of government land substantiated after receipt of complaints, the number of cases required actions for clearance, demolition of structures or deployment of staff for stationing/patrolling in each of the 18 districts.

Asked by : Hon. LEE Wing-tat

Reply :

- (a) The number of cases involving substantiated illegal occupation of government land in the past five years, for each of the 18 districts, is as follows:

District	2005	2006	2007	2008	2009
Eastern	98	113	188	317	432
Wan Chai	120	138	229	387	529
Central & Western	188	198	158	588	876
Southern	83	73	77	345	374
Kwun Tong	61	37	70	137	248
Wong Tai Sin	34	24	49	97	129
Kowloon City	127	189	149	182	241
Sham Shui Po	164	159	182	161	211
Yau Tsim Mong	211	205	234	207	271
Islands	50	56	51	49	67
North	99	141	140	184	174
Sai Kung	267	229	249	263	275
Sha Tin	205	463	275	364	469
Tai Po	208	153	167	187	190
Tsuen Wan	33	94	51	86	88
Kwai Tsing	45	66	80	144	149
Tuen Mun	82	216	84	346	492
Yuen Long	483	544	801	1 095	1 241
Total	2 558	3 098	3 234	5 139	6 456

Of the above cases, 1 419 were substantiated after routine inspections and 19 066 after receipt of complaints.

- (b) For illegal occupation of government land substantiated by routine inspections, the average number of warning letters issued in each case is 1.38.
- (c) The information required in question (c) is set out in the tables below:
- (i) Clearance

District	2005	2006	2007	2008	2009	Total
Eastern	0	0	0	0	0	0
Wan Chai	0	0	0	0	0	0
Central & Western	0	0	0	0	0	0
Southern	0	0	0	0	0	0
Kwun Tong	3	1	1	1	2	8
Wong Tai Sin	2	1	1	1	2	7
Kowloon City	2	1	1	2	3	9
Sham Shui Po	0	0	0	0	0	0
Yau Tsim Mong	0	0	0	0	0	0
Islands	1	2	1	1	4	9
North	0	0	0	12	10	22
Sai Kung	15	20	22	22	21	100
Sha Tin	20	12	10	15	6	63
Tai Po	18	11	10	16	17	72
Tsuen Wan	0	5	1	5	0	11
Kwai Tsing	0	3	2	7	8	20
Tuen Mun	29	62	27	64	90	272
Yuen Long	24	22	23	48	52	169

(ii) Demolition

District	2005	2006	2007	2008	2009	Total
Eastern	0	0	0	0	0	0
Wan Chai	0	0	0	0	0	0
Central & Western	0	0	0	0	0	0
Southern	0	0	0	0	0	0
Kwun Tong	0	0	0	0	0	0
Wong Tai Sin	0	0	0	0	0	0
Kowloon City	0	0	0	0	0	0
Sham Shui Po	0	0	0	0	0	0
Yau Tsim Mong	0	0	0	0	0	0
Islands	0	0	0	0	1	1
North	0	0	0	1	0	1
Sai Kung	3	3	3	4	7	20
Sha Tin	0	0	0	0	0	0
Tai Po	10	14	9	10	11	54
Tsuen Wan	0	0	0	0	1	1
Kwai Tsing	1	2	1	1	1	6
Tuen Mun	4	11	4	10	6	35
Yuen Long	8	4	33	21	15	81

(iii) Deployment of staff for stationing/patrolling

District	2005	2006	2007	2008	2009	Total
Eastern	0	0	0	0	0	0
Wan Chai	0	0	0	0	0	0
Central & Western	0	0	0	0	0	0
Southern	0	0	0	0	0	0
Kwun Tong	0	0	0	0	0	0
Wong Tai Sin	0	0	0	0	0	0
Kowloon City	0	0	0	0	0	0
Sham Shui Po	0	0	0	0	0	0
Yau Tsim Mong	0	0	0	0	0	0
Islands	0	0	0	0	0	0
North	0	0	0	0	0	0
Sai Kung	0	0	0	0	0	0
Sha Tin	6	10	10	15	5	46
Tai Po	0	0	0	2	2	4
Tsuen Wan	1	2	1	2	2	8
Kwai Tsing	2	0	1	4	1	8
Tuen Mun	3	6	5	10	15	39
Yuen Long	2	3	1	1	2	9

It should be noted that many of the illegal occupations of government land were rectified by the occupiers upon receipt of warnings from Lands D.

- (d) For illegal occupation of government land substantiated by complaints, the average number of warning letters issued in each case is 1.08.

(e) The information required in question (e) is set out in the tables below:

(i) Clearance

District	2005	2006	2007	2008	2009	Total
Eastern	30	34	56	85	132	337
Wan Chai	36	41	69	103	161	410
Central & Western	34	28	27	146	155	390
Southern	21	27	20	31	31	130
Kwun Tong	34	26	44	89	197	390
Wong Tai Sin	25	17	29	61	81	213
Kowloon City	24	11	27	55	81	198
Sham Shui Po	4	3	4	5	14	30
Yau Tsim Mong	5	4	5	6	18	38
Islands	37	39	43	41	54	214
North	65	99	93	113	109	479
Sai Kung	212	103	111	167	205	798
Sha Tin	80	145	120	125	129	599
Tai Po	121	63	110	128	127	549
Tsuen Wan	26	78	38	64	65	271
Kwai Tsing	34	53	67	120	118	392
Tuen Mun	29	99	20	208	320	676
Yuen Long	365	385	382	441	622	2 195

(ii) Demolition

District	2005	2006	2007	2008	2009	Total
Eastern	0	0	0	0	0	0
Wan Chai	0	0	0	0	0	0
Central & Western	0	0	0	0	0	0
Southern	0	0	0	0	0	0
Kwun Tong	7	4	5	16	8	40
Wong Tai Sin	2	2	4	5	10	23
Kowloon City	13	24	15	2	15	69
Sham Shui Po	15	39	16	0	16	86
Yau Tsim Mong	19	50	21	0	20	110
Islands	3	1	0	1	2	7
North	4	0	5	3	3	15
Sai Kung	34	19	16	23	38	130
Sha Tin	1	5	4	8	12	30
Tai Po	44	65	30	29	28	196
Tsuen Wan	1	3	3	2	2	11
Kwai Tsing	1	3	1	1	2	8
Tuen Mun	6	10	18	8	15	57
Yuen Long	63	58	97	95	85	398

(iii) Deployment of staff for stationing/patrolling

District	2005	2006	2007	2008	2009	Total
Eastern	0	0	0	0	0	0
Wan Chai	0	0	0	0	0	0
Central & Western	0	0	0	0	0	0
Southern	0	0	0	0	0	0
Kwun Tong	17	6	20	31	41	115
Wong Tai Sin	5	4	15	30	36	90
Kowloon City	6	5	13	33	39	96
Sham Shui Po	0	0	0	0	0	0
Yau Tsim Mong	0	0	0	0	0	0
Islands	9	14	7	6	6	42
North	2	3	2	1	0	8
Sai Kung	0	0	0	0	0	0
Sha Tin	20	20	20	25	29	114
Tai Po	9	0	8	2	5	24
Tsuen Wan	5	6	8	13	11	43
Kwai Tsing	7	5	8	11	12	43
Tuen Mun	5	13	6	29	20	73
Yuen Long	8	7	4	11	6	36

It should be noted that many of the illegal occupations of government land were rectified by the occupiers upon receipt of warnings from Lands D.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)160

Question Serial No.

2009

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 details of the following:

- (a) A breakdown, by nature of case (including unauthorised structures; open storage of goods; extended garden; and abandoned vehicles), of cases of illegal occupation of government land over the past five years. How many of them were cases of unauthorised development substantiated after routine inspections or receipt of complaints?
- (b) Of the cases of illegal occupation of government land substantiated after receipt of complaints, please provide a breakdown, by nature of case (including unauthorised structures; open storage of goods; extended garden; and abandoned vehicles), of the average number of site inspections conducted for each case and the average number of warning letters issued against each case.
- (c) Of the cases of illegal occupation of government land substantiated after receipt of complaints, please provide a breakdown, by nature of case (including unauthorised structures; open storage of goods; extended garden; and abandoned vehicles), of the number of cases required actions for clearance, demolition or deployment of staff for stationing/patrolling.
- (d) Of the cases of illegal occupation of government land substantiated after routine inspections, please provide a breakdown, by nature of case (including unauthorised structures; open storage of goods; extended garden; and abandoned vehicles), of the average number of site inspections conducted for each case and the average number of warning letters issued against each case.

- (e) Of the cases of illegal occupation of government land substantiated after routine inspections, please provide a breakdown, by nature of case (including unauthorised structures; open storage of goods; extended garden; and abandoned vehicles), of the number of cases required actions for clearance, demolition or deployment of staff for stationing/patrolling.

Asked by : Hon. LEE Wing-tat

Reply :

- (a) A breakdown of the number of cases in respect of substantiated illegal occupation of government land in the past five years by nature of case is shown as follows:

	2005	2006	2007	2008	2009
(i) unauthorised structures	462	563	593	803	1 041
(ii) open storage of goods	336	401	540	280	320
(iii) extended garden	310	340	333	347	349
(iv) abandoned vehicles	225	197	191	223	259
(v) others	1 225	1 597	1 577	3 486	4 487
Total	2 558	3 098	3 234	5 139	6 456

Of the above cases, 1 419 were substantiated after routine inspections and 19 066 after receipt of complaints.

- (b) The information required in question (b) is set out in the table below:

	Average number of site inspections conducted for each case	Average number of warning letters issued against each case
(i) unauthorised structures	4.15	1.38
(ii) open storage of goods	2.93	1.00
(iii) extended garden	2.75	1.03
(iv) abandoned vehicles	2.92	0.67
(v) others	3.17	1.05

- (c) The information required in question (c) is set out in the table below:

	Number of Cases		
	Clearance	Demolition	Deployment of staff for stationing/patrolling
(i) unauthorised structures	1 588	1 005	115
(ii) open storage of goods	835	17	38
(iii) extended garden	1 084	149	15
(iv) abandoned vehicles	735	0	7
(v) others	4 067	9	509

It should be noted that many of the illegal occupations of government land were rectified by the occupiers upon receipt of warnings from Lands D.

(d) The information required in question (d) is set out in the table below:

	Average number of site inspections conducted for each case	Average number of warning letters issued against each case
(i) unauthorised structures	4.67	1.36
(ii) open storage of goods	4.04	1.46
(iii) extended garden	2.38	1
(iv) abandoned vehicles	1.03	0.25
(v) others	3.94	1.57

(e) The information required in question (e) is set out in the table below:

	Number of Cases		
	Clearance	Demolition	Deployment of staff for stationing/patrolling
(i) unauthorised structures	221	164	24
(ii) open storage of goods	93	2	19
(iii) extended garden	142	30	11
(iv) abandoned vehicles	38	0	14
(v) others	268	3	46

It should be noted that many of the illegal occupations of government land were rectified by the occupiers upon receipt of warnings from Lands D.

Signature _____

Name in block letters **Miss Annie TAM**

Post Title **Director of Lands**

Date **22 March 2010**

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)161

Question Serial No.

0513

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Given the estimated provision for 2010-11 for this Programme is \$57.1 million higher than the revised estimate for 2009-10, please provide the following information:

- (a) the distribution of the posts created under this Programme in terms of ranks, duties and departmental offices;
- (b) a breakdown of the staff establishment and expenditure involved for implementing the revitalisation of industrial buildings, setting up a new tree unit, implementing Village Sewerage Scheme as well as delivery of the Liantang/Heung Yuen Wai Boundary Control Point Project.

Asked by : Hon. LI Fung-ying

Reply :

- (a) & (b) In 2010-11, 34 posts will be created and 19 posts will be deleted, resulting in a net increase of 15 posts under Programme (1). The financial provision for the 34 new posts amounts to \$19 million. Details of the 34 posts to be created are as follows:

<u>Number and Rank of Posts</u>	<u>Duties</u>	<u>Office/Section</u>	<u>Expenditure</u>
1 Senior Estate Surveyor	To implement the	Lands	\$3.1 million
2 Estate Surveyors	revitalisation of	Administration	
1 Land Executive	industrial	Office/	
2 Survey Officers (Estate)	buildings	Headquarters	

<u>Number and Rank of Posts</u>	<u>Duties</u>	<u>Office/Section</u>	<u>Expenditure</u>
1 Senior Landscape Architect 2 Landscape Architects 1 Senior Forestry Officer 2 Forestry Officers 5 Field Officers I 1 Assistant Clerical Officer	To carry out tree management duties and provide in-house professional expertise on tree management	Estate Management Section	\$6.2 million
1 Land Executive	To implement Village Sewerage Scheme	District Lands Office/North	\$0.4 million
1 Senior Land Executive 1 Land Inspector II	To deliver the Liantang/Heung Yuen Wai Boundary Control Point Project	District Lands Office/North	\$0.9 million
2 Senior Estate Surveyors 3 Estate Surveyors 1 Principal Land Executive 4 Land Executives 2 Senior Survey Officers (Estate) 1 Senior Treasury Accountant	To implement various railway projects	Railway Development Section (RDS)	\$8.4 million

(These 13 posts in RDS are existing posts to be deleted on 31 March 2010 and re-created on 1 April 2010.)

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)162

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 :

During the Examination of Estimates of Expenditure 2007-08, the Administration stated that the Systematic Identification of Maintenance Responsibility of Slopes (SIMAR) consultancy study (Item Code 519) was awarded in February 2005 to systematically identify the responsible parties for maintenance of 7 600 registered man-made slopes. The Administration further stated that the study was near completion and was expected to be completed in mid-2007. In the Estimates of Expenditure 2009-10, it was stated that \$698,000 would be spent in 2008-09, while a balance of \$1,134,000 would remain. No reference is made to the project in the Estimates of Expenditure 2010-11. Please advise:

- (a) The current status of the SIMAR project;
- (b) Why, if the project was expected to be completed in mid-2007, a further \$698,000 was spent in 2008-09;
- (c) The recurrent cost of maintaining the SIMAR database for 2010-11, including the amortisation cost of any associated equipment and intellectual property, and whether such costs are fully recovered through fees and charges collected?

Asked by : Hon. LI Kwok-po, David

Reply :

- (a) The Lands Department (Lands D) maintains a Slope Maintenance Responsibility Information System (SMRIS) on its website, which sets out Lands D's interpretation of the parties responsible for the maintenance of the man-made slopes in the Register held by the Civil Engineering and Development Department. Since 1996, Lands D has carried out six consultancy studies to assist in updating the SMRIS.

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)163

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 :

Regarding the Systematic Identification of Maintenance Responsibility of Slopes (SIMAR) project, please advise:

- (a) Whether slope owners are given any opportunity to comment on the information to be included in the database either before or after it is entered;
- (b) The number of requests for correction/updating of the SIMAR database received in 2009-10 and the average length of time required to handle each request.

Asked by : Hon. LI Kwok-po, David

Reply :

- (a) The information in respect of the Slope Maintenance Responsibility Information System as uploaded onto the website of the Lands Department (Lands D) contains Lands D's interpretation of the maintenance responsibilities of the registered man-made slopes involved, having regard to the provisions of the relevant land documents. Owners of the private lots concerned are welcome to contact Lands D if they wish to comment on the information.
- (b) In 2009-10, Lands D has received about 2 000 requests from government departments or outside parties for correction or updating of the information. The time required to process each request varies. For simple and straight-forward items, it takes an average of two weeks.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)164

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 :

Regarding man-made slopes on unallocated and unleased government land, please advise the total expenditure for inspection of 11 350 such slopes, and the maintenance/improvement of 6 750 such slopes, in 2009. Why is the number in 2009 higher than that in both 2008 and 2010? Further, please provide a functional list of the Lands Department (Lands D) staff establishment tasked with carrying out this work.

Asked by : Hon. LI Kwok-po, David

Reply :

The total expenditure for the inspection and for the maintenance/improvement of man-made slopes incurred by Lands D in 2009 were \$6 million and \$298 million respectively. The number of slopes inspected and maintained varies from year to year. The Lands D staff involved in this work is set out in the table below:

<u>Rank</u>	<u>No. of Posts</u>
Chief Geotechnical Engineer	1
Senior Geotechnical Engineer	3
Geotechnical Engineer	12
Senior Technical Officer (Geotechnical)	2
Technical Officer (Geotechnical)	14
Survey Officer (Quantity)	3
Senior Inspector of Works	1
Inspector of Works	2
Assistant Inspector of Works	6
Works Supervisor I	8

<u>Rank</u>	<u>No. of Posts</u>
Works Supervisor II	16
Assistant Clerical Officer	2
Clerical Assistant	1
Personal Secretary II	1
Workman II	1
Accounting Officer I	1
Survey Officer (Land)	1
Technical Officer (Cartographic)	1
	<hr/>
Total	76

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)165

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 :

The Administration advised at the meeting of the Public Works Subcommittee on 4 November 2009 that all high-priority government man-made slopes would be stabilised upon completion of the 10-year Extended Landslip Preventive Measures ("LPM") programme by 2010, and that the Civil Engineering and Development Department (CEDD) would launch a follow-up programme to cover natural terrains. Please advise what resources the Lands Department (Lands D) will deploy for inspection and maintenance/improvement of natural terrains on unallocated and unleased government land in 2010-11, if any.

Asked by : Hon. LI Kwok-po, David

Reply :

Lands D is responsible for maintenance of those registered man-made slopes on unallocated government land not falling within the remit of other government departments or private parties. A total of 76 posts are involved in such slope maintenance work. In 2010-11, Lands D will deploy about 1% of such staff resources for the maintenance of the natural terrain landslide mitigation measures (e.g. barriers and check dams, etc) on such unallocated government land.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
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INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)166

Question Serial No.

0072

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Please describe the division of responsibility between the Lands Department (Lands D) and the Civil Engineering and Development Department (CEDD) in carrying out maintenance/improvement works on man-made slopes on unallocated and unleased government land. Will the expected completion by 2010 of the 10-year Extended Landslip Preventive Measures (LPM) programme by CEDD have any impact on the Lands D's work programme or responsibility during 2010-11?

Asked by : Hon. LI Kwok-po, David

Reply :

Registered government man-made slopes are being maintained by the responsible government departments to prevent deterioration. Amongst other departments, Lands D is responsible for maintenance of those registered man-made slopes on unallocated government land not falling within the remit of other government departments. CEDD is responsible for the upgrading of substandard government man-made slopes in accordance with a risk-based priority ranking system. These upgrading works are carried out under the LPM Programme, which upon its completion in 2010 will be dovetailed with the Landslip Prevention and Mitigation Programme. The completion of CEDD's LPM Programme would not have any impact on Lands D's slope maintenance programme.

Signature _____

Name in block letters _____

Miss Annie TAM

Post Title _____

Director of Lands

Date _____

22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)167

Question Serial No.

0073

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Please advise the total number of Short Term Tenancies (STTs) for temporary use of government land currently administered by the Lands Department (Lands D) in 2009-10. Of these, how many have been renewed for a period of ten years or more by the same tenant, and for properties that have been held by the same tenant for ten years or more, what steps are taken to ensure that the tenant is paying a market rent?

Asked by : Hon. LI Kwok-po, David

Reply :

As at 31 December 2009, there were 4 616 STTs administered by Lands D. Of these, 2 524 STTs had been held by the same tenants for a period of ten years or more. STT rents are normally reviewed once every three years or once every five years.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 17 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)168

Question Serial No.

0074

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

What is the reason for the sharp rise in the area of land covered by direct-grant Short Term Tenancies (STTs), from 11.2 ha in 2008, to 32.3 ha in 2009 and a projected 40.0 ha in 2010? For those STTs that are let by direct grant, are there any instances where the Department enters into negotiations with a tenant to determine the rent payable and, if so, how many STTs were negotiated in 2009; what was the average length of time required to conclude such negotiations; and what is the designation of the official within the Department who must approve the negotiated rent?

Asked by : Hon. LI Kwok-po, David

Reply :

The increase in the area of land let by direct grant of STTs from 11.2 ha in 2008 to 32.3 ha in 2009 was mainly due to an increase of works areas for railway projects, for example the West Island Line. The area of land to be covered by direct grant of STTs is projected to further increase to 40.0 ha in 2010, as large areas of land will be required for railway and related projects, including the West Island Line, the Hong Kong section of Guangzhou – Shenzhen – Hong Kong Express Rail Link and access to the MTR Corporation Limited Depot in Tseung Kwan O.

The rents for the STTs let by direct grant are determined by professional valuers of the Department and approved by officers at the Chief Estate Surveyor grade and above. If a tenant appeals against the rent, the appeal will be dealt with in accordance with the applicable procedures. The time taken to conclude an STT case varies from case to case.

Signature

Name in block letters

Miss Annie TAM

Post Title

Director of Lands

Date

22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)169

Question Serial No.

0075

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 backlog of applications for land grants under the small house policy, please advise how many staff members within the Lands Department will work full time in processing such applications and the number of staff that will devote part of their time to handling such applications in 2010-11.

Asked by : Hon. LI Kwok-po, David

Reply :

In 2010-11, a total of 112 staff of Land Executive and Land Inspector grades will work full time in processing small house applications while a total of 16 staff of these grades will devote part of their time to handle such applications.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)170

Question Serial No.

0076

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

How has the Legal Advisory and Conveyancing Office (LACO) adjusted its working practices to cope with the increase in land resumption cases related to various infrastructure projects in 2010-11, as detailed at Paragraphs 7 and 16?

Asked by : Hon. LI Kwok-po, David

Reply :

LACO will continue to contract out the title checking work to cope with the increase in land resumption relating to various infrastructure projects in 2010-11.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 17 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)171

Question Serial No.

0077

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The Legal Advisory and Conveyancing Office (LACO) approved a total of 47 Deeds of Mutual Covenant (DMCs) for residential developments in 2009. Please advise:

- (a) Does this total include sub-DMCs and, if not, what was the total number of sub-DMCs approved in 2009?
- (b) What procedures are involved in approving a DMC, other than checking that the submitted DMC follows the guidelines under LACO's Circular Memorandum No. 56?
- (c) Are the procedures for approving a sub-DMC substantially different and, if so, in what way?

Asked by : Hon. LI Kwok-po, David

Reply :

- (a) The 47 DMCs for residential developments approved in 2009 include three sub-DMCs.
- (b) The procedure for approving a DMC involves the checking of the submitted DMC against the Guidelines for DMCs set out in LACO Circular Memorandum No. 56. Where a private development contains government accommodation, the developer will also need to submit at the same time the draft DMC to the Government Property Agency (GPA) who will check the submitted DMC against their requirements as set out in LACO Circular Memorandum No. 34. LACO may grant approval to the submitted DMC if it is satisfied that its requirements, and those of GPA if applicable, have been met.
- (c) The procedures for approving a DMC and a sub-DMC are substantially the same.

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 17 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)172

Question Serial No.

0100

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

For the years 2009-10 and 2010-11, what is the total number of, and the total income collected from, Short Term Tenancies (STTs) to permit privately-owned pipes to pass on or under government land for transmission of government potable water to private properties and for transmission of sewage from private properties to government treatment facilities? What is the government estimate of the length of such pipes not covered by an STT and illegally passing on or under government land in 2010-11?

Asked by : Hon. LI Kwok-po, David

Reply :

As at 31 December 2009, there were a total of 32 STTs involving granting of permission for privately-owned pipes to pass on or under government land for the transmission of government potable water to private properties and for sewage from private properties to government treatment facilities. The number is expected to remain roughly the same in 2010. The total rental income collected from these STTs in 2009-10 was in the region of \$1.8 million. The Lands Department is not aware of any such privately-owned pipes passing on or under government land without proper authorisation.

Signature _____

Name in block letters _____

Miss Annie TAM

Post Title _____

Director of Lands

Date _____

19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)173

Question Serial No.

0101

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Please describe the establishment responsible for managing Short Term Tenancies (STTs) in 2010-11, and indicate those posts that are engaged full time in managing STTs and those that only handle STTs as part of their duties.

Asked by : Hon. LI Kwok-po, David

Reply :

The processing, issue, termination and daily management of STTs are handled by the Lands Department through its Railway Development Section, Estate Management Section and 12 District Lands Offices while its Headquarters are responsible for formulation of policies and practices. The staff resources involved are set out in the table below –

Posts	Number of full time staff engaged in STT work	Number of staff handling STTs as part of their duties
Assistant Director	0	1
Chief Estate Surveyor	0	14
Senior Estate Surveyor	0	38
Estate Surveyor	0	73
Principal Land Executive	0	1
Chief Land Executive	0	5
Senior Land Executive	6	8
Land Executive	12	50
Project Assistant	2	7
Tenancy Assistant	4	0
Land Inspector I	25	88

Posts	Number of full time staff engaged in STT work	Number of staff handling STTs as part of their duties
Land Inspector II	3	17
Project Surveyor	0	14
Principal Estate Officer	0	7
Senior Estate Officer	0	21
Estate Officer	0	50
Estate Surveying Graduate	0	3
Estate Assistant	0	20
Total :	52	417

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)174

Question Serial No.

0102

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding the plan contained in Paragraph 16 for the Legal Advisory and Conveyancing Office (LACO) to contract out to private firms the processing of applications for approval of Deeds of Mutual Covenant (DMCs), please advise:

- (a) How many DMCs and sub-DMCs were contracted out to private firms by LACO in 2009-10?
- (b) What was the total expenditure incurred in contracting out the work of approving DMCs and sub-DMCs in 2009-10?
- (c) What guidelines does LACO apply to determine whether a given case should be contracted out or dealt with in-house? and
- (d) What procedures are in place to safeguard against conflicts of interest by these private firms?

Asked by : Hon. LI Kwok-po, David

Reply :

- (a) As at today, three DMCs and no sub-DMCs have been contracted out to private firms by LACO in 2009-10.
- (b) As at today, the total amount incurred in contracting out the work of approving DMCs in 2009-10 is \$316,000.
- (c) As a general practice, LACO will consider contracting out a DMC or a sub-DMC when LACO is shouldering a heavy workload. Notwithstanding this, LACO will normally process in-house those cases which are considered to be complicated (for example, where a private development provides also government accommodation).

- (d) Before assigning a DMC or a sub-DMC to a private firm, LACO will ask the firm to confirm that it has no conflict of interest with the Government or the developer company at the material time.

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)175

Question Serial No.

0103

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (3) Legal Advice

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Regarding Government, Institution and Community (GIC) non-domestic properties in private developments managed by the Government Property Agency:

- (a) How many sub-Deeds of Mutual Covenant (sub-DMCs) for government accommodation within private developments were (i) under negotiation and (ii) concluded during 2009-10?
- (b) What was the average length of time for concluding a sub-DMC for government accommodation within private developments in 2009-10?
- (c) Was this work carried out in-house or outsourced and, if outsourced, whether the contracted firms have any experience in drafting DMCs or sub-DMCs on behalf of private developers and if so, the safeguards in place to prevent any conflict of interest?

Asked by : Hon. LI Kwok-po, David

Reply :

- (a) As at today, one sub-DMC for government accommodation in private development has been approved by the Legal Advisory and Conveyancing Office (LACO) of the Lands Department, and one is under processing.
- (b) The approved sub-DMC took 23 months to conclude. This is unusually long as the development involved (THE CAPITOL in LOHAS Park) is very complex involving railway and government accommodation.

- (c) LACO did not contract out the two sub-DMC cases referred to in (a) above. As a general practice, LACO does not contract out any sub-DMCs where government accommodation is involved. In each of the other cases where contracting out is involved, LACO will require the private firm to confirm that it has no conflict of interest with the Government or the developer company at the material time.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)176

Question Serial No.

0433

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 enforcement of conditions contained in Approval Letters, please advise:

- (a) the staff establishment responsible for such work in 2009-10, and whether the staff will also be responsible for other duties;
- (b) the total gross floor area (GFA) of private residential housing covered by conditions under Approval Letters required to be completed in 2009-10;
- (c) within (b) above, the GFA not completed or not expected to be completed by the due date and the total GFA for which an extension has been granted;
- (d) whether it is government policy to take proactive measures to encourage the completion of the required GFA under Approval Letters by the due date, and if so, the nature of such measures;
- (e) whether any additional premium was payable for grant of any extension in the completion of residential GFA governed by Approval Letters in 2009-10 and, if so, the total amount paid and, if not, the reasons?

Asked by : Hon. LI Kwok-po, David

Reply :

In order to ensure that a site is developed to a reasonable scale within a reasonable period, the Lands Department (Lands D) would incorporate, where appropriate, a Building Covenant (BC) clause in the land grant document or lease conditions requiring the completion of the development with Occupation Permit obtained from the Building Authority (BA) by a specified date, i.e. the BC expiry date. For the purpose of enforcing the requirement of the BC clause, the purchaser/grantee is required to complete at least the minimum amount of GFA as specified in the land grant document or lease conditions on or before the BC expiry date. In the event that the development cannot be completed by obtaining the Occupation Permit from the BA upon expiry of the BC period, the lot owner may apply for extension of the BC period with justifications. If Lands D approves such application, the applicant will be required to comply with the conditions (including payment of premium) imposed by Lands D.

The information referred to (a) to (e) of the Question is set out as follows:

- (a) The compliance with the BC clause is mainly monitored by the 12 District Lands Offices (DLOs) as part of their land administration work.
- (b) From 1 April 2009 to 4 March 2010, a total of 13 approvals for extending the BC period were granted by the DLOs in respect of lots that permit residential use.
- (c) Lands D will not consider that the BC clause is complied with unless the minimum amount of GFA as specified in the lease conditions is completed before the BC expiry date. Lands D does not have the exact figures of the GFA not completed or not expected to be completed by the BC expiry date.
- (d) After a site is sold or a lease modification or a land exchange is executed, Lands D will monitor the progress of the development by carrying out site inspections at suitable times.
- (e) A total premium of about \$87 million was received in 2009-10 (up to 4 March 2010) from approving extension of BC periods for those lots that permit residential use.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

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Reply Serial No.

DEVB(PL)177

Question Serial No.

1514

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Under Matters Requiring Special Attention in 2010-11, the Lands Department (Lands D) will explore measures to streamline and expedite the processing of lease modifications, land exchanges and premium assessments. Could this Committee be advised of:

- (a) the latest progress of the steps taken in this regard and whether any target has been set for 2010-11? If yes, what are the details; and if not, why not?
- (b) as a dedicated team will as from 1 April 2010 undertake to expedite the processing of special waiver applications in respect of conversion of the entire industrial buildings to other permitted uses and new lease modification applications for redevelopment of industrial buildings, whether there would be an increase in workload to the extent that the work to streamline and expedite the processing of lease modifications, land exchanges and premium assessments would be affected. If yes, what are the solutions; and if not, what are the details?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

- (a) Since April 2008, Lands D has implemented a series of measures to streamline and expedite the processing of lease modifications, land exchanges and premium assessments, including:
 - (i) setting up a dedicated team in the District Lands Office/Hong Kong West and South to experiment an integrated management structure to process lease modification and land exchange applications;
 - (ii) streamlining the procedure for assessment of premiums;

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Reply Serial No.

DEVB(PL)178

Question Serial No.

0988

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Under this Programme, the estimated number of structures cleared in programmed squatter clearances or emergency clearances is 2 800 cases in 2010, a substantial increase of 1 589 cases as compared with the 1 211 cases in 2009. In this regard,

- (a) Please inform this Committee of the relevant reasons;
- (b) What are the consequential increases in resources and staff establishment? Is the existing establishment within the Government sufficient to cope with the work; and if not, will additional staff be recruited?
- (c) Please provide the distribution of new cases by district. Has a timetable for completion been set; if yes, what are the details?

Asked by : Hon. TAM Wai-ho, Samson

Reply :

- (a) The number of structures that are programmed to be cleared in squatter clearances or emergency clearances in a particular year mainly depends on the number of structures involved for the development projects.
- (b) The resources required for undertaking the above mentioned projects will be absorbed by the Lands Department.
- (c) Of the structures that are programmed to be cleared in 2010, about 1 600 are located in Yuen Long; about 1 100 in Tuen Mun, Tai Po and North districts; and about 100 in Hong Kong, Kowloon and Islands districts.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

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

Reply Serial No.

DEVB(PL)179

Question Serial No.

2377

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

- (a) Regarding the employment of non-civil service contract (NCSC) staff for provision of service, please provide a list of the following:

	2010-11	2009-10	2008-09	2007-08
Number of NCSC staff employed	()	()	()	()
Total salary expenditure of NCSC staff	()	()	()	()
Number of NCSC staff appointed as civil servants	()	()	()	()
Number of NCSC staff applied but not selected for appointment to the civil service	()	()	()	()
Percentage share of NCSC staff in the total strength of the department (%)	()	()	()	()

Figures in brackets indicate the percentage increase/decrease in each year

- (b) Please list the length of service of NCSC staff from 2007-08 to 2010-11 in the table below:

Length of service	Number of NCSC staff 2010-11	Number of NCSC staff 2009-10	Number of NCSC staff 2008-09	Number of NCSC staff 2007-08
1/2 to 1 year	()	()	()	()
1 to 3 years	()	()	()	()
3 to 5 years	()	()	()	()
5 to 10 years	()	()	()	()
10 to 15 years	()	()	()	()

Figures in brackets indicate the percentage increase/decrease in each year

- (c) How many NCSC staff are expected to be employed permanently in the civil service in the coming three years from 2010-11 to 2012-13?

Asked by : Hon. WONG Kwok-hing

Reply :

- (a) Details of the employment of NCSC staff from 2007-08 to 2009-10 are provided below (the relevant information for 2010-11 is not yet available)-

	2009-10 (Projection as at 31 March 2010)	2008-09 (as at 31 March 2009)	2007-08 (as at 31 March 2008)
Number of NCSC staff employed	243 (+13%)	216 (-9%)	238
Total salary expenditure of NCSC staff	\$58.3 million (+16%)	\$50.4 million (-29%)	\$71.3 million
Number of NCSC staff appointed as civil servants	18 (-59%)	44 (+389%)	9
Number of NCSC staff applied but not selected for appointment to the civil service	31 (+41%)	22 (-52%)	46
Percentage share of NCSC staff in the total number of staff in the Department (%)	6.2% (+0.6%)	5.6% (-0.8%)	6.4%

Note : (1) Figures in brackets indicate percentage increase/decrease in each year.
(2) The actual number of NCSC staff varies from month to month.

- (b) The length of service of NCSC staff from 2007-08 to 2009-10 is provided below (the relevant information for 2010-11 is not yet available)-

Length of service	Number of NCSC staff 2009-10 (Projection as at 31 March 2010)	Number of NCSC staff 2008-09 (as at 31 March 2009)	Number of NCSC staff 2007-08 (as at 31 March 2008)
1/2 to less than 1 year	112 (-21%)	142 (+264%)	39
1 to less than 3 years	105 (+114%)	49 (-69%)	158
3 to less than 5 years	24 (+4%)	23 (+10%)	21
5 to less than 10 years	2 (0%)	2 (-90%)	20
10 to less than 15 years	0	0	0

Note : Figures in brackets indicate percentage increase/decrease in each year.

- (c) NCSC staff who are interested to join the civil service are required to apply for appointment to the civil service through recruitment exercises. They are subject to the same appointment procedures as for all other applicants. Hence, we are unable to estimate the number of NCSC staff who will be employed as civil servants in the coming three years from 2010-11 to 2012-13.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)180

Question Serial No.

2378

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

Please provide in tabular form details about the use of agency workers from 2006-07 to 2009-10:

- (a) the number of service contracts involved;
- (b) for each of the agencies, the contract amount and duration of service per contract;
- (c) for each of the service contracts, the number of agency workers provided and their duties;
- (d) for each of the service contracts, the wages (including monthly and daily wages) of the agency workers;
- (e) the changes in the number of agencies, the number of service contracts, the number of agency workers employed and the contract amount involved in each year vis-a-vis the previous year;
- (f) if more than one agency was employed in a year, the number of service contracts, the total contract amount and the number of agency workers provided for each agency;
- (g) the highest, lowest and median wages of the agency workers provided for each agency;
- (h) the number of agency workers provided as compared to the total strength of the Department in each year; and
- (i) the expenditures on agency services as compared to the total expenditures of the Department.

Asked by : Hon. WONG Kwok-hing

Reply :

Details about the use of agency workers from 2006-07 to 2009-10 are tabulated below -

Contracts for provision of general support and technical services

		2009-10	2008-09	2007-08	2006-07
(a)	Number of service contracts	31	24	13	1
(b)	Contract amount per contract per agency (million)	\$0.02 to \$1.34	\$0.02 to \$1.18	\$0.06 to \$1.08	\$0.46
	Contract duration:				
	Number of contracts lasting 12 months or less	29	23	12	1
	Number of contracts lasting 13 to 24 months	2	1	1	0
(c)	Number of contracts providing fewer than ten agency workers	30	23	12	1
	Number of contracts providing ten to 20 agency workers	1	1	1	0
	Duties of agency workers:				
	Number of agency workers providing general office support services	39	32	21	6
	Number of agency workers providing technical support services	51	42	31	0
(d)	Wages of the agency workers ^{Note 1}	N/A	N/A	N/A	N/A

		2009-10	2008-09	2007-08	2006-07
(e)	Changes in the number of agencies vis-à-vis the previous year	No change	No change	+3	No change
	Changes in the number of service contracts vis-à-vis the previous year	+7	+11	+12	No change
	Changes in the number of agency workers employed vis-à-vis the previous year	+16	+22	+46	No change
	Changes in the total contract amount vis-à-vis the previous year (million)	+\$2.21	+\$2.49	+\$4.26	No change
(f)	Number of agencies	4	4	4	1
	Number of service contracts per agency	1 to 15	1 to 10	1 to 7	1
	Total contract amount per agency (million)	\$0.04 to \$6.33	\$0.02 to \$3.09	\$0.21 to \$2.27	\$0.46
	Total number of agency workers provided by each agency	1 to 66	1 to 38	4 to 25	6
(g)	The highest, lowest and median wages of the agency workers ^{Note 1}	N/A	N/A	N/A	N/A
(h)	Number of agency workers as compared to the total number of staff in the Department ^{Note 2}	2.31%	1.93%	1.40%	0.16%
(i)	Expenditures on agency services as compared to the total expenditures of the Department	0.47%	0.39%	0.12%	0.03%

Contracts for provision of information technology services

		2009-10	2008-09	2007-08	2006-07
(a)	Number of service contracts	38	39	19	10
(b)	Contract amount per contract per agency (million)	\$0.03 to \$0.56	\$0.01 to \$0.57	\$0.02 to \$0.57	\$0.06 to \$0.56
	Contract duration:				
	Number of contracts lasting 12 months or less	34	32	15	6
	Number of contracts lasting 13 to 24 months	4	7	4	4
(c)	Number of contracts providing fewer than ten agency workers	38	39	19	10
	Number of contracts providing ten to 20 agency workers	0	0	0	0
	Duties of agency workers:				
	Number of agency workers providing information technology services	48	39	20	10
(d)	Wages of the agency workers ^{Note 1}	N/A	N/A	N/A	N/A
(e)	Changes in the number of agencies vis-à-vis the previous year	No change	+1	+2	+2
	Changes in the number of service contracts vis-à-vis the previous year	-1	+20	+9	+5

		2009-10	2008-09	2007-08	2006-07
(e)	Changes in the number of agency workers employed vis-à-vis the previous year	+9	+19	+10	+5
	Changes in the total contract amount vis-à-vis the previous year (million)	-\$0.59	+\$4.32	+\$2.47	+\$0.41
(f)	Number of agencies	8	8	7	5
	Number of service contracts per agency	2 to 8	1 to 9	1 to 5	1 to 4
	Total contract amount per agency (million)	\$0.38 to \$2.06	\$0.24 to \$2.21	\$0.31 to \$1.27	\$0.12 to \$1.17
	Total number of agency workers provided by each agency	2 to 15	1 to 9	1 to 6	1 to 4
(g)	The highest, lowest and median wages of the agency workers ^{Note 1}	N/A	N/A	N/A	N/A
(h)	Number of agency workers as compared to the total number of staff in the Department ^{Note 2}	1.23%	1.02%	0.54%	0.26%
(i)	Expenditures on agency services as compared to the total expenditures of the Department	0.60%	0.58%	0.35%	0.21%

Note: (1) The contracts with the agencies only specify the amount of service charges payable by the Lands Department but do not contain any information about the wages of the agency workers.

(2) The percentage of agency workers as compared with total staff is for a specific date only and is not representative of the situation for the concerned financial year.

Signature _____

Name in block letters Miss Annie TAM

Post Title Director of Lands

Date 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)181

Question Serial No.

2379

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

- (a) Regarding the contracting-out services (including property management, security, cleansing, information technology, statistics etc., but excluding construction works), please provide a list of the following:

	2010-11	2009-10	2008-09	2007-08
Number of service contracts/consultancies	()	()	()	()
Total contract sum	()	()	()	()
Total number of staff employed	()	()	()	()
Number of contract jobs to be replaced by civil service posts	()	()	()	()

Figures in brackets indicate the percentage increase/decrease in each year

- (b) How many posts in outsourcing contracts are expected to be replaced by civil servants in the coming three years from 2010-11 to 2012-13?

Asked by : Hon. WONG Kwok-hing

Reply :

- (a) Details of the contracting-out services from 2007-08 to 2009-10 are set out below (information on 2010-11 is not available at the moment) -

	2009-10	2008-09	2007-08
Number of service contracts/ consultancies	63 (+11%)	57 (-25%)	76
Total contract sum	\$133 million (+30%)	\$102 million (-2%)	\$104 million
Estimated number of staff employed	About 650 (+14%)	About 570 (-5%)	About 600
Number of contract jobs to be replaced by civil service posts	0	0	0

Note : (1) Figures in brackets indicate percentage increase/decrease in each year.

(2) The Lands Department will review from time to time the mode of operation and service delivery. The demand for various outsourced services also fluctuates.

(b) Nil.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
 INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)182

Question Serial No.

2380

Head : 91 Lands Department

Subhead (No. & title) :

000 Operational expenses

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

- (a) Please provide the numbers of temporary staff employed or expected to be employed from 2007-08 to 2010-11:

	2010-11	2009-10	2008-09	2007-08
Number of temporary staff employed or to be employed	()	()	()	()
Total salary expenditure of temporary staff	()	()	()	()
Percentage share of temporary staff in the total strength of the department (%)	()	()	()	()

Figure in bracket indicates the range of increase/decrease in each year

- (b) Please list the length of service of temporary staff employed or to be employed from 2007-08 to 2010-11 below:

Length of service	No. of persons in 2010-11	No. of persons in 2009-10	No. of persons in 2008-09	No. of persons in 2007-08
1/2 year	()	()	()	()
1 year	()	()	()	()
2 years	()	()	()	()
3 years	()	()	()	()
3 years and above	()	()	()	()

Figure in bracket indicates the range of increase/decrease in each year

Asked by : Hon. WONG Kwok-hing

Reply :

- (a) & (b) The Lands Department did not directly employ temporary staff from 2007-08 to 2009-10 and has no plan to employ temporary staff in 2010-11.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)183

Question Serial No.

3006

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 will the Lands Department (Lands D) “clean up” in 2010-11? In respect of these black spots on private and government land, please give their locations and the manpower and the expenditure to be involved in the “clean-up”.

Asked by : Hon. WONG Yung-kan

Reply :

Lands D plans to clear 13 environmental black spots on government land involving illegal dumping activities in 2010-11 at 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) Heung Fan Liu Street, Tai Wai, Sha Tin;
- (i) Fo Tan Village, Fo Tan, Sha Tin;
- (j) Carpark near Tai Po Road –Sha Tin Heights, Sha Tin;
- (k) Kwai Fung Crescent, Kwai Chung;
- (l) Wing Tak Street, Tsuen Wan; and
- (m) Open Space near Tsing Sum Street, Tsing Yi.

Clearance of illegal dumping on government land is part of the land control work carried out by Lands D. There are 203 posts for land control work and the staff expenses are estimated to be \$67.7 million in 2010-11

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)184

Question Serial No.

3007

Head : 91 Lands Department

Subhead (No. & title) :

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

What is the number of cases of small house applications pending processing? Will resources be increased to clear the backlog?

Asked by : Hon. WONG Yung-kan

Reply :

As at 28 February 2010, the number of small house cases pending processing was 2 666. The Lands Department reviews the situation on small house applications from time to time, with emphasis on streamlining the procedures and effective deployment of staff resources having due regard to the service need of the whole Department.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)185

Question Serial No.

0184

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Please advise us of the latest progress of the planning and engineering studies on Development of Lok Ma Chau Loop and North East New Territories New Development Areas, and the time of completion of the work concerned.

Asked by : Hon. CHEUNG Hok-ming

Reply :

The Planning and Engineering Study on Development of Lok Ma Chau Loop has commenced since June 2009. Having regard to the earlier public engagement exercise, both the Hong Kong Special Administrative Region and Shenzhen Municipal Governments initially considered that higher education could be the leading use in the Loop, to be complemented with high-tech research and development as well as cultural and creative industries. On this basis, we are formulating the Preliminary Outline Development Plan (PODP), with a view to consulting the public on it within this year. The Study is anticipated to be completed by end 2011/early 2012.

The Stage Two Public Engagement of the Planning and Engineering Study for the North East New Territories New Development Areas (NDAs) launched in mid-November 2009 to collect public views on the PODPs for the Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling NDAs has just been completed. We are consolidating the views collected, which will form the basis for formulating the Recommended Outline Development Plan and conducting further technical assessments. The Study is anticipated to be completed by mid 2011.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 17 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)186

Question Serial No.

0185

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 strong public opposition to “wall buildings”, when will the Planning Department complete the work on the imposition of building height restriction in the review of statutory plans of various districts? Has the department consulted the local residents on this issue during the review process so as to have a better understanding of the actual situation?

Asked by : Hon. CHEUNG Hok-ming

Reply :

Out of the 109 Outline Zoning Plans (OZPs) currently in force, 58 of them do not contain comprehensive development restrictions. To deliver the policy objective of reducing development intensity where appropriate as pledged in the 2007 Policy Address, Planning Department has been reviewing these OZPs in a progressive manner.

Since 2007, Planning Department has reviewed and the Chief Executive in Council has approved ten OZPs with building height and other development restrictions in appropriate land use zones incorporated. The review of the remaining OZPs would be carried out progressively. Priority is given to OZPs covering areas subject to high development or redevelopment pressure and areas of special setting and character (e.g. areas around Victoria Harbour and within view corridors to important ridgelines) which warrant particular attention.

The draft OZP incorporating building height restrictions will be published for public inspection and the relevant District Council will be consulted. Any person can submit representations and comments on the proposed parameters to the OZP. Upon completion of the consideration of representations and comments by the Town Planning Board, the draft OZP would be submitted to the Chief Executive in Council for approval.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)187

Question Serial No.

1372

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 dropped sharply from 8 083 in 2008 to 4 352 in 2009. What are the reasons?

Asked by : Hon. CHEUNG Hok-ming

Reply :

The large number of objections/representations to statutory plans processed in 2008 was mainly due to a substantial number (about 4 500) of representations received in respect of one Outline Zoning Plan. There was no such exceptional situation in 2009.

Signature

Name in block letters

Post Title

Date

Mrs Ava S. Y. NG

Director of Planning

17 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)188

Question Serial No.

2503

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 consultation on the formulation and review of the policies under all the programmes, on the items for which financial provision has been allocated for consultation in 2009-10, please provide information in the following format:

Description/ Content of Item for Consultation	Revised Estimate (Dollars)	Progress of Consultation (under planning/in progress/ completed)	Mode of Consultation (e.g. by means of soliciting written comments, consultation forums, focus groups), Number of times, Name of Organisation consulted and Number of people consulted	Follow-ups taken by the Administration on the outcome of the consultation and their progress (if any)	If the consultation is completed, has its outcome been released to the public? If yes, what are the channels for releasing the outcome? If no, what are the reasons?

Asked by : Hon. EU Yuet-mee, Audrey

Reply :

Item for which financial provision has been allocated for consultation in 2009-10:

Description/ Content of Item for Consultation	Revised Estimate (Dollars)	Progress of Consultation (under planning/in progress/ completed)	Mode of Consultation (e.g. by means of soliciting written comments, consultation forums, focus groups), Number of times, Name of Organisation consulted and Number of people consulted	Follow-ups taken by the Administration on the outcome of the consultation and their progress (if any)	If the consultation is completed, has its outcome been released to the public? If yes, what are the channels for releasing the outcome? If no, what are the reasons?
Land Use Planning for the Closed Area – Feasibility Study (Stage 2 Community Engagement on the Draft Development Plan)	250,000	Completed	15 briefing sessions were arranged for relevant stakeholders including the local communities, Rural Committees, District Councils, Heung Yee Kuk, Country Parks Committee, the Advisory Council on Environment, the Town Planning Board, the LegCo Panel on Development, Urban Planning, Land and Resources Commission of Shenzhen Municipality, academic and professional bodies, green groups, etc. Two public forums at Yuen Long and North districts were organised to engage the villagers and the general public and seek their comments. Each forum was attended	The Stage 2 community engagement has been completed. The consultants are refining the proposals of the Draft Development Plan. The study is expected to be completed in mid 2010 and statutory town plans will then be prepared to bring the land to be released from the Frontier Closed Area (FCA) under statutory planning control before the new FCA boundary comes into effect.	The study is expected to be completed in mid 2010. The Stage 2 Community Engagement Report and the Final Report will be uploaded onto the website of the Planning Department upon completion of the study.

			by over 100 participants. An online discussion forum has also been set up to facilitate public discussion on various study proposals.		
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Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)189

Question Serial No.

2504

Head : 118 Planning Department

Subhead (No. & title) :

Programme:

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the consultation on the formulation and review of the policies under all the programmes, have resources been reserved for carrying out consultation in 2010-11? If yes, please provide the following information:

Description/ Content of Item for Consultation	Expenditure (Dollars)	Progress of Consultation (under planning/ in progress/ completed)	Mode of Consultation (e.g. by means of soliciting written comments, consultation forums, focus groups), Number of times, Name of Organisation consulted, and Number of people consulted	Will its outcome be released to the public if the consultation is expected to complete in the financial year of 2010-11? If no, what are the reasons?

Asked by : Hon. EU Yuet-mee, Audrey

Reply :

Resources have been reserved for public consultation under the Urban Climatic Map and Standards for Wind Environment – Feasibility Study for the year 2010-11. The requested information is set out below:

Description/ Content of Item for Consultation	Expenditure (Dollars)	Progress of Consultation (under planning/in progress/ completed)	Mode of Consultation (e.g. by means of soliciting written comments, consultation forums, focus groups), Number of times, Name of Organisation consulted, and Number of people consulted	Will its outcome be released to the public if the consultation is expected to complete in the financial year of 2010-11? If no, what are the reasons?
Urban Climatic Map and Standards for Wind Environment Feasibility Study – Stakeholders engagement on study recommendations	990,000	Under planning	Public meetings/forum/ workshops; briefings to relevant stakeholders, professional bodies (e.g. Hong Kong Institute of Planners, Hong Kong Institution of Engineers, Hong Kong Institute of Architects) and statutory and advisory bodies (e.g. Town Planning Board, Advisory Council on the Environment, Council for Sustainable Development); and collection of written comments. The exact number of times and name of organisations are yet to be drawn up.	The stakeholders engagement report would be available on the website of the Planning Department and distributed to stakeholders consulted. Relevant completed study papers/reports would also be uploaded onto the website of the Planning Department.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)190

Question Serial No.

0424

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

On providing secretarial services to the Town Planning Board, please provide the information on :

- (a) the total number of applications for amendment of plans, within last five years (from 2005 to 2009), under s.12A of the Town Planning Ordinance (TPO), by zoning (including "Residential (Group A)" ("R(A)"), "Residential (Group B)" ("R(B)"), Residential (Group C)" ("R(C)"), "Commercial" ("C") and "Comprehensive Development Area" ("CDA") zones), and the number of cases agreed, partially agreed and rejected, and the gross floor area (GFA) involved.
- (b) the total number of applications for amendment of plans, within the last five years (from 2005 to 2009), under s.12A of the Town Planning Ordinance (TPO), by 18 districts, and the number of cases approved, partially approved and rejected, and the gross floor area (GFA) involved.

Asked by : Hon. LEE Wing-tat

Reply :

Information on s.12A applications processed within the last five years and the GFA involved is provided below -

2005

The total number of s.12A applications processed is four, among them one was deferred.

	No. of s.12A Applications processed by Zone			
Zone	Agreed (m ²)	Partially Agreed (m ²)	Not Agreed (m ²)	Total (m ²)
“R(A)”	0	0	1	1
“Government, Institution or Community” (“G/IC”)	0	0	1 (670)	1 (670)
Multiple zones*	1 (6 110)	0	0	1 (6 110)
Total	1 (6 110)	0	2 (670)	3 (6 780)

	No. of s.12A Applications processed by District			
District	Agreed (m ²)	Partially Agreed (m ²)	Not Agreed (m ²)	Total (m ²)
Central & Western	0	0	1	1
Southern	1 (6 110)	0	1 (670)	2 (6 780)
Total	1 (6 110)	0	2 (670)	3 (6 780)

2006

The total number of s.12A applications processed is 37, among them 19 were deferred.

	No. of s.12A Applications processed by Zone			
Zone	Agreed (m ²)	Partially Agreed (m ²)	Not Agreed (m ²)	Total (m ²)
“R(B)”	0	0	1	1
“R(C)”	0	0	1 (10 652)	1 (10 652)
“G/IC”	0	0	1	1
“CDA”	1 (23 600)	0	1 (26 585)	2 (50 185)
Multiple zones*	0	1	2	3
Others [#]	0	1	9 (66 418)	10 (66 418)
Total	1 (23 600)	2	15 (103 655)	18 (127 255)

District	No. of s.12A Applications processed by District			
	Agreed (m ²)	Partially Agreed (m ²)	Not Agreed (m ²)	Total (m ²)
Central & Western	0	0	1	1
Wan Chai	0	0	1 (29 706)	1 (29 706)
Eastern	1 (23 600)	0	1	2 (23 600)
Southern	0	1	0	1
Kowloon City	0	0	2 (10 652)	2 (10 652)
KwunTong	0	0	1 (26 585)	1 (26 585)
Yau Tsim Mong	0	0	1	1
North	0	0	2 (72)	2 (72)
Sha Tin	0	0	1	1
Tai Po	0	1	3 (36 640)	4 (36 640)
Tuen Mun	0	0	1	1
Yuen Long	0	0	1	1
Total	1 (23 600)	2	15 (103 655)	18 (127 255)

2007

The total number of s.12A applications processed is 70, among them 38 were deferred.

Zone	No. of s.12A Applications processed by Zone			
	Agreed (m ²)	Partially Agreed (m ²)	Not Agreed (m ²)	Total (m ²)
“R(A)”	0	0	5 (11 407)	5 (11 407)
“R(B)”	0	0	2 (13 005)	2 (13 005)
“CDA”	0	0	2 (77 690)	2 (77 690)
“C/R”	0	0	3	3
“G/IC”	0	1	1 (19 379)	2 (19 379)
“Industrial”/ “Other Specified Uses (Business)” (“I”/“OU(B)”)	0	0	1 (27 740)	1 (27 740)
Multiple zones*	1	0	2 (1 830)	3 (1 830)
Others [#]	5	0	9	14

	No. of s.12A Applications processed by Zone			
Zone	Agreed (m ²)	Partially Agreed (m ²)	Not Agreed (m ²)	Total (m ²)
	(148 008)		(10 156)	(158 164)
Total	6 (148 008)	1	25 (161 207)	32 (309 215)

	No. of s.12A Applications processed by District			
District	Agreed (m ²)	Partially Agreed (m ²)	Not Agreed (m ²)	Total (m ²)
Central & Western	0	0	2 (1 130)	2 (1 130)
Wan Chai	0	0	2	2
Eastern	0	0	1 (13 005)	1 (13 005)
Southern	0	0	2 (19 379)	2 (19 379)
Kowloon City	0	1	3 (39 147)	4 (39 147)
KwunTong	1	0	0	1
Wong Tai Sin	0	0	1	1
Yau Tsim Mong	1 (36 608)	0	1	2 (36 608)
North	1	0	3	4
Sai Kung	0	0	5 (80 530)	5 (80 530)
Sha Tin	1 (111 400)	0	1	2 (111 400)
Tai Po	2	0	2 (8 016)	4 (8 016)
Tuen Mun	0	0	1	1
Yuen Long	0	0	1	1
Total	6 (148 008)	1	25 (161 207)	32 (309 215)

2008

The total number of s.12A applications processed is 79, among them 46 were deferred.

	No. of s.12A Applications processed by Zone			
Zone	Agreed (m ²)	Partially Agreed (m ²)	Not Agreed (m ²)	Total (m ²)
“R(A)”	0	3 (17 424)	1	4 (17 424)
“R(B)”	0	1	0	1
“R(C)”	0	0	2 (603)	2 (603)
“CDA”	0	0	3	3
“G/IC”	0	0	1 (19 379)	1 (19 379)
“T”/“OU(B)”	0	0	2 (71 213)	2 (71 213)

	No. of s.12A Applications processed by Zone			
Zone	Agreed (m ²)	Partially Agreed (m ²)	Not Agreed (m ²)	Total (m ²)
Multiple zones*	0	1 (2 353)	4 (16 073)	5 (18 426)
Others [#]	2	1 (565)	12 (7 791)	15 (8 356)
Total	2	6 (20 342)	25 (115 059)	33 (135 401)

	No. of s.12A Applications processed by District			
District	Agreed (m ²)	Partially Agreed (m ²)	Not Agreed (m ²)	Total (m ²)
Central & Western	0	1	1	2
Wan Chai	0	1 (2 353)	3	4 (2 353)
Eastern	0	1	1 (15 298)	2 (15 298)
Southern	0	0	2 (29 412)	2 (29 412)
Kowloon City	0	1 (11 206)	1	2 (11 206)
Sham Shui Po	0	1 (6 218)	0	1 (6 218)
Yau Tsim Mong	0	0	2	2
Islands	0	1 (565)	0	1 (565)
North	1	0	2 (7 178)	3 (7 178)
Sai Kung	0	0	4 (1 216)	4 (1 216)
Sha Tin	0	0	3 (61 955)	3 (61 955)
Tai Po	1	0	4	5
Tsuen Wan	0	0	2	2
Total	2	6 (20 342)	25 (115 059)	33 (135 401)

2009

The total number of s.12A applications processed is 48, among them 28 were deferred.

	No. of s.12A Applications processed by Zone			
Zone	Agreed (m ²)	Partially Agreed (m ²)	Not Agreed (m ²)	Total (m ²)
“R(A)”	0	0	1 (9 991)	1 (9 991)
“R(C)”	0	0	1 (10 652)	1 (10 652)
“C”	0	1	0	1
“CDA”	0	0	3	3

No. of s.12A Applications processed by Zone				
Zone	Agreed (m ²)	Partially Agreed (m ²)	Not Agreed (m ²)	Total (m ²)
			(60 220)	(60 220)
“G/IC”	0	0	1 (11 055)	1 (11 055)
“T”/“OU(B)”	0	0	1 (61 180)	1 (61 180)
Multiple zones*	0	0	2 (9 393)	2 (9 393)
Others [#]	2 (19 883)	4 (6 571)	4 (2 838)	10 (29 292)
Total	2 (19 883)	5 (6 571)	13 (165 329)	20 (191 783)

No. of s.12A Applications processed by District				
District	Agreed (m ²)	Partially Agreed (m ²)	Not Agreed (m ²)	Total (m ²)
Central & Western	0	0	2	2
Wan Chai	0	1	1 (9 991)	2 (9 991)
Eastern	0	0	1 (60 220)	1 (60 220)
Kowloon City	0	1	2 (21 707)	3 (21 707)
KwunTong	0	0	0	0
Sham Shui Po	0	0	1	1
Kwai Tsing	0	1	0	1
North	0	2 (6 571)	1 (396)	3 (6 967)
Sha Tin	0	0	1 (61 180)	1 (61 180)
Tai Po	1 (19 883)	0	2 (2 442)	3 (22 325)
Tuen Mun	0	0	1 (9 393)	1 (9 393)
Yuen Long	1	0	1	2
Total	2 (19 883)	5 (6 571)	13 (165 329)	20 (191 783)

* This category includes cases of an application site involving more than one of the major development zones and/or other zones.

This category includes cases of an application site not falling within the major development zones.

Note: The above information includes cases (a total of 57) which do not involve changes in GFA. They comprise cases without development proposal and cases applying for amendment to the Notes of the respective zones on Outline Zoning Plans.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)191

Question Serial No.

0425

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

On providing secretarial services to the Town Planning Board, please provide information on :

- (a) the total number of planning applications, within last five years (from 2005 to 2009), under s.16 of the Town Planning Ordinance (TPO) by zoning (including "Residential (Group A)" ("R(A)"), "Residential (Group B)" ("R(B)"), "Residential (Group C)" ("R(C)"), "Commercial" ("C") and "Comprehensive Development Area" ("CDA") zones), and the number of cases approved, partially approved and rejected, and the gross floor area (GFA) involved.
- (b) the total number of planning applications, within last five years (from 2005 to 2009), for minor relaxation of building height under s.16 of the TPO, by zone (including "Residential (Group A)" ("R(A)"), "Residential (Group B)" ("R(B)"), "Residential (Group C)" ("R(C)"), "Commercial" ("C") and "Comprehensive Development Area" ("CDA") zones), and the number of cases approved, partially approved and rejected, and the increase in gross floor area (GFA) resulted from the relaxation.

Asked by : Hon. LEE Wing-tat

Reply :

Information on s.16 applications processed within the last five years and the GFA involved, and on applications for minor relaxation of building height is provided below -

2005

The total number of s.16 applications processed is 880, among which 136 were deferred/invalid.

Zone	No. of s.16 Applications by Zone ^(Note 1)			
	Approved (m ²)	Partially Approved (m ²)	Rejected (m ²)	Total (m ²)
“R(A)”	36 (127 474)	0	2 (2 189)	38 (129 663)
“R(B)”	8 (1 184)	0	1	9 (1 184)
“R(C)”	13 (9 184)	0	8 (1 490)	21 (10 674)
“C”	4 (4 388)	0	0	4 (4 388)
“CDA”	17 (6 197 849)	0	6 (698 317)	23 (6 896 166)
“C/R”	7 (620)	0	1 (650)	8 (1 270)
“Government, Institution or Community” (“G/IC”)	6 (23 234)	0	2 (23 660)	8 (46 894)
“Industrial”/ “Other Specified Uses (Business)” (“I”/“OU(B)”)	71 (51 674)	0	25 (253 577)	96 (305 251)
Multiple zones*	25 (1 202 814)	0	8 (35 723)	33 (1 238 537)
Others [#]	93 (672 015)	0	22 (115 458)	115 (787 473)
Total	280 (8 290 436)	0	75 (1 131 064)	355 (9 421 500)

Zone	No. of s.16 Applications for Minor Relaxation of Building Height ^(Note 2)			
	Approved	Partially Approved	Rejected	Total
“R(B)”	0	0	1	1
“R(C)”	2	0	3	5
“I”/“OU(B)”	1	0	0	1
Multiple zones*	2	0	0	2
Others [#]	2	0	2	4
Total	7	0	6	13

2006

The total number of s.16 applications processed is 787, among which 85 were deferred/invalid.

No. of s.16 Applications by Zone ^(Note 1)				
Zone	Approved (m ²)	Partially Approved (m ²)	Rejected (m ²)	Total (m ²)
“R(A)”	23 (51 310)	0	7 (5 805)	30 (57 115)
“R(B)”	10 (405)	0	3 (3 423)	13 (3 828)
“R(C)”	11 (10 852)	0	5 (1 575)	16 (12 427)
“C”	5 (4 477)	0	0	5 (4 477)
“CDA”	11 (5 445 540)	1 (200 975)	4 (88 709)	16 (5 735 224)
“C/R”	2 (1 558)	0	1 (4 662)	3 (6 220)
“G/IC”	8 (77 530)	1 (21 562)	5 (78 855)	14 (177 947)
“I”/“OU(B)”	62 (157 061)	0	13 (109 941)	75 (267 002)
Multiple zones*	11 (414 911)	0	5 (484 040)	16 (898 951)
Others [#]	74 (435 432)	2	20 (56 681)	96 (492 113)
Total	217 (6 599 076)	4 (222 537)	63 (833 691)	284 (7 655 304)

No. of s.16 Applications for Minor Relaxation of Building Height ^(Note 2)				
Zone	Approved	Partially Approved	Rejected	Total
“R(B)”	1	0	1	2
“R(C)”	3	0	3	6
“G/IC”	2	0	0	2
“I”/“OU(B)”	1	0	1	2
Multiple zones*	2	0	1	3
Others [#]	1	0	1	2
Total	10	0	7	17

2007

The total number of s.16 applications processed is 747, among which 100 were deferred/invalid.

	No. of s.16 Applications by Zone ^(Note 1)			
Zone	Approved (m ²)	Partially Approved (m ²)	Rejected (m ²)	Total (m ²)
“R(A)”	43 (149 702)	0	8 (19 770)	51 (169 472)
“R(B)”	9 (6 143)	0	6 (56 760)	15 (62 903)
“R(C)”	11 (12 113)	0	6 (3 949)	17 (16 062)
“C”	2 (7 916)	0	0	2 (7 916)
“CDA”	7 (1 327 462)	0	2 (541 000)	9 (1 868 462)
“C/R”	4 (4 734)	0	0	4 (4 734)
“G/IC”	6 (5 519)	0	1 (242)	7 (5 761)
“T”/“OU(B)”	64 (117 224)	0	23 (9 168)	87 (126 392)
Multiple zones*	11 (437 803)	0	4 (26 827)	15 (464 630)
Others [#]	67 (62 342)	0	21 (19 262)	88 (81 604)
Total	224 (2 130 958)	0	71 (676 978)	295 (2 807 936)

	No. of s.16 Applications for Minor Relaxation of Building Height ^(Note 2)			
Zone	Approved	Partially Approved	Rejected	Total
“R(B)”	1	0	0	1
“R(C)”	2	0	3	5
“C”	1	0	0	1
“G/IC”	1	0	0	1
“T”/“OU(B)”	1	0	1	2
Multiple zones*	1	0	1	2
Others [#]	1	0	0	1
Total	8	0	5	13

2008

The total number of s.16 applications processed is 777, among which 131 were deferred.

Zone	No. of s.16 Applications by Zone ^(Note 1)			
	Approved (m ²)	Partially Approved (m ²)	Rejected (m ²)	Total (m ²)
“R(A)”	31 (119 623)	0	6 (45 440)	37 (165 063)
“R(B)”	15 (11 115)	0	4 (2 700)	19 (13 815)
“R(C)”	13 (10 185)	0	8 (5 533)	21 (15 718)
“C”	3 (1 540)	0	0	3 (1 540)
“CDA”	8 (137 710)	0	4 (258 427)	12 (396 137)
“C/R”	0	0	3 (2 357)	3 (2 357)
“G/IC”	7 (49 222)	0	1	8 (49 222)
“T”/“OU(B)”	47 (19 849)	0	8 (624)	55 (20 473)
Multiple zones*	9 (43 774)	0	0	9 (43 774)
Others [#]	54 (378 163)	0	32 (95 303)	86 (473 466)
Total	187 (771 181)	0	66 (410 384)	253 (1 181 565)

Zone	No. of s.16 Applications for Minor Relaxation of Building Height ^(Note 2)			
	Approved	Partially Approved	Rejected	Total
“R(B)”	5	0	1	6
“R(C)”	1	0	2	3
“C”	1	0	0	1
“CDA”	0	0	1	1
“G/IC”	2	0	1	3
“T”/“OU(B)”	2	0	2	4
Multiple zones*	1	0	0	1
Others [#]	0	0	3	3
Total	12	0	10	22

2009

The total number of s.16 applications processed is 875, among which 111 were deferred.

Zone	No. of s.16 Applications by Zone ^(Note 1)			
	Approved (m ²)	Partially Approved (m ²)	Rejected (m ²)	Total (m ²)
“R(A)”	31 (79 496)	0	7 (38 996)	38 (118 492)
“R(B)”	10 (9 502)	0	3	13 (9 502)
“R(C)”	21 (23 795)	0	3 (212)	24 (24 007)
“C”	1 (109)	0	1 (905)	2 (1 014)
“CDA”	11 (1 031 019)	0	3 (36 628)	14 (1 067 647)
“C/R”	5 (7 032)	0	1	6 (7 032)
“G/IC”	12 (113 385)	0	0	12 (113 385)
“T”/“OU(B)”	66 (104 568)	0	12 (14 871)	78 (119 439)
Multiple zones*	10 (1 250 811)	0	3 (96 434)	13 (1 347 245)
Others [#]	62 (156 312)	0	12 (485 776)	74 (642 088)
Total	229 (2 776 029)	0	45 (673 822)	274 (3 449 851)

Zone	No. of s.16 Applications for Minor Relaxation of Building Height ^(Note 2)			
	Approved	Partially Approved	Rejected	Total
“R(B)”	0	0	3	3
“R(C)”	3	0	3	6
“C/R”	0	0	1	1
“G/IC”	1	0	0	1
Multiple zones*	1	0	0	1
Others [#]	1	0	0	1
Total	6	0	7	13

* This category includes cases of an application site involving more than one of the major development zones and/or other zones.

This category includes cases of an application site not falling within the major development zones.

- Note 1: Applications for temporary open storage, vehicle parks, container storage, etc., in rural New Territories, which do not involve changes in GFA and applications for New Territories Exempted House (Small House) are not included.
- Note 2: Applications for minor relaxation of building height would not result in additional GFA.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)192

Question Serial No.

1840

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 by the 18 districts of the number of routine patrolling conducted by the Planning Department against unauthorised developments in the past five years (i.e. from 2005 to 2009); and
- (b) a yearly breakdown by the 18 districts of the number of cases of unauthorised developments in respect of which site inspections were undertaken by the Planning Department, as well as the average number of site inspections undertaken for each case in the past five years (i.e. from 2005 to 2009).

Asked by : Hon. LEE Wing-tat

Reply :

- (a) The number of routine patrols on unauthorised developments conducted by the Planning Department in the 18 districts in the past five years (i.e. 2005 to 2009) are provided below:

District*	Number of Routine Patrols Conducted				
	2005	2006	2007	2008	2009
Central & Western	-	-	-	-	-
Eastern	-	-	-	-	-
Southern	-	-	-	-	-
Wan Chai	-	-	-	-	-
Kowloon City	-	-	-	-	-
Kwun Tong	-	-	-	-	-
Sham Shui Po	-	-	-	-	-
Wong Tai Sin	-	-	-	-	-
Yau Tsim Mong	-	-	-	-	-

District*	Number of Routine Patrols Conducted				
	2005	2006	2007	2008	2009
Tsuen Wan	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Islands	0	5	1	2	0
Sai Kung	0	1	2	1	12
North	13	16	28	12	44
Sha Tin	0	0	0	0	0
Tai Po	9	23	23	18	22
Tuen Mun	12	16	11	10	11
Yuen Long	218	263	281	221	201
Total	252	324	346	264	290

* In general, only areas in the rural New Territories can be subject to enforcement under the Town Planning Ordinance.

- (b) Unauthorised development cases are identified through different sources including routine patrol, complaints from the public and referrals from government departments. While we carry out investigation on all alleged unauthorised developments, the number of confirmed unauthorised development cases inspected and processed, and the average number of site inspections conducted for each case in 18 districts in the same period are provided below:

District*	Number of Confirmed Unauthorised Development Cases Inspected and Processed (Average Number of Site Inspections Conducted For Each Case)				
	2005	2006	2007	2008	2009
Central & Western	-	-	-	-	-
Eastern	-	-	-	-	-
Southern	-	-	-	-	-
Wan Chai	-	-	-	-	-
Kowloon City	-	-	-	-	-
Kwun Tong	-	-	-	-	-
Sham Shui Po	-	-	-	-	-
Wong Tai Sin	-	-	-	-	-
Yau Tsim Mong	-	-	-	-	-
Tsuen Wan	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Islands	2 (2.5)	4 (2.8)	6 (5)	6 (3.5)	1 (3)
Sai Kung	9 (3.6)	12 (3.8)	20 (3.2)	22 (3.5)	16 (4.1)
North	67 (3.6)	76 (3.1)	95 (3.2)	97 (4.2)	111 (4)
Sha Tin	0	0	0	0	1 (2)
Tai Po	37 (3.3)	43 (4)	66 (3.5)	62 (4)	71 (3.9)
Tuen Mun	34 (2.8)	35 (3.5)	39 (3.4)	36 (3.7)	46 (3.2)
Yuen Long	554 (3.2)	561 (3.4)	552 (3.5)	451 (3.2)	419 (3.1)
Total	703 (3.2)	731(3.4)	778(3.4)	674(3.4)	665(3.4)

- * In general, only areas in the rural New Territories can be subject to enforcement under the Town Planning Ordinance.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)193

Question Serial No.

1841

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 number of unauthorised development cases by types of use (including storage, filling of pond/land, container-related uses, vehicle park, workshop or columbarium) in the past five years (i.e. 2005 to 2009), and among these cases, the number of confirmed unauthorised development cases detected through routine patrol, and the average number of site inspections conducted for each case by the Planning Department;
- (b) for the above cases, the average number of warning letters, compliance reminders, enforcement notices, stop notices and reinstatement notices issued by the Planning Department for each case by types of use (including storage, filling of pond/land, container-related uses, vehicle park, workshop or columbarium); and
- (c) the number of cases with summons laid by the Planning Department and the number of summons by types of use (including storage, filling of pond/land, container-related uses, vehicle park, workshop or columbarium), and the number of successfully prosecuted cases among them.

Asked by : Hon. LEE Wing-tat

Reply :

- (a) Amongst the confirmed unauthorised development cases processed, the number of cases detected through routine patrol by types of use in the past five years (i.e. 2005 to 2009) are provided below:

Year	Confirmed Unauthorised Development Cases Inspected and Processed (Cases Detected Through Routine Patrol)							
	Storage	Filling of Pond/ Land	Container-related Uses	Vehicle Park	Workshop	Columbarium	Others	Total
2005	350 (117)	27 (1)	65 (41)	81 (39)	98 (40)	0 (0)	82 (35)	703 (273)
2006	359 (141)	53 (9)	83 (43)	77 (30)	75 (33)	1 (0)	83 (29)	731 (285)
2007	411 (170)	75 (10)	70 (40)	73 (26)	58 (20)	1 (0)	90 (28)	778 (294)
2008	298 (98)	111 (9)	60 (37)	60 (20)	46 (18)	0 (0)	99 (23)	674 (205)
2009	264 (81)	139 (9)	52 (27)	74 (22)	38 (12)	0 (0)	98 (26)	665 (177)

The average number of site inspections conducted for each confirmed unauthorised development case detected through routine patrol by types of use in the same period are provided below:

Year	Average Number of Site Inspections Conducted For Each Confirmed Unauthorised Development Case Detected Through Routine Patrol							
	Storage	Filling of Pond/ Land	Container-related Uses	Vehicle Park	Workshop	Columbarium	Others	Total
2005	3	5	3.7	3.8	3.6	-	3.2	3.3
2006	2.9	3.6	4.2	3.7	4.1	-	3.1	3.4
2007	3.2	4.3	4.1	3.9	5	-	3.4	3.5
2008	3.2	4.1	3.2	3.2	4.3	-	2.9	3.3
2009	3	4.9	2.1	2.5	2.9	-	2.4	2.8

- (b) For the above cases, the average number of warning letters and compliance reminders issued by the Planning Department for each unauthorised development case detected through routine patrol by types of use in the same period are provided below:

Year	Average Number of Warning Letters /Compliance Reminders Issued For Each Unauthorised Development Case Detected Through Routine Patrol [Warning Letters / Compliance Reminders]^							
	Storage	Filling of Pond/ Land	Container-related Uses	Vehicle Park	Workshop	Columbarium	Others	Total
2005	5.1/6.2	2/-	8.1/7.7	13.7/10.5	7/7.4	-/-	6.4/6.2	7.2/7.2
2006	5.4/5	2.8/4	10.7/14.5	6.4/8.3	5.2/8.6	-/-	3.2/3.5	5.7/6.1
2007	6.3/6.2	8.3/8.6	16/21.3	5.2/5.3	4/3.5	-/-	3.4/4.3	7.4/7.6
2008	6.2/6	19/12	11.3/14.2	6.1/6.3	9.6/8.1	-/-	4/3.9	7.1/7
2009	4.4/4.9	10.2/9.6	9/13.2	4/5.5	-/-	-/-	6/6.4	5.7/7.1

^ More than one recipient may be involved for each unauthorised development case

The average number of enforcement, stop and reinstatement notices issued by the Planning Department for each unauthorised development case detected through routine patrol by types of use in the same period are provided below:

Year	Average Number of Enforcement / Stop / Reinstatement Notices Issued For Each Unauthorised Development Case Detected Through Routine Patrol [Enforcement Notices / Stop Notices / Reinstatement Notices]^							
	Storage	Filling of Pond/ Land	Container-related Uses	Vehicle Park	Workshop	Columbarium	Others	Total
2005	6.2/-/-	-/-/-	7.7/-/-	10.5/-/-	7.4/-/-	-/-/-	6.5/-/3	7.3/-/3
2006	5.1/-/2.5	4/-/4	14.5/-/-	9/-/4	8.6/-/-	-/-/-	3.5/-/-	6.3/-/3.5
2007	6.3/-/1	9.8/-/5	23/-/13	5.8/-/1	3.5/-/-	-/-/-	4.5/-/3	7.7/-/5.9
2008	6/-/5.8	13.6/-/10.4	14.2/-/-	6.3/-/6	8.1/-/-	-/-/-	3.9/-/-	6.9/-/7.4
2009	4.9/-/5	12.1/-/6	13.2/-/-	5.5/-/-	-/-/-	-/-/-	6.4/-/-	7.2/-/5.8

^ More than one recipient may be involved for each unauthorised development case

- (c) The number of prosecution (with summons laid) of unauthorised development cases detected through routine patrol, and the number of summons by types of use in the same period are provided below:

Year	Number of Prosecution For Unauthorised Development Cases Detected Through Routine Patrol (Number of Summons Laid)^							
	Storage	Filling of Pond/ Land	Container-related Uses	Vehicle Park	Workshop	Columbarium	Others	Total
2005	7 (21)	0 (0)	1 (1)	0 (0)	1 (1)	0 (0)	2 (2)	11 (25)
2006	10 (36)	0 (0)	1 (2)	0 (0)	1 (3)	0 (0)	0 (0)	12 (41)
2007	10 (28)	0 (0)	4 (36)	1 (5)	1 (1)	0 (0)	1 (2)	17 (72)
2008	6 (12)	0 (0)	6 (116)	1 (2)	0 (0)	0 (0)	1 (3)	14 (133)
2009	10 (31)	0 (0)	0 (0)	1 (3)	0 (0)	0 (0)	0 (0)	11 (34)

^^ More than one summons may be laid for each unauthorised development case

For the above cases, the number of successful prosecution and the number of summons by types of use in the same period are provided below:

Year	Number of Cases Successfully Prosecuted (Number of Summons) ^{^^}							
	Storage	Filling of Pond/ Land	Container-related Uses	Vehicle Park	Workshop	Columbarium	Others	Total
2005#	6 (14)	0 (0)	1 (1)	0 (0)	1 (1)	0 (0)	0 (0)	8 (16)
2006	10 (34)	0 (0)	1 (2)	0 (0)	1 (3)	0 (0)	0 (0)	12 (39)
2007	10 (23)	0 (0)	4 (34)	1 (5)	1 (1)	0 (0)	1 (2)	17 (65)
2008	5 (6)	0 (0)	6 (111)	1 (2)	0 (0)	0 (0)	1 (1)	13 (120)
2009##	8 (23)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)	8 (23)

^{^^} More than one summons may be laid for each unauthorised development case

Including cases with summons laid in previous years

Excluding cases with summons laid in 2009 but not yet heard or decided by the court in 2009

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)194

Question Serial No.

1842

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 number of complaints on unauthorised development by types of use (including storage, filling of pond/land, container-related uses, vehicle park, workshop or columbarium) in the past five years (i.e. 2005 to 2009), and among these cases, the number of confirmed unauthorised development cases; and the average number of site inspections conducted for each case;
- (b) for the above cases, the average number of warning letters, compliance reminders, enforcement notices, stop notices and reinstatement notices issued by the Planning Department for each case by types of use (including storage, filling of pond/land, container-related uses, vehicle park, workshop or columbarium); and
- (c) the number of cases with summons laid by the Planning Department and the number of summons by types of use (including storage, filling of pond/land, container-related uses, vehicle park, workshop or columbarium), and the number and type of successfully convicted cases among them.

Asked by : Hon. LEE Wing-tat

Reply :

- (a) Amongst the confirmed unauthorised development cases processed, and the number of cases arising from complaints by types of use in the past five years (i.e. 2005 to 2009) are provided below:

Year	Confirmed Unauthorised Development Cases Inspected and Processed (Number of Cases Arising From Complaints)							
	Storage	Filling of Pond/ Land	Container-related Uses	Vehicle Park	Workshop	Columbarium	Others	Total
2005	350 (143)	27 (22)	65 (11)	81 (29)	98 (26)	0 (0)	82 (24)	703 (255)
2006	359 (143)	53 (40)	83 (16)	77 (27)	75 (19)	1 (1)	83 (29)	731 (275)
2007	411 (189)	75 (62)	70 (17)	73 (33)	58 (22)	1 (1)	90 (42)	778 (366)
2008	298 (167)	111 (99)	60 (19)	60 (31)	46 (21)	0 (0)	99 (51)	674 (388)
2009	264 (149)	139 (126)	52 (18)	74 (38)	38 (21)	0 (0)	98 (43)	665 (395)

The average number of site inspections conducted for each confirmed unauthorised development case arising from complaints by types of use in the same period are provided below:

Year	Average Number of Site Inspections Conducted For Each Confirmed Unauthorised Development Case Arising From Complaints							
	Storage	Filling of Pond/ Land	Container-related Uses	Vehicle Park	Workshop	Columbarium	Others	Total
2005	3.5	4.5	3.3	4.3	2.7	-	2.9	3.6
2006	3.8	4.4	3.6	3.2	3.5	-	2.8	3.7
2007	3.3	4	2.8	3.3	4.5	2	3.3	3.5
2008	3.4	4.2	3.2	2.9	2.9	-	3.1	3.5
2009	3.4	4.7	2.9	2.6	3	-	3.3	3.7

- (b) For the above cases, the average number of warning letters and compliance reminders issued by the Planning Department for each unauthorised development case arising from complaints by types of use in the same period are provided below:

Year	Average Number of Warning Letters / Compliance Reminders Issued For Each Unauthorised Development Case Arising From Complaints [Warning Letters / Compliance Reminders]^							
	Storage	Filling of Pond/ Land	Container-related Uses	Vehicle Park	Workshop	Columbarium	Others	Total
2005	4.8/4.9	4.4/10.3	2.8/8.2	4.2/5	3.8/4.5	-/-	4/7.3	4.4/5.9
2006	3.8/5.8	5/8.2	7.8/13	6.4/10	3.4/3.8	-/-	5.6/13	4.7/7.3
2007	4.5/4.5	5.1/7.4	11.5/13	7.6/4.5	3.6/4.4	1/1	4.9/6.4	5/5.7
2008	5.2/4.5	6.2/5.5	27.1/22	4.3/7.3	6.5/8.3	-/-	9.4/7.8	7.3/6.1
2009	4.8/4.2	8.4/7.1	23/15.3	4.5/6.7	5.3/3.8	-/-	7.7/7.9	7.3/6.7

^ More than one recipient may be involved for each unauthorised development case

The average number of enforcement, stop and reinstatement notices issued by the Planning Department for each unauthorised development case arising from complaints by types of use in the same period are provided below:

Year	Average Number of Enforcement / Stop / Reinstatement Notices Issued For Each Unauthorised Development Case Arising From Complaints [Enforcement Notices / Stop Notices / Reinstatement Notices]^							
	Storage	Filling of Pond/ Land	Container-related Uses	Vehicle Park	Workshop	Columbarium	Others	Total
2005	4.9/-/6	11.1/-/8.8	8.2/-/-	5/-/-	4.5/-/-	-/-/-	7.3/-/-	5.8/-/7.8
2006	5.6/-/6.8	8.9/-/6.9	13/-/-	10/-/-	3.8/-/-	-/-/-	13/-/-	7.4/-/6.9
2007	4.5/-/8.5	7.6/3.3/7.7	13/-/-	4.5/-/4	4.4/-/-	1/-/-	6.5/-/6	5.5/3.3/7.4
2008	5.1/-/3.1	5.2/9.7/5.7	22/-/-	7.5/-/6	9.1/-/2	-/-/-	7.6/3/17	6.6/8/4.8
2009	4.4/-/3.3	9.1/1/4.6	15.3/-/-	5.7/-/26	3.8/-/-	-/-/-	8/-/6	7.4/1/4.8

^ More than one recipient may be involved for each unauthorised development case

- (c) The number of prosecution (with summons laid) of unauthorised development cases arising from complaints, and the number of summons by types of use in the same period are provided below:

Year	Number of Prosecution For Unauthorised Development Cases Arising from Complaints (Number of Summons Laid)^							
	Storage	Filling of Pond/ Land	Container-related Uses	Vehicle Park	Workshop	Columbarium	Others	Total
2005	11 (50)	0 (0)	0 (0)	0 (0)	2 (2)	0 (0)	0 (0)	13 (52)
2006	12 (34)	2 (9)	1 (3)	1 (1)	6 (15)	0 (0)	1 (17)	23 (79)
2007	13 (40)	4 (27)	1 (25)	1 (1)	0 (0)	0 (0)	2 (2)	21 (95)
2008	17 (34)	9 (39)	1 (1)	1 (1)	5 (9)	0 (0)	2 (6)	35 (90)
2009	25 (56)	13 (22)	2 (13)	1 (2)	0 (0)	0 (0)	1 (6)	42 (99)

^^ More than one summons may be laid for each unauthorised development case

For the above cases, the number of successful prosecution and the number of summons by types of use in the same period are provided below:

Year	Number of Cases Successfully Prosecuted (Number of Summons)^							
	Storage	Filling of Pond/ Land	Container-related Uses	Vehicle Park	Workshop	Columbarium	Others	Total
2005 [#]	11 (39)	0 (0)	0 (0)	0 (0)	2 (2)	0 (0)	0 (0)	13 (41)
2006	12 (30)	2 (3)	1 (3)	0 (0)	6 (11)	0 (0)	1 (9)	22 (56)
2007	13 (36)	4 (14)	1 (25)	1 (1)	0 (0)	0 (0)	2 (2)	21 (78)
2008	16 (29)	6 (18)	0 (0)	1 (1)	4 (6)	0 (0)	2 (4)	29 (58)
2009 ^{##}	14 (27)	1 (1)	2 (10)	1 (2)	0 (0)	0 (0)	1 (3)	19 (43)

^^ More than one summons may be laid for each unauthorised development case

[#] Including cases with summons laid in previous years

^{##} Excluding cases with summons laid in 2009 but not yet heard or decided by the court in 2009

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)195

Question Serial No.

1843

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 by the 18 districts of the number of unauthorised developments, and among which, the number of cases detected through routine patrol in the past five years (i.e. from 2005 to 2009);
- (b) a breakdown of the average number of warning letters, compliance reminders, enforcement notices, stop notices and reinstatement notices issued by the Planning Department for each of the above cases; and
- (c) for (a) and (b) of the question, the number of cases on which summons were further laid by the Planning Department and the number of summons laid, with the number and category of the successfully prosecuted cases.

Asked by : Hon. LEE Wing-tat

Reply :

- (a) Amongst the confirmed unauthorised development cases processed, the number of cases detected through routine patrol by 18 districts in the past five years (i.e. 2005 to 2009) are provided below:

District*	Confirmed Unauthorised Development Cases Inspected and Processed (Number of Cases Detected Through Routine Patrol)				
	2005	2006	2007	2008	2009
Central & Western	-	-	-	-	-
Eastern	-	-	-	-	-
Southern	-	-	-	-	-
Wan Chai	-	-	-	-	-
Kowloon City	-	-	-	-	-

District*	Confirmed Unauthorised Development Cases Inspected and Processed (Number of Cases Detected Through Routine Patrol)				
	2005	2006	2007	2008	2009
Kwun Tong	-	-	-	-	-
Sham Shui Po	-	-	-	-	-
Wong Tai Sin	-	-	-	-	-
Yau Tsim Mong	-	-	-	-	-
Tsuen Wan	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Islands	2 (0)	4 (0)	6 (0)	6 (1)	1 (0)
Sai Kung	9 (0)	12 (1)	20 (1)	22 (1)	16 (1)
North	67 (18)	76 (16)	95 (17)	97 (12)	111 (25)
Sha Tin	0 (0)	0 (0)	0 (0)	0 (0)	1 (0)
Tai Po	37 (9)	43 (8)	66 (14)	62 (12)	71 (11)
Tuen Mun	34 (7)	35 (10)	39 (19)	36 (13)	46 (9)
Yuen Long	554 (239)	561 (250)	552 (243)	451 (166)	419 (131)
Total	703 (273)	731(285)	778(294)	674(205)	665(177)

* In general, only areas in the rural New Territories can be subject to enforcement under the Town Planning Ordinance.

- (b) For the above cases, the average number of warning letters and compliance reminders issued by the Planning Department for each unauthorised development case detected through routine patrol by 18 districts in the same period are provided below:

District*	Average Number of Warning Letters / Compliance Reminders Issued For Each Unauthorised Development Case Detected Through Routine Patrol [Warning Letters / Compliance Reminders]^				
	2005	2006	2007	2008	2009
Central & Western	-	-	-	-	-
Eastern	-	-	-	-	-
Southern	-	-	-	-	-
Wan Chai	-	-	-	-	-
Kowloon City	-	-	-	-	-
Kwun Tong	-	-	-	-	-
Sham Shui Po	-	-	-	-	-
Wong Tai Sin	-	-	-	-	-
Yau Tsim Mong	-	-	-	-	-
Tsuen Wan	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Islands	-/-	-/-	-/-	-/-	-/-
Sai Kung	-/-	-/-	-/-	-/-	-/1
North	7/8.7	2.6/5	2.8/4.2	3.8/4.7	4.9/2.9
Sha Tin	-/-	-/-	-/-	-/-	-/-

District*	Average Number of Warning Letters / Compliance Reminders Issued For Each Unauthorised Development Case Detected Through Routine Patrol [Warning Letters / Compliance Reminders]^				
	2005	2006	2007	2008	2009
Tai Po	3/3	1.7/1.8	5/5.8	14/8.6	3.2/3.8
Tuen Mun	6/8.5	7/16.5	2.2/4.6	1.7/1.9	3/6.8
Yuen Long	7.3/7.3	6/6.2	8.1/8.3	7.8/7.7	6.6/8.6
Total	7.2/7.2	5.7/6.1	7.4/7.6	7.1/7	5.7/7.1

* In general, only areas in the rural New Territories can be subject to enforcement under the Town Planning Ordinance.

^ More than one recipient may be involved for each unauthorised development case

The average number of enforcement, stop and reinstatement notices issued by the Planning Department for each unauthorised development detected through routine patrol by 18 districts in the same period are provided below:

District*	Average Number of Enforcement / Stop / Reinstatement Notices Issued For Each Unauthorised Development Case Detected Through Routine Patrol [Enforcement Notices / Stop Notices / Reinstatement Notices]^				
	2005	2006	2007	2008	2009
Central & Western	-	-	-	-	-
Eastern	-	-	-	-	-
Southern	-	-	-	-	-
Wan Chai	-	-	-	-	-
Kowloon City	-	-	-	-	-
Kwun Tong	-	-	-	-	-
Sham Shui Po	-	-	-	-	-
Wong Tai Sin	-	-	-	-	-
Yau Tsim Mong	-	-	-	-	-
Tsuen Wan	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Islands	-/-/-	-/-/-	-/-/-	-/-/-	-/-/-
Sai Kung	-/-/-	-/-/-	-/-/-	1/-/-	-/-/-
North	8.7/-/-	5/-/-	4.2/-/-	5/-/3.5	3.1/-/2
Sha Tin	-/-/-	-/-/-	-/-/-	-/-/-	-/-/-
Tai Po	3/-/-	2/-/1	6.1/-/4.5	7/-/9.8	3.3/-/5
Tuen Mun	8.5/-/-	16.5/-/-	4.6/-/-	1.9/-/-	6.8/-/-
Yuen Long	7.4/-/3	6.3/-/4	8.4/-/6.4	7.7/-/7.3	8.6/-/8.7
Total	7.3/-/3	6.3/-/3.5	7.7/-/5.9	6.9/-/7.4	7.2/-/5.8

* In general, only areas in the rural New Territories can be subject to enforcement under the Town Planning Ordinance.

^ More than one recipient may be involved for each unauthorised development case

- (c) The number of prosecution (with summons laid) of unauthorised development cases detected through routine patrol, and the number of summons by 18 districts in the same period are provided below:

District*	Number of Prosecution For Unauthorised Development Cases Detected Through Routine Patrol (Number of Summons Laid)^				
	2005	2006	2007	2008	2009
Central & Western	-	-	-	-	-
Eastern	-	-	-	-	-
Southern	-	-	-	-	-
Wan Chai	-	-	-	-	-
Kowloon City	-	-	-	-	-
Kwun Tong	-	-	-	-	-
Sham Shui Po	-	-	-	-	-
Wong Tai Sin	-	-	-	-	-
Yau Tsim Mong	-	-	-	-	-
Tsuen Wan	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Islands	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
Sai Kung	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
North	2 (5)	1 (2)	3 (9)	0 (0)	3 (3)
Sha Tin	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
Tai Po	0 (0)	0 (0)	0 (0)	2 (8)	1 (6)
Tuen Mun	0 (0)	0 (0)	2 (2)	1 (1)	1 (1)
Yuen Long	9 (20)	11 (39)	12 (61)	11 (124)	6 (24)
Total	11 (25)	12 (41)	17 (72)	14 (133)	11 (34)

* In general, only areas in the rural New Territories can be subject to enforcement under the Town Planning Ordinance.

^^ More than one summons may be laid for each unauthorised development case

For the above cases, the number of successful prosecution and the number of summons by types of use in the same period are provided below:

[illegible]

- ^^ More than one summons may be laid for each unauthorised development case
Including cases with summons laid in previous years
Excluding cases with summons laid in 2009 but yet to be heard or decided by the court.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)196

Question Serial No.

1844

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 number of complaints on unauthorised development by 18 districts in the past five years (i.e. 2005 to 2009), and among these cases, the number of confirmed unauthorised development cases, and the average number of site inspections conducted for each case;
- (b) for the above cases, the average number of warning letters, compliance reminders, enforcement notices, stop notices and reinstatement notices issued by the Planning Department for each case; and
- (c) regarding (a) and (b) above, the number of cases with summons laid by the Planning Department and the number of summons, and the number and type of successfully convicted cases among them.

Asked by : Hon. LEE Wing-tat

Reply :

- (a) Amongst the confirmed unauthorised development cases processed, the number of cases arising from complaints by 18 districts in the past five years (i.e. 2005 to 2009) are provided below:

District*	Confirmed Unauthorised Development Cases Inspected and Processed (Number of Cases Arising From Complaints)				
	2005	2006	2007	2008	2009
Central & Western	-	-	-	-	-
Eastern	-	-	-	-	-
Southern	-	-	-	-	-
Wan Chai	-	-	-	-	-
Kowloon City	-	-	-	-	-
Kwun Tong	-	-	-	-	-

District*	Confirmed Unauthorised Development Cases Inspected and Processed (Number of Cases Arising From Complaints)				
	2005	2006	2007	2008	2009
Sham Shui Po	-	-	-	-	-
Wong Tai Sin	-	-	-	-	-
Yau Tsim Mong	-	-	-	-	-
Tsuen Wan	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Islands	2 (2)	4 (2)	6 (4)	6 (4)	1 (1)
Sai Kung	9 (7)	12 (9)	20 (17)	22 (20)	16 (15)
North	67 (31)	76 (44)	95 (60)	97 (76)	111 (78)
Sha Tin	0 (0)	0 (0)	0 (0)	0 (0)	1 (1)
Tai Po	37 (20)	43 (28)	66 (43)	62 (44)	71 (56)
Tuen Mun	34 (11)	35 (10)	39 (10)	36 (16)	46 (24)
Yuen Long	554 (184)	561 (182)	552 (232)	451 (228)	419 (220)
Total	703 (255)	731 (275)	778 (366)	674 (388)	665 (395)

* In general, only areas in the rural New Territories can be subject to enforcement under the Town Planning Ordinance

The average number of site inspections conducted for each confirmed unauthorised development case arising from complaints by 18 districts in the same period are provided below:

District*	Average Number of Site Inspections Conducted For Each Confirmed Unauthorised Development Case Arising From Complaints				
	2005	2006	2007	2008	2009
Central & Western	-	-	-	-	-
Eastern	-	-	-	-	-
Southern	-	-	-	-	-
Wan Chai	-	-	-	-	-
Kowloon City	-	-	-	-	-
Kwun Tong	-	-	-	-	-
Sham Shui Po	-	-	-	-	-
Wong Tai Sin	-	-	-	-	-
Yau Tsim Mong	-	-	-	-	-
Tsuen Wan	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Islands	2.5	4.5	4.3	4.5	3
Sai Kung	3.7	3.6	3.1	3.7	3.9
North	4.5	3.3	3.5	4.3	4.6
Sha Tin	-	-	-	-	2
Tai Po	3.2	3.6	3.3	4.2	3.9
Tuen Mun	3.7	3.2	3.1	4.3	3.3
Yuen Long	3.4	3.8	3.5	3	3.3
Total	3.6	3.7	3.5	3.5	3.7

* In general, only areas in the rural New Territories can be subject to enforcement under the Town Planning Ordinance

- (b) For the above cases, the average number of warning letters and compliance reminders issued by the Planning Department for each unauthorised development case arising from complaints by 18 districts in the same period are provided below:

District*	Average Number of Warning Letters / Compliance Reminders Issued For Each Unauthorised Development Case Arising From Complaints [Warning Letters / Compliance Reminders]^				
	2005	2006	2007	2008	2009
Central & Western	-	-	-	-	-
Eastern	-	-	-	-	-
Southern	-	-	-	-	-
Wan Chai	-	-	-	-	-
Kowloon City	-	-	-	-	-
Kwun Tong	-	-	-	-	-
Sham Shui Po	-	-	-	-	-
Wong Tai Sin	-	-	-	-	-
Yau Tsim Mong	-	-	-	-	-
Tsuen Wan	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Islands	2.5/3	1/6	4/4	2/2	-/-
Sai Kung	2/4.8	1/-	2.4/8.2	-/3	3/2.4
North	3.8/3.3	3.4/6.3	5.9/5.3	4.9/5.2	5.5/5.5
Sha Tin	-/-	-/-	-/-	-/-	-/-
Tai Po	2.2/2.2	2.5/7	3.3/6	-/5.3	3.4/4.6
Tuen Mun	5.4/11.8	2.3/3.5	6/5.3	4.1/6.9	7.7/7.8
Yuen Long	4.8/6.5	5.5/7.6	5.2/5.6	7.3/7	8.6/7.8
Total	4.4/5.9	4.7/7.3	5/5.7	7.3/6.1	7.3/6.7

* In general, only areas in the rural New Territories can be subject to enforcement under the Town Planning Ordinance

^ More than one recipient may be involved for each unauthorised development case

The average number of enforcement, stop and reinstatement notices issued by the Planning Department for each unauthorised development case arising from complaints by 18 districts in the same period are provided below:

District*	Average Number of Enforcement / Stop / Reinstatement Notices Issued For Each Unauthorised Development Case Arising From Complaints [Enforcement Notices / Stop Notices / Reinstatement Notices]^				
	2005	2006	2007	2008	2009
Central & Western	-	-	-	-	-
Eastern	-	-	-	-	-
Southern	-	-	-	-	-
Wan Chai	-	-	-	-	-
Kowloon City	-	-	-	-	-

District*	Average Number of Enforcement / Stop / Reinstatement Notices Issued For Each Unauthorised Development Case Arising From Complaints [Enforcement Notices / Stop Notices / Reinstatement Notices]^				
	2005	2006	2007	2008	2009
Kwun Tong	-	-	-	-	-
Sham Shui Po	-	-	-	-	-
Wong Tai Sin	-	-	-	-	-
Yau Tsim Mong	-	-	-	-	-
Islands	3/-/-	8/-/4	4.7/-/2	2/-/-	-/-/-
Kwai Tsing	-	-	-	-	-
North	3.4/-/2	6.3/-/-	5.4/2/5	5.1/-/5.4	6.3/1/4.4
Sai Kung	4.8/-/-	-/-/-	8.6/1/9.2	1.2/15/2.4	2.4/-/2.3
Sha Tin	-/-/-	-/-/-	-/-/-	-/-/-	-/-/-
Tai Po	2.2/-/-	8.6/-/3	5.5/-/8.5	5.1/8/5.2	4.8/-/3.8
Tsuen Wan	-	-	-	-	-
Tuen Mun	11.6/-/13	3.5/-/-	5.8/-/3	7.4/-/4	6.7/-/9.5
Yuen Long	6.4/-/8	7.6/-/7.7	5.4/7/8.7	7.6/1/4.2	8.7/1/4.3
Total	5.8/-/7.8	7.4/-/6.9	5.5/3.3/7.4	6.6/8/4.8	7.4/1/4.8

* In general, only areas in the rural New Territories can be subject to enforcement under the Town Planning Ordinance

^ More than one recipient may be involved for each unauthorised development case

- (c) The number of prosecution (with summons laid) of unauthorised development cases arising from complaints, and the number of summons by 18 districts in the same period are provided below:

District*	Number of Prosecution For Unauthorised Development Cases Arising From Complaints (Number of Summons Laid)^				
	2005	2006	2007	2008	2009
Central & Western	-	-	-	-	-
Eastern	-	-	-	-	-
Southern	-	-	-	-	-
Wan Chai	-	-	-	-	-
Kowloon City	-	-	-	-	-
Kwun Tong	-	-	-	-	-
Sham Shui Po	-	-	-	-	-
Wong Tai Sin	-	-	-	-	-
Yau Tsim Mong	-	-	-	-	-
Tsuen Wan	-	-	-	-	-
Kwai Tsing	-	-	-	-	-
Islands	0 (0)	0 (0)	1 (1)	1 (2)	0 (0)
Sai Kung	0 (0)	0 (0)	0 (0)	4 (7)	1 (2)
North	3 (6)	8 (20)	3 (3)	10 (28)	18 (36)
Sha Tin	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
Tai Po	3 (7)	4 (4)	1 (1)	6 (29)	11 (19)
Tuen Mun	0 (0)	1 (8)	1 (1)	1 (1)	2 (4)
Yuen Long	7 (39)	10 (47)	15 (89)	13 (23)	10 (38)
Total	13 (52)	23 (79)	21 (95)	35 (90)	42 (99)

- * In general, only areas in the rural New Territories can be subject to enforcement under the Town Planning Ordinance
- ^^ More than one summons may be laid for each unauthorised development case

For the above cases, the number of successful prosecution and the number of summons by types of use in the same period are provided below:

Year	Number of Cases Successfully Prosecuted (Number of Summons) ^{^^}							
	Storage	Filling of Pond/ Land	Container- related Uses	Vehicle Park	Workshop	Columbarium	Others	Total
2005 [#]	11 (39)	0 (0)	0 (0)	0 (0)	2 (2)	0 (0)	0 (0)	13 (41)
2006	12 (30)	2 (3)	1 (3)	0 (0)	6 (11)	0 (0)	1 (9)	22 (56)
2007	13 (36)	4 (14)	1 (25)	1 (1)	0 (0)	0 (0)	2 (2)	21 (78)
2008	16 (29)	6 (18)	0 (0)	1 (1)	4 (6)	0 (0)	2 (4)	29 (58)
2009 ^{##}	14 (27)	1 (1)	2 (10)	1 (2)	0 (0)	0 (0)	1 (3)	19 (43)

^{^^} More than one summons may be laid for each unauthorised development case

[#] Including cases with summons laid in previous years

^{##} Excluding cases with summons laid in 2009 but not yet heard or decided by the court in 2009

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)197

Question Serial No.

1178

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

In view of the current acute shortage of niches in the territory, will the Planning Department offer advice by conducting a study on the identification of suitable places for building columbaria throughout the 18 districts of Hong Kong?

Asked by : Hon. LEUNG Mei-fun, Priscilla

Reply :

The Food and Health Bureau is co-ordinating the examination of the issue within the Administration. The Planning Department has been working closely with it in undertaking site searches, on a territorial basis, for possible sites for columbarium development.

Signature

Name in block letters

Post Title

Date

Mrs Ava S. Y. NG

Director of Planning

19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)198

Question Serial No.

1179

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Will the implementation of a continuous waterfront promenade in Kowloon be included as a key planning issue for the Department in the coming year (i.e. year 2010-11)?

The continuity and accessibility of the waterfront promenade is hindered by the large number of private sites at the waterfront in Kowloon. Has the Planning Department tried to work out solutions to the issue, such as by encouraging lot owners to open up their waterfront lots, in order to facilitate the joint development of the waterfront promenade?

Asked by : Hon. LEUNG Mei-fun, Priscilla

Reply :

It has always been the intention of the Government to open up unoccupied government land on the waterfront as much as practicable, in order to facilitate public enjoyment of the Victoria Harbour. To take this initiative forward, the Planning Department has made and will continue to make provision for open space development on statutory Outline Zoning Plans (OZPs) or in planning briefs for key development sites along the harbourfront.

The implementation of proposed promenades that are designated on relevant OZPs would tie in with the programmes of the planned developments in these areas.

As for the opening up of private properties at waterfront for public enjoyment, the Government will continue to encourage this through discussions with the respective land owners.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)199

Question Serial No.

2594

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 indicated that it would focus on reviewing the statutory plans in 2010-11 so as to incorporate appropriate development restrictions to lower the development intensity. What is the estimated resource requirement of the task? What is the respective progress for the review work of various districts in Hong Kong Island, Kowloon and the New Territories? Is the review expected to be completed in 2011-12?

Asked by : Hon. LEUNG Mei-fun, Priscilla

Reply :

Out of the 109 Outline Zoning Plans (OZPs) currently in force, 58 of them do not contain comprehensive development restrictions. In the light of public concerns over the impact of high-density buildings on ventilation and temperature, the Administration has decided to review the OZPs in a step-by-step manner and, where justified, revise the planning parameters to lower the development intensity. Since 2007, the Planning Department has completed the review of and the Chief Executive in Council has approved ten OZPs with building height restrictions imposed on them. These include three OZPs on Hong Kong Island, five OZPs in Kowloon and two OZPs in the New Territories. The Department will continue with the work.

Any proposal to support reduction of development intensity on an area-wide basis would require detailed studies to look into the relevant issues including traffic, local infrastructure and property rights in a holistic manner. However, as detailed studies will take time to complete, and since the major public concern is the lack of building height restriction, we have embarked on reviewing mainly the building height restriction in the OZPs as a first step.

The tasks involved are carried out by the existing staff of the Planning Department as part of their normal duties.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)200

Question Serial No.

2595

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Please explain the reason why the number of objections/representations considered has been reduced more than half from 8 083 in 2008 to 4 352 in 2009. Among the 4 352 cases, how many of them were upheld by the Town Planning Board and how many were not upheld?

Asked by : Hon. LEUNG Mei-fun, Priscilla

Reply :

The large number of objections/representations processed in 2008 was mainly due to a substantial number (about 4 500) of representations received in respect of one Outline Zoning Plan. There was no such exceptional situation in 2009.

A total of 4 352 objections/representations were considered by the Town Planning Board (TPB) in 2009, comprising 3 320 objections/representations and 1 032 comments on representations. A breakdown of the 3 320 objections/representations is as follows:

Decision of the TPB	No. of Objections/Representations
Upheld	78
Partially upheld	956
Not upheld	1 502
Deferred	760
Noted supportive views	13
Invalid objections/representations	11
Total:	3 320

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)201

Question Serial No.

2596

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding Site 6 at Sham Mong Road Sham Shui Po, Government now plans to construct three 41-storey blocks of public rental housing and related community facilities. Has Planning Department conducted prior studies/assessment on whether such project would affect air ventilation of the district? If yes, what is the time frame and nature of such study and has it been conducted by an independent consultancy firm? What is the result of the study? Has the related environmental assessment report been sent to the district council and public for reference?

Asked by : Hon. LEUNG Mei-fun, Priscilla

Reply :

Site 6 (the Site) is zoned "Comprehensive Development Area" ("CDA") on the draft South West Kowloon Outline Zoning Plan (OZP) No. S/K20/23. According to the Notes of the "CDA" zone of the OZP, any development on the Site would require planning permission of the Town Planning Board (TPB). As the Site has been designated for development of public rental housing, for seeking permission, the Housing Department should submit a planning application to the TPB. The submission should include a Master Layout Plan for the proposed development and the associated technical assessments (which should also include an air ventilation assessment). As required under the Town Planning Ordinance, the planning application will be published for public comment. The Planning Department will solicit public views and the views of the relevant District Council on the planning application, which will be submitted to the TPB for consideration.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)202

Question Serial No.

2611

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 will increase the estimates for "Territorial Planning" by 9.7% (\$8.7 million), including the expenses for conducting planning studies. What are the details of the major planning studies and the staffing provision involved?

Asked by : Hon. LEUNG Mei-fun, Priscilla

Reply :

The increase in the 2010-11 estimate on the expenses for conducting planning studies is mainly due to the peak expenditure flow for some of the on-going planning studies and the commencement of one major planning study on the action plan for the Bay Area of the Pearl River Estuary (the Bay Area Study) to be commissioned jointly with Guangdong and Macao. The results of the Bay Area Study will be used to formulate an action plan to guide and co-ordinate the developments within the Bay Area of Pearl River Estuary with a view to enhancing the development of Greater Pearl River Delta into a world class city-region with high degree of livability, sustainability and competitiveness. The Study will be completed in 2010-11. The cost of the Study, which will be shared equally among the three Governments, is being discussed among the parties concerned. The required additional work will be absorbed by the existing staff.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)203

Question Serial No.

0821

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (5) Technical Services

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the work of collecting and collating data for making population, employment and other forecasts, please inform us of the sources of the data, whether the data are different from the figures collected by the Census and Statistics Department, and whether adjustments will be made to the data. If yes, what are the criteria?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The data used for compiling forecasts of population, employment, etc., are obtained from various sources, including statistics of the Census and Statistics Department (C&SD) and administrative records of other relevant government departments. Generally, the territorial projections on population, households and employment released by C&SD will be adopted. Forecast of distribution at the district level will be made based on various sources with C&SD's territorial projections as the control totals, such that the total for the districts will be consistent with C&SD's projections.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 17 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)204

Question Serial No.

1512

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (4) Town Planning Information Services

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Regarding the four major types of enquiries for measuring the performance of town planning information services, including straightforward written enquiries, complicated written enquiries, straightforward oral enquiries and complicated oral enquiries, the targets in 2010 are lower than the actual number of 100% in 2009. Could the Department inform us of the reasons?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

There has been a rising trend in the number of written and oral enquiries handled by the Planning Department in recent years, from 12 987 in 2007 to 15 078 in 2009. Taking this into consideration, the performance targets of 95% previously set for handling written and oral enquiries are maintained for 2010, notwithstanding the actual performance in 2009.

Signature

Name in block letters

Post Title

Date

Mrs Ava S. Y. NG

Director of Planning

19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)205

Question Serial No.

1513

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

To deliver the policy objective of lowering the development intensity to improve the living environment, the Department has been reviewing the statutory plans of various districts in a progressive manner and, where justified, revising the relevant planning parameters to lower the development intensity. In this regard, please advise us of:

- a. the “justifications” for revising the development parameters to reduce development intensity; and
- b. whether there is any timetable for the review. If yes, what are the details? If not, what are the reasons?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

Out of the 109 Outline Zoning Plans (OZPs) currently in force, 58 of them do not contain comprehensive development restrictions. In response to public concerns over the impact of high-density buildings on ventilation and temperature, the Administration decided in 2007 to review the OZPs in a step-by-step manner and, where justified, revise the planning parameters to lower the development intensity to provide a better living environment.

Comprehensive review of OZPs is a complicated, manpower intensive and long drawn process. Detailed studies are required to look into such relevant issues as traffic, local infrastructure and property rights in a holistic manner before we can come up with any proposals to control development intensity in an area-wide basis. As these detailed studies will take time to complete and since the major public concern is the lack of building height restriction, we have embarked on reviewing mainly the building height restriction in the OZPs. Priority is accorded to areas with government sites ready for disposal, areas with great potential for development or redevelopment, and areas of

special setting and character such as harbourfront areas, and sites with view corridors to important ridgelines. So far, we have completed reviewing ten OZPs and the Chief Executive in Council has approved them as in accordance with the Town Planning Ordinance. Our work will continue for the other OZPs.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 17 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)206

Question Serial No.

2129

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Under Matters Requiring Special Attention in 2010-11, the Administration will undertake the "Study on the Action Plan for the Bay Area of the Pearl River Estuary" and the associated local planning studies. Please provide the following information:

- a. What are the objective, details, time of completion and estimated expenditure of the studies concerned?
- b. Which local district(s) will be covered by the studies concerned?
- c. Following the official commencement of works of the Hong Kong-Zhuhai-Macao Bridge, Tung Chung will become the gateway of the future integration of Macao and Zhuhai. Will the Administration further incorporate the phase 3 planning of Tung Chung into the associated local planning studies for a more comprehensive development of Tung Chung in the future?

Asked by : Hon. WONG Kwok-hing

Reply :

- a. The "Study on the Action Plan for the Bay Area of the Pearl River Estuary" (the Bay Area Study) is to be commissioned jointly with Guangdong and Macao. Its purpose is to formulate an action plan to guide and co-ordinate the developments within the Bay Area of Pearl River Estuary with a view to enhancing the development of Greater Pearl River Delta into a world class city-region with a high degree of livability, sustainability and competitiveness. The Bay Area Study will be completed this year. The cost of the Bay Area Study, which will be shared equally among the three Governments, is being discussed among the parties concerned.

The associated local planning studies are follow-up studies on the implications of the recommendations in the Bay Area Study on Hong Kong. The details of the studies, including their scope and coverage, will be worked out upon availability of the recommendations of the Bay Area Study.

- b. The whole of Hong Kong will be included in the study area of the Bay Area Study.
- c. The scope and coverage of the associated local planning studies will be determined upon availability of recommendations of the Bay Area Study.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)207

Question Serial No.

2309

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (2) District Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Under Matters Requiring Special Attention in the Programme, the Administration will “commence the Planning Study on Future Land Use at Anderson Quarry”. Please provide details and particulars of the study, as well as the relevant expenditure and staffing arrangement in the coming year (i.e. 2010-11).

Asked by : Hon. WONG Kwok-kin

Reply :

The Planning Department will employ consultants in 2010-11 to carry out a planning study on the future use of the Anderson Road Quarry. The study aims to explore the feasibility of using the site for housing and other land uses. The study is scheduled to start in mid-2010 for completion in end 2011, and there will be public engagement during the study process. The exact expenditure for the study will only be available upon the completion of selection of consultants. The management of the study will be carried out as part of the normal duties of the Department, and there is no detailed breakdown of the expenditure incurred.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)208

Question Serial No.

0996

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 for dealing with cases of unauthorised development and other non-conforming land uses in the New Territories?

Asked by : Hon. WONG Yung-kan

Reply :

Planning enforcement and prosecution against unauthorised developments in the rural New Territories are undertaken by 63 staff of the Department, including 18 professional grade staff, 33 technical grade staff and 12 general grade staff. As the work is undertaken as part of the normal duties of the staff, there is no breakdown of expenditure involved.

Signature _____

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

Post Title _____ Director of Planning

Date _____ 19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)209

Question Serial No.

3127

Head : 118 Planning Department

Subhead (No. & title) :

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning

Director of Bureau: Secretary for Development

Question :

Please provide details about the Study on the Action Plan for the Bay Area of the Pearl River Estuary. What is the time of commencement and completion of the study?

Asked by : Hon. WONG Yung-kan

Reply :

The "Study on the Action Plan for the Bay Area of the Pearl River Estuary" is to be commissioned jointly with Guangdong and Macao. Its purpose is to formulate an action plan to guide and co-ordinate the developments within the Bay Area of Pearl River Estuary with a view to enhancing the development of Greater Pearl River Delta into a world class city-region with a high degree of livability, sustainability and competitiveness. Preparatory work of the Study has commenced. The Study will be completed in 2010-11.

Signature _____

Name in block letters _____

Mrs Ava S. Y. NG

Post Title _____

Director of Planning

Date _____

19 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)210

Question Serial No.

0640

Head : 701 Land Acquisition

Subhead (No. & title) :

Programme:

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Development

Question :

The revised estimate for Head 701 (Land Acquisition) for 2009-10 is \$409,460,000, a significant slash compared with the original estimate for 2009-10, which was \$1,758,410,000. Please explain the reason(s) for the decrease and provide information on the land sites involved both before and after the decrease, in particular those sites excluded because of the decrease.

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

The decrease in the revised estimate for 2009-10 is mainly due to (a) the deferred payment of the Penny's Bay Reclamation Project which is the subject of a pending court case; and (b) the revised implementation programme of a few projects under the Public Works Programme, including the Cycle tracks connecting North West New Territories with North East New Territories – Sheung Shui to Ma On Shan section and Widening of Tolo Highway between Island House Interchange and Tai Hang.

Signature _____

Name in block letters _____ Miss Annie TAM

Post Title _____ Director of Lands

Date _____ 22 March 2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)211

Question Serial No.

0932

Head : 707 New Towns and Urban Area
Development

Subhead (No. & title) :
7728CL – Preservation of
Queen's Pier

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

The approved project estimate for Preservation of Queen's Pier is \$50 million. After deducting the actual expenditure up to 31 March 2009 and the revised estimate for 2009-10, the remaining reserve is \$18.269 million. Why is the forecast expenditure in 2010-11 \$0.5 million only? What is the timetable for spending the remaining funding? How can the works be accelerated to tie in with the Government's policy on conserving Queen's Pier?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

As concluded under the Urban Design Study for the New Central Harbourfront commissioned by the Planning Department, the Queen's Pier will be reassembled by the harbour between Central Piers 9 and 10 in order to restore its marine function. The forecast expenditure of \$0.5 million in 2010-11 under 7728CL – Preservation of Queen's Pier is for settling contract payment for the preservation of the Pier which commenced in 2007-08. As regards the programme of the reassembly works, it is now being reviewed in order to tie in with the development of the new Central harbourfront.

Signature

Name in block letters

Post Title

Date

JOHN S V CHAI

Director of Civil Engineering and Development

22.3.2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)212

Question Serial No.

0934

Head : 707 New Towns and Urban Area
Development

Subhead (No. & title) :
7726CL – Review studies on
North East New Territories new
development areas - consultants'
fees and site investigation

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

The Administration stated that the approved project estimate for “Review studies on North East New Territories new development areas - consultants' fees and site investigation” is \$54.2 million. After deducting the actual expenditure up to 31 March 2009 and the revised estimate for 2009-10, the remaining reserve is \$41.757 million. However, the estimated expenditure for 2010-11 is only \$11.22 million. What are the reasons? What is the programme of expenditures for the remaining provision? How to expedite the progress of the studies for the policy of implementing the ten major infrastructure projects?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The review studies involve a three-stage public engagement process and complicated technical assessments. The studies commenced in June 2008 and are scheduled for completion in mid 2011. The \$11.22 million earmarked in 2010-11 mainly covers the stage 2 technical assessments, the stage 3 public engagement and the phase 2 site investigation work. The remaining provision would be required to cover the stage 3 technical assessments, the preliminary design of the works, and any additional studies and site investigation works arising from the later stage of the study. Progress of the review studies will be closely monitored for completion as early as possible.

Signature

Name in block letters

JOHN S V CHAI

Post Title

Director of Civil Engineering and Development

Date

22.3.2010

Examination of Estimates of Expenditure 2010-11
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)213

Question Serial No.

3146

Head : 707 New Towns and Urban Area
Development

Subhead (No. & title) :
7735CL – Planning and
engineering study on
development of Lok Ma Chau
Loop – consultants' fees and site
investigation

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

The Administration stated that the approved project estimate for “Planning and engineering study on development of Lok Ma Chau Loop - consultants' fees and site investigation” is \$33.7 million. After deducting the revised estimate for 2009-10, the remaining reserve is \$26.2 million. The estimated expenditure in 2010-11 is \$8.0 million only. What are the reasons? What is the programme of expenditures for the remaining provision? How to expedite the progress of the studies to support the policy of implementing the ten major infrastructure projects?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The planning and engineering study is jointly undertaken with the Shenzhen Municipal Government. It includes a two-stage public engagement process and complicated technical assessments. The study commenced in June 2009 and is scheduled for completion in end 2011 / early 2012. The \$8.0 million earmarked in 2010-11 mainly covers the stage 1 technical assessments and public engagement as well as the phase 2 site investigation work. The remaining project provision would be required to cover the stage 2 technical assessments and public engagement, the preliminary design of the works, and additional studies and site investigation works arising from the later stage of the study. Progress of the study will be closely monitored for completion as early as possible.

Signature

Name in block letters

JOHN S V CHAI

Post Title

Director of Civil Engineering and Development

Date

22.3.2010